

File No. 110226

Committee Item No. 8

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date May 2, 2011

Board of Supervisors Meeting Date \_\_\_\_\_

#### Cmte Board

- |                                       |                          |  |
|---------------------------------------|--------------------------|--|
| <input type="checkbox"/>              | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>              | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>              | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>              | <input type="checkbox"/> | Budget Analyst Report                        |
| <input type="checkbox"/>              | <input type="checkbox"/> | Legislative Analyst Report                   |
| <input type="checkbox"/>              | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>              | <input type="checkbox"/> | Introduction Form (for hearings)             |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>              | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>              | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>              | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>              | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>              | <input type="checkbox"/> | Contract/Agreement                           |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>              | <input type="checkbox"/> | Award Letter                                 |
| <input type="checkbox"/>              | <input type="checkbox"/> | Application                                  |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | Public Correspondence                        |

#### OTHER (Use back side if additional space is needed)

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|---------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <u>Planning Commission Motion No. 18332</u>     |
| <input checked="" type="checkbox"/>   | <input type="checkbox"/> | <u>Planning Commission Resolution No. 18333</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Development Agreement, dtd 4/21/11</u>       |
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Completed by: Alisa Somera Date April 29, 2011

Completed by: \_\_\_\_\_ Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 25 pages.  
The complete document can be found in the file.

1 [Development Agreement - Treasure Island/Yerba Buena Island]

2  
3 **Ordinance approving a Development Agreement between the City and County of San**  
4 **Francisco and Treasure Island Community Development, LLC, for certain real property**  
5 **located within Treasure Island/Yerba Buena Island; exempting certain sections of**  
6 **Administrative Code Chapter 6, Chapter 14B and Chapter 56; and adopting findings,**  
7 **including findings under the California Environmental Quality Act, findings of**  
8 **consistency with the City's General Plan and with the Eight Priority Policies of**  
9 **Planning Code Section 101.1(b), and findings relating to the formation of infrastructure**  
10 **financing districts.**

11  
12 NOTE: Additions are *single-underline italics Times New Roman*;  
13 deletions are *strike-through italics Times New Roman*.  
14 Board amendment additions are double-underlined;  
15 Board amendment deletions are ~~strikethrough-normal~~.

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

17 Section 1. Project Findings. The Board of Supervisors makes the following findings:

18 (a) California Government Code Sections 65864 et seq. authorizes any city, county,  
19 or city and county to enter into an agreement for the development of real property within the  
20 jurisdiction of the city, county, or city and county.

21 (b) Chapter 56 of the San Francisco Administrative Code sets forth certain  
22 procedures for the processing and approval of development agreements in the City and  
23 County of San Francisco (the "City").

24 (c) In 2003, the Treasure Island Development Authority (the "Authority") selected  
25 Treasure Island Community Development, LLC, a California limited liability company  
(“Developer”) through a competitive process to serve as master developer for the proposed  
redevelopment of the former Naval Station Treasure Island (the “Project”).

Mayor Lee  
BOARD OF SUPERVISORS

1 (d) Concurrently with this Ordinance, the Board is taking a number of actions in  
2 furtherance of the Project, including the approval of (i) a disposition and development  
3 agreement ("DDA") between Developer and the Authority, (ii) amendments to the City's  
4 General Plan, (iii) amendments to the City's Planning Code that create a new Treasure  
5 Island/Yerba Buena Island Special Use District ("SUD") and incorporates the more detailed  
6 land use controls of the Treasure Island and Yerba Buena Island Design for Development (the  
7 "Design for Development"), (iv) amendments to the City's Zoning Maps; (vi) adoption of the  
8 Treasure Island/Yerba Buena Island Subdivision Code; (vii) an interagency cooperation  
9 agreement between the Authority, the City and various City agencies (the "ICA") and (viii) a  
10 number of related transaction documents and entitlements to govern development of the  
11 Project.

12 (e) Upon completion, the Project will include (i) up to 8,000 new residential units, at  
13 least 25 percent of which will be made affordable to a broad range of very-low to moderate  
14 income households, including 435 units to be developed by the Treasure Island Homeless  
15 Development Initiative's member organizations, (ii) the adaptive reuse of approximately  
16 311,000 square feet of historic structures, (iii) up to approximately 140,000 square feet of new  
17 retail uses and 100,000 square feet of commercial office space, (iv) approximately 300 acres  
18 of parks and open space, (v) new and or upgraded public facilities, including a joint police/fire  
19 station, a school, facilities for the Treasure Island Sailing Center and other community  
20 facilities, (vi) a 400-500 room hotel, (vii) a new 400 slip marina, (viii) the investment of  
21 approximately \$155 million in transportation infrastructure, and (ix) the creation of thousands  
22 of construction job opportunities and thousands of permanent jobs, all as more particularly  
23 described in the DDA.

24 (f) The Project is located on those portions of Assessor's Block 1939, Lots 1 and 2  
25 (the "Project Site"), as more particularly described in the DDA.

1 (g) While the DDA binds the Authority and the Developer, other City agencies retain  
2 a role in reviewing and issuing certain subsequent approvals in connection with the Project as  
3 set forth in the DDA, SUD, ICA, and as permitted by the City's Charter and the Municipal  
4 Code, including approval of subdivision maps, design review and approval of projects in  
5 accordance with the SUD and Design for Development, review of certain aspects of major  
6 phase and sub phase applications, issuance of building permits, and acceptance of  
7 dedications of infrastructure and public right-of-ways for maintenance and liability, and  
8 approval of art works on City owned property.

9 (h) In furtherance of the Project and the City's role in subsequent approval actions  
10 relating to the Project, the City and Developer negotiated a development agreement for  
11 development of the Project Site, a copy of which is on file with the Clerk of the Board in File  
12 No. 110226 and incorporated herein by reference (the "Development Agreement").

13 (i) The Financing Plan attached to the Development Agreement contemplates that  
14 the City will establish one or more infrastructure financing districts ("IFDs") within the Project  
15 Site pursuant to the applicable provisions of the Government Code (the "IFD Law") to finance  
16 acquisition and construction of real and tangible property with a useful life of 15 years or  
17 longer, including certain public infrastructure facilities described in the Financing Plan (the  
18 "Facilities") and replacement housing to the extent required by the IFD Law.

19 (j) The City has determined that as a result of the development of the Project Site  
20 in accordance with the Development Agreement and the DDA, clear benefits to the public will  
21 accrue that could not be obtained through application of existing City ordinances, regulations,  
22 and policies, as more particularly described in the Development Agreement and the DDA.  
23 The Development Agreement will eliminate uncertainty in the City's land use planning for the  
24 Project Site and secure orderly development of the Project Site consistent with the Design for  
25 Development and the DDA.

1                   Section 2. CEQA Findings.

2           (a)    The Planning Department has determined that the actions contemplated in this  
3 Ordinance comply with the California Environmental Quality Act (Public Resources Code  
4 Sections 21000 et seq.). A copy of said determination is on file with the Clerk of the Board of  
5 Supervisors in File No. 110320 and is incorporated herein by reference.

6           (b)    Concurrently with this Ordinance and in accordance with the actions  
7 contemplated herein, this Board adopted Resolution No. \_\_\_\_\_ concerning findings  
8 pursuant to the California Environmental Quality Act. A copy of said Resolution is on file with  
9 the Clerk of the Board of Supervisors in File No. 110328 and is incorporated herein by  
10 reference.

11                   Section 3. General Plan and Planning Code Section 101.1(b) Findings.

12           In accordance with the actions contemplated herein, the Board of Supervisors finds  
13 that this Ordinance is in conformity with the Priority Policies of Section 101.1 of the Planning  
14 Code and, on balance, consistent with the General Plan as it is proposed for amendment, and  
15 hereby adopts the findings set forth in Board of Supervisors Ordinance No. \_\_\_\_\_  
16 and incorporates such findings by reference as if fully set forth herein. A copy of said  
17 Ordinance is on file with the Clerk of the Board of Supervisors in File No. 110220.

18                   Section 4. Development Agreement.

19           (a)    The Board of Supervisors approves all of the terms and conditions of the  
20 Development Agreement, in substantially the form on file with the Clerk of the Board of  
21 Supervisors in File No. 110226. The Board of Supervisors finds that the Jobs and Equal  
22 Opportunity Program, including the SBE Program described therein, attached to the DDA  
23 satisfies the requirements of Administrative Code 56.7(c) regarding adoption of and reporting  
24 under an affirmative action program. The Board of Supervisors exempts Administrative Code  
25

1 Chapter 6 (other than the payment of prevailing wages, which is required) and Administrative  
2 Code Chapter 14B to the extent applicable to the Project.

3 (b) In connection with the Development Agreement, the Board of Supervisors finds  
4 that the requirements of San Francisco Administrative Code Chapter 56 have been  
5 substantially complied with, and hereby waives the following requirements and procedures of  
6 the Administrative Code: Section 56.4 (Filing of Application; Forms; Initial Notice and  
7 Hearing); Section 56.8 (Notice) (but only as to the 20 days published notice requirement of  
8 Section 306.3); Section 56.10 (Development Agreement Negotiation Report and Documents);  
9 and 56.20 (Fee). None of the requirements of these waived sections are required by  
10 California Government Code Sections 65864 et seq. The Development Agreement shall not  
11 be invalid or ineffective due to the failure to strictly comply with any of the requirements of  
12 Chapter 56 of the San Francisco Administrative Code.

13 (c) The Board of Supervisors approves the periodic review procedures set forth in  
14 section 7 of the Development Agreement, which incorporates provisions of Administrative  
15 Code Section 56.17 (Periodic Review) with certain modifications.

16 (d) The Board of Supervisors finds that the Facilities to be financed with the IFDs  
17 are of communitywide significance and will provide significant benefits to an area larger than  
18 the area of the IFDs within the Project Site.


19 (e) Subject to the foregoing, the Board of Supervisors approves the execution,  
20 delivery and performance by the City of the Development Agreement. The Director of  
21 Planning (or his or her designee) is hereby authorized to execute the Development  
22 Agreement. The Development Agreement shall also be executed by the General Manager of  
23 the Public Utilities Commission and the Executive Director of the Municipal Transportation  
24 Agency, subject to prior approval by those Commissions. Upon the receipt of the foregoing  
25 approvals, the Director of Planning (or his or her designee) and other applicable City officials

1 are hereby authorized to take all actions reasonably necessary or prudent to perform the  
2 City's obligations under the Development Agreement in accordance with the terms of the  
3 Development Agreement and San Francisco Administrative Code Chapter 56, as applicable.  
4 The Director of Planning, at his or her discretion and in consultation with the City Attorney, is  
5 authorized to enter into any additions, amendments or other modifications to the Development  
6 Agreement that the Director of Planning determines are in the best interests of the City and  
7 that do not materially increase the obligations or liabilities of the City or decrease the benefits  
8 to the City under the Development Agreement.

9 Section 5. Ratification of Prior Actions. All actions taken by City officials in preparing  
10 and submitting the Development Agreement to the Board of Supervisors for review and  
11 consideration are hereby ratified and confirmed, and the Board of Supervisors hereby  
12 authorizes all subsequent action to be taken by City officials consistent with this Ordinance.  
13

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

16 By:

 for  
17 John D. Malamut  
18 Deputy City Attorney  
19  
20  
21  
22  
23  
24  
25

Files 110226, 110227, 110228, 110229, 110230, 110289, 110290, 110291

110328, 110329, 110340



# SAN FRANCISCO PLANNING DEPARTMENT

April 27, 2011

Ms. Angela Calvillo, Clerk  
Board of Supervisors  
City and County of San Francisco  
City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2007.0903BEMRTUWZ to the Board of Supervisors:  
Treasure Island/Yerba Buena Island Project  
Planning Commission Recommendation: Approval

Dear Ms. Calvillo,

On April 21, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed joint hearing with the Treasure Island Development Authority Board of Directors on the Treasure Island/Yerba Buena Island Project. At the hearing, the Commission considered the proposed General Plan, Planning Code, and Zoning Map Ordinances which the Commission initiated on March 3, 2011. The proposed Ordinances are as follows:

- Amendments to the General Plan which would amend the Transportation Element, the Recreation and Open Space Element, the Commerce and Industry Element, the Community Facilities Element, the Housing Element, the Urban Design Element, the Land Use Index along with other minor General Plan map amendments; establish the Treasure Island/Yerba Buena Island Area Plan (referred to you separately by Mayor Lee under File No. 110228).
- Amendments to the San Francisco Planning Code Sections 102.5 and 201 to include the Treasure Island/Yerba Buena Island Special Use District, Section 104 relating to height and bulk limits for Treasure Island and Yerba Buena Island, add Section 249.52 to establish the Treasure Island/Yerba Buena Island Special Use District, add Section 263.26 to establish the Treasure Island/Yerba Buena Island Height and Bulk District, and amend Table 270 to recognize this District (referred to you separately by Mayor Lee under File No. 110229).
- Amendments to the San Francisco Zoning Maps which would add new sectional map ZN14 to show the zoning designations of Treasure Island and Yerba Buena Island, add new sectional map HT14 to establish the Height and Bulk District for Treasure Island and Yerba Buena Island, add new sectional map SU14 to establish the Treasure Island/Yerba Buena Island Special Use District (referred to you separately by Mayor Lee under File No. 110227).

BY \_\_\_\_\_ AK

2011 APR 28 AM 11:33

1656 Mission St.  
Suite 400  
San Francisco, CA 94103-2479  
RECEIVED  
BOARD OF SUPERVISORS  
415.558.6378  
415.558.6409  
Planning Information: 415.558.6377



April 27, 2011

Transmittal of Planning Commission Actions  
Treasure Island/Yerba Buena Island Project

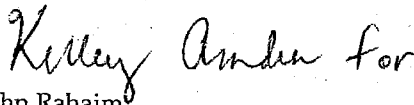
At the April 21, 2011 hearing, the Planning Commission, along with the Treasure Island Development Authority certified the Final Environmental Impact Report (FEIR) under Motion No. 18325 and Resolution No. 11-14-04/21, respectively.

Also at the April 21, 2011 hearing, the Planning Commission and the Treasure Island Development Authority Board of Directors made CEQA findings including the adoption of a Mitigation Monitoring Reporting Program (MMRP).

Finally, at the April 21, 2011 hearing, the Commission voted to recommend approval of the proposed Ordinances described above. The Planning Commission took other actions related to the project including finding the Treasure Island/Yerba Buena Island Project consistent with the General Plan and Planning Code Section 101.1 and finding the office component of the Project consistent with Planning Code Sections 320-325. Other actions included approving the Design for Development document for the Project as well as a Development Agreement for the Project.

The Motions and Resolution and related information referred to here are being transmitted to you along with actions by the Treasure Island Development Authority Board of Directors in a comprehensive packet from the Office of Economic and Workforce Development. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim  
Director of Planning



**SAN FRANCISCO  
PLANNING DEPARTMENT**

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 APR 28 AM 11:34

**Planning Commission Motion No. 18332**

AK

HEARING DATE: April 21, 2011

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

Case No.: 2007.0903BEMRTUWZ  
Project: Treasure Island/Yerba Buena Island Project  
B Case: Section 320-325 Findings  
Location: Treasure Island and Yerba Buena Island  
Current Zoning: P (Public) District/40-X Height and Bulk District  
Block/Lot: 1939/001, 002  
Staff Contact: Joshua Switzky - (415) 575-6815  
joshua.switzky@sfgov.org

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**MOTION MAKING OFFICE ALLOCATION FINDINGS FOR THE PRIORITIZATION OF 100,000 SQUARE FEET OF OFFICE SPACE, PURSUANT TO PLANNING CODE SECTIONS 320-325 FOR THE TREASURE ISLAND/YERBA BUENA ISLAND PROJECT.**

**RECITALS**

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

**WHEREAS**, Former Naval Station Treasure Island consists of approximately 550 acres including Yerba Buena Island. Today the site is characterized by aging infrastructure, environmental contamination from former naval operations, deteriorated and vacant buildings, and asphalt and other impervious surfaces which cover approximately 65% of the site. The site has few public amenities for the approximately 1,820 residents who currently reside on the site. This legislation creating the Treasure Island/Yerba Buena Island Special Use District, the Treasure Island/Yerba Buena Island Height and Bulk District, and the related zoning and General Plan amendments, including the adoption of a Treasure Island/Yerba Buena Island Area Plan will implement the proposed Treasure Island/Yerba Buena Island Project ("Project"); and,

**WHEREAS**, The Project will include (a) approximately 8,000 new residential units, with at least 25 percent (2,000 units) affordable to a broad range of very-low to moderate income households, (b) adaptive reuse of 311,000 square feet of historic structures, (c) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (d) 300 acres of parks and open space, (e) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (f) 400-500 room hotel, and (g) transportation infrastructure, including a ferry/quay intermodal transit center; and,

**WHEREAS**, In 2003, the Treasure Island Development Authority ("TIDA") selected through a

competitive three year long process, Treasure Island Community Development, LLC ("TICD") to serve as the master developer for the Project; and,

**WHEREAS**, In 2006, the Board of Supervisors ("Board") endorsed a Term Sheet and Development Plan for the Project, which set forth the terms of the Project including a provision for a Transition Plan for Existing Units on the site. In May of 2010 the Board endorsed a package of legislation that includes and update to the Development Plan and Terms Sheet, terms of an Economic Development Conveyance Memorandum of Agreement for the conveyance of the site from the Navy to the City, and a Term Sheet between TIDA and the Treasure Island Homeless Development Initiative ("TIHDI"); and,

**WHEREAS**, The proposed Project provides that to facilitate early job generation within the Project site during the early phased of development, that 100,000 square feet of office development is to receive priority under Sections 320-325 over all office development proposed elsewhere in the City, except within (a) the Mission Bay South Project Areas; (b) the Transbay Transit Tower (proposed for development on lot 001 of assessors Block 3720) (but not the remainder of the Transbay Redevelopment Project Area); and (c) the Hunters Point Shipyard Redevelopment Project Area and Zone 1 of the Bayview Hunters Point Redevelopment Project Area; and,

**WHEREAS**, Any office development at Treasure Island or Yerba Buena Island will be subject to the limitation on the amount of square footage which may be approved, as set forth in Planning Code Section 321 or as amended by the voters; and,

**WHEREAS**, Planning Code Sections 320-325 require review of proposed office development, as defined in Planning Code Section 320, by the Planning Commission ("Commission") and consideration of certain factors in approvals of any office development; and,

**WHEREAS**, The Commission has reviewed and considered the factors set forth in Planning Code Section 321(b) in order to make the determination that the office development contemplated by the Project in particular will promote the public welfare, convenience and necessity. Those factors include consideration of the balance between economic growth and housing, transportation and public services, the contribution of the office development to the objectives and policies of the General Plan, the quality of the design of the proposed office development, the suitability of the proposed office development for its location, the anticipated uses of the proposed office development, in light of employment opportunities to be provided, needs of existing businesses, and the available supply of space suitable for such anticipated uses, the extent to which the proposed development will be owned or occupies by a single entity, and the use of transferable development rights for such office development; and,

**WHEREAS**, The Commission will review the design and details of individual office developments which are proposed in the Project site, using the design standards and guidelines set forth in the Design for Development reviewed by this Commission, to confirm that the specific office development continues to be consistent with the findings set forth herein; and,

**WHEREAS**, On April 21, 2011, by Motion No. 18325, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and,

**WHEREAS**, On April 21, 2011 by Motion No. 18326, the Commission adopted findings in connection with its consideration the Project under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and,

WHEREAS, That the Commission having considered this proposal at a public meeting on April 21, 2011 pursuant to Planning Code Sections 302(b) and 340, having heard and reviewed oral and written testimony and reports, and having reviewed and certified the Final Environmental Impact Report prepared for the Project as adequate, complete, and in compliance with CEQA, does hereby find the Treasure Island/Yerba Buena Island Project, in conformity with the General Plan as it is recommended to be amended by Motion No. 18327.

NOW, THEREFORE, BE IT RESOLVED, That the Commission hereby finds that up to 100,000 square feet of the office development contemplated by the Treasure Island/Yerba Buena Island Development Project in particular promotes the public welfare, convenience and necessity for the following reasons:

1. The office development is part of the Project's land use plan and Design for Development document, which would eliminate blighting influences and correct environmental deficiencies on the Project site through a comprehensive plan for development.
2. The Project and its supporting documents include a series of detailed design standards and guidelines which will ensure quality design of office development as well as a quality urban design scheme.
3. The Project provides the important ability to retain and promote, within the City and County of San Francisco, the possibility of new emerging industries and space for adjacent office and related uses.
4. Implementing permitted office uses as part of the Treasure Island/Yerba Buena Island Special Use District enables the achievement of a coordinated mixed-use development plan incorporating many features, such as large open spaces and parks, a new street grid and other sustainable design features.
5. Implementing the office use contemplated by the Project would strengthen the economic base of the Project site and the City as a whole by strengthening retail and other commercial functions in the community through the addition of approximately 140,000 leasable square feet of various kinds of retail space, and as much as about 100,000 leasable square feet of mixed office.
6. The development proposed by the Project will also have significant positive economic impacts on the City. At full build-out, employment in the Project site is expected to be about 2,600. Direct and indirect job generation is estimated to be about 2,100. About 55% of the direct and indirect jobs are expected to be held by San Francisco residents. Project-related construction employment is projected to total 9,900 annual full-time equivalent jobs over the build-out period (or 762 annual average total). The employees working at the Project site are expected to generate total household income of about \$195 million annually. Total direct, indirect and induced economic activity within the City and County of San Francisco is expected to be approximately \$967 million. The Project provides an unprecedented system for diversity and economic development, including good faith efforts to meet goals for hiring minority consulting and contracting businesses, hiring of minority laborers, compliance with prevailing wage policies. Development of office uses will help to create the employment opportunities to achieve such hiring goals.
7. The Project includes the opportunity for substantial new publicly accessible open spaces totaling upwards of approximately 300 acres including a ecological, recreational,

- neighborhood and cultural areas, including: a shoreline park for pedestrians and bicycles; an approximately 100-acre Great Park with stormwater wetlands, passive open space, the existing sailboat launch and space for an environmental educational center; seven neighborhood parks and playgrounds; a linear park; off-leash dog areas; space for art installations; an urban agriculture park; 40 acres of athletic fields; improvements to the existing sailing center; a new 5 to 6-acre Hilltop Park on Yerba Buena Island, in addition to existing parks and open space; plazas and active public spaces; and a 3-acre Cultural Park adjacent to Building 1. Office users will benefit from the conveniently located open space, and the development of office uses will help to finance the provision of such open space and its maintenance.
8. The office uses would be located in an ideal area to take advantage of a wide variety of transit, including a new ferry service between the islands and downtown San Francisco, new bus service operating between the Project Area and downtown Oakland provided by AC Transit and on-island shuttle-busses that will provide transit service throughout the Project Area. The Project site has been designed in consultation with the City, including MUNI, to capitalize on opportunities to coordinate with and expand transit systems to serve the Project. The Project also includes Transportation Management Programs which will be in place throughout the development of the Project.
  9. The Project includes a new joint police/fire station on Treasure Island, child-care facilities, a school and other additional community meeting rooms and facilities station and a flexible approach to other community facilities, so that necessary services and assistance are available near the office uses and so that office uses will not otherwise burden existing services.
  10. The Project and its supporting documents include significant new infrastructure improvements including: a comprehensive program for geotechnical stabilization and improvement of the island, a comprehensive strategy to address potential future sea level rise, rebuilding of a new backbone utility and street network, a new wet utility system including new water tanks, a secondary/emergency back-up water line, new wastewater treatment and recycled water plant and construction of stormwater treatment wetlands and a new dry utility network including electrical, gas and telecommunications lines. An emphasis will be placed on sustainable development techniques as outlined in the Sustainability Plan and Infrastructure Plan. The office development would be adequately served by the infrastructure and the tax increment generated by office development in the Project site will also provide a critical component of the financing of such infrastructure.
  11. This new infrastructure included in the Project will be financed through a self-taxing financing device to be imposed upon the Project site (excluding affordable housing sites and open space); and, be it

**FURTHER RESOLVED**, That the Commission has considered the factors set forth in Planning Code Section 321(b)(3)(A)-(G) and finds as follows:

- (A) The apportionment of potential office space over the course of many approval periods during the anticipated 20-30 year build-out of the Project will remain within the limits of Planning Code Section 321 and will maintain a balance between economic growth and housing, transportation and public services, pursuant to the terms of the Plan and its

supporting documents which provide for the appropriate construction and provision of housing, roadways, transit and all other necessary public services in accordance with the Infrastructure Plan.

- (B) As determined in this Resolution, above, and for the additional reasons set forth in Planning Commission Resolution No. \_\_\_ office uses and office development contemplated in the Project, and all of the other implementation actions, are consistent with the objectives and policies of the General Plan and Priority Policies of Planning Code Section 101.1 and will contribute positively to the achievement of City objectives and policies as set forth in the General Plan.
- (C) The design guidelines for the Project are set forth in the Treasure Island/Yerba Buena Island Special Use District and the Treasure Island/Yerba Buena Island Design for Development document. Planning staff have reviewed the design standards and guidelines and finds that such standards and guidelines will ensure quality design of any proposed office development. In addition, the Commission will review any specific office development subject to the terms of Planning Code §§320-325 to confirm that the design of that office development is consistent with the findings set forth herein.
- (D) The potential office development contemplated in the Project is suitable for the Project site where it would be located. As discussed above, transportation, housing and other public services including open space will be provided in the Project site. The office development would be located in an area which is not currently developed, nor is it heavily developed with other office uses.
- (E) As noted above, the anticipated uses of the office development will enhance employment opportunities and will serve other related uses which wish to locate in the Project site, where the underdeveloped nature of the area provides a readily available supply of space for potential office uses.
- (F) While the overall Project is being developed by a master developer, the proposed office development is available to serve a variety of users, including a variety of businesses expected to locate in the area, and could accommodate a multiplicity of owners.
- (G) The Project does not provide for the use of transferrable development rights ("TDRs") and this Commission does not believe that the use of TDRs is useful or appropriate in the Project Area, given the availability of space for development and the fact that only a relatively few number of buildings have been identified as a potential historic resource; and, be it

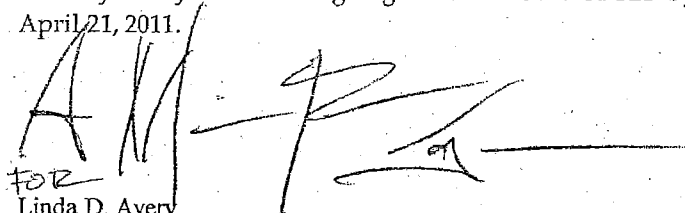
**FURTHER RESOLVED**, That the Commission will review and approve the design of specific office development which may be proposed in the Project site and subject to the provisions of Planning Code §§320-325, using the design standards and guidelines set forth in the Design for Development, to confirm that the specific office development continues to be consistent with the findings set forth herein; and, be it

**FURTHER RESOLVED**, That upon such determination, the Commission will issue an authorization for the proposed office development project.

Motion No. 18332  
Hearing Date: April 21, 2011

Case No 2007.0903BEMRTUWZ  
Treasure Island/Yerba Buena Island  
Findings Under Planning Code Sections 320 - 325

I hereby certify that the foregoing Motion was ADOPTED by the San Francisco Planning Commission on  
April 21, 2011.

  
for  
Linda D. Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None



SAN FRANCISCO  
PLANNING DEPARTMENT

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2011 APR 28 AM 11:34

Planning Commission Resolution No. ~~18333~~ <sup>AK</sup>

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

HEARING DATE: APRIL 21, 2011

*Project Name:* Treasure Island/Yerba Buena Island Project  
W Case: Development Agreement  
*Case Number:* 2007.0903BEMRTUWZ  
*Location:* Treasure Island and Yerba Buena Island  
*Staff Contact:* Joshua Switzky, 415-575-6815  
[joshua.switzky@sfgov.org](mailto:joshua.switzky@sfgov.org)  
*Recommendation:* Recommend Approval

RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC., FOR CERTAIN REAL PROPERTY LOCATED WITHIN TREASURE ISLAND AND YERBA BUENA ISLAND, AND COMPRISED OF ASSESSOR'S BLOCKS AND LOTS 1939-001, and 1939-002, ALTOGETHER CONSISTING OF APPROXIMATELY 450-ACRES, FOR A TERM OF THIRTY (30) YEARS.

RECITALS

WHEREAS, California Government Code Section 65864 et seq. authorizes any city, county, or city and county to enter into an agreement for the development of real property within the jurisdiction of the city, county, or city and county; and,

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

WHEREAS, Former Naval Station Treasure Island consists of approximately 550 acres including Yerba Buena Island. Today the site is characterized by aging infrastructure, environmental contamination from former naval operations, deteriorated and vacant buildings, and asphalt and other impervious surfaces which cover approximately 65% of the site. The site has few public amenities for the approximately 1,820 residents who currently reside on the site. This legislation creating the Treasure Island/Yerba Buena Island Special Use District, the Treasure Island/Yerba Buena Island Height and Bulk District, and the related zoning and General Plan amendments will implement the proposed Treasure Island/Yerba Buena Island Project ("the Project"); and,

WHEREAS, The Project will include (a) approximately 8,000 new residential units, 25



Hearing Date: April 21, 2011

Treasure Island/Yerba Buena Island  
Development Agreement

percent of which (2,000 units) will be made affordable to a broad range of very-low to moderate income households, (b) adaptive reuse of 311,000 square feet of historic structures, (c) 140,000 square feet of new retail uses and 100,000 square feet of commercial office space, (d) 300 acres of parks and open space, (e) new and or upgraded public facilities, including a joint police/fire station, a school, facilities for the Treasure Island Sailing Center and other community facilities, (f) 400-500 room hotel, and (g) transportation infrastructure, including a ferry/quay intermodal transit center; and,

**WHEREAS**, In 2003, the Treasure Island Development Authority ("TIDA") selected through a competitive three year long process, Treasure Island Community Development, LLC ("TICD") to serve as the master developer for the Project; and,

**WHEREAS**, In 2006, the Board of Supervisors ("Board") endorsed a Term Sheet and Development Plan for the Project, which set forth the terms of the Project including a provision for a Transition Plan for Existing Units on the site. In May of 2010 the Board endorsed a package of legislation that includes and update to the Development Plan and Terms Sheet, terms of an Economic Development Conveyance Memorandum of Agreement for the conveyance of the site from the Navy to the City, and a Term Sheet between TIDA and the Treasure Island Homeless Development Initiative ("TIHDI"); and,

**WHEREAS**, In planning for the development of former Naval Station Treasure Island, the City and TIDA worked closely with the Treasure Island Citizens Advisory Board ("CAB"). The CAB is a group of Treasure Island/Yerba Buena Island community residents, business owners and individuals with expertise in specific areas, who are selected by the Mayor to oversee the development process for the islands. TIDA has worked with the CAB and the community throughout the process of implementing revitalization activities regarding Treasure Island and Yerba Buena Island; and,

**WHEREAS**, The Board will be taking a number of actions in furtherance of the Project, including the approval of a disposition and development agreement ("DDA") between TICD and TIDA; and,

**WHEREAS**, The Project is located on those portions of Assessor's Block 1939, Lots 1 and 2 (the "Project Site"), as more particularly described in the DDA; and,

**WHEREAS**, In furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and TICD negotiated a development agreement for development of the Project Site, a copy of which is attached as Exhibit A (the "Development Agreement"); and,

**WHEREAS**, The Financing Plan attached to the Development Agreement contemplates that the City will establish one or more infrastructure financing districts ("IFDs") within the Project site pursuant to the applicable provisions of the Government Code (the "IFD Law") to finance acquisition and construction of real or other tangible property with a useful life of 15 years or longer, including certain public infrastructure facilities described in the Financing Plan (the "Facilities"), and replacement housing to the extent required by the IFD Law; and,

**WHEREAS**, The City has determined that as a result of the development of the Project site in accordance with the Development Agreement and the DDA, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement and the

Hearing Date: April 21, 2011

Treasure Island/Yerba Buena Island  
Development Agreement

DDA. The Development Agreement will eliminate uncertainty in the City's land use planning for the Project site and secure orderly development of the Project site consistent with the Design for Development and the DDA; and,

WHEREAS, The Development Agreement shall be executed by the Director of Planning, the General manager of the Public Utilities Commission and the Executive Director of the Municipal Transportation Agency, subject to prior approval by those Commissions and the Board of Supervisors. The Director of Planning (or his or her designee) and other applicable City officials are hereby authorized to take all actions reasonably necessary or prudent to perform the City's obligations under the Development Agreement in accordance with the terms of the Development Agreement and San Francisco Administrative Code Chapter 56, as applicable. The Director of Planning, at his or her discretion and in consultation with the City Attorney, is authorized to enter into any additions, amendments, or other modifications to the Development Agreement that the Director of Planning determines are in the best interests of the City and that do not materially increase the obligations or liabilities of the City or decrease the benefits to the City under the Development Agreement; and,

WHEREAS, On July 12, 2010, the Department and TIDA released for public review and comment the Draft Environmental Impact Report for the Project, (Department Case No. 2007.0903E); and,

WHEREAS, The Planning Commission and TIDA Board of Directors held a joint public hearing on August 12, 2010 on the Draft Environmental Impact Report and received written public comments until 5:00 pm on September 10, 2010, for a total of 59 days of public review; and,

WHEREAS, The Department and TIDA prepared a Final Environmental Impact Report ("FEIR") for the Project consisting of the Draft Environmental Impact Report, the comments received during the review period, any additional information that became available after the publication of the Draft Environmental Impact Report, and the Draft Summary of Comments and Responses, in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., ("CEQA"), the State CEQA Guidelines (California Code of Regulations Title 14 Sections 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code (Chapter 31), a copy of which is on file with the Planning Department under Case No. 2007.0903E, which is incorporated into this motion by this reference; and,

WHEREAS, On April 21, 2011, by Motion No. 18325, the Commission reviewed and considered the information contained in the FEIR, and certified the FEIR as accurate, complete and in compliance with CEQA; and,

WHEREAS, On April 21, 2011, by Motion No. 18326, the Commission adopted CEQA Findings for the proposed Treasure Island/Yerba Buena Island Project under CEQA, the CEQA Guidelines and Chapter 31, including the adoption of a mitigation monitoring and reporting program (MMRP) and a statement of overriding considerations, ("CEQA Findings"). The CEQA Findings, including the MMRP, for the proposed Project are on file with the Clerk of the Commission and are hereby incorporated into this Motion by reference as though fully set forth and are hereby adopted by the Commission in support of this action; and,

Hearing Date: April 21, 2011

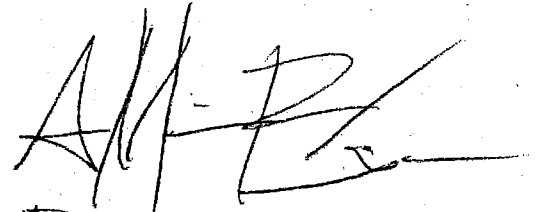
Treasure Island/Yerba Buena Island  
Development Agreement

WHEREAS, The Commission hereby finds for the reasons set for in Motion No. 18328 that the Development Agreement and related approval actions are, on balance, consistent with the General Plan including any area plans, and are consistent with the Planning Code Priority Policies of Planning Code Section 101.1(b).

NOW, THEREFORE, BE IT RESOLVED, That the Commission approves the Development Agreement, in substantially the form attached hereto as Exhibit A; and, be it

FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from the San Francisco Municipal Transportation Agency Board, the San Francisco Public Utilities Commission and/or the Board, provided that such changes do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on April 21, 2011.



FOR  
Linda D. Avery  
Commission Secretary

AYES: Commissioners Antonini, Borden, Fong, Miguel

NOES: Commissioners Moore, Olague, Sugaya

ABSENT: None



**DEVELOPMENT AGREEMENT**

**BETWEEN**

**THE CITY AND COUNTY OF SAN FRANCISCO**

**AND**

**TREASURE ISLAND COMMUNITY DEVELOPMENT, LLC  
RELATIVE TO NAVAL STATION TREASURE ISLAND**

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2011 APR 27 PM 3:36  
BY AK

**FORM SFEC-126:**  
**NOTIFICATION OF CONTRACT APPROVAL**  
(S.F. Campaign and Governmental Conduct Code § 1.126)

|  |  |
|--|--|
| <b>City Elective Officer Information</b> <i>(Please print clearly.)</i>          |  |
| Name of City elective officer(s):<br>Members, San Francisco Board of Supervisors | City elective office(s) held:<br>Members, San Francisco Board of Supervisors |

|  |  |
|--|--|
| <b>Contractor Information</b> <i>(Please print clearly.)</i>   |  |
| Name of contractor:<br>Treasure Island Community Development, LLC  |  |
| <i>Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary.</i> |  |
| Treasure Island Community Development, LLC, is a limited liability company formed by Lennar Homes of California and KSWM Treasure Island, LLC, each of whom hold a more than 20% ownership interest. Its Managing Member is Lennar Homes of California. Members of its Executive Committee are: Emile Haddad; Greg McWilliams; Tom Sheaff; Kofi Bonner; Terry Fancher; Darius Anderson; Chris Meany                                    |  |
| Contractor address: Treasure Island Community Development, LLC, c/o Lennar, 1 California Street, Suite 2700, 94111   |  |
| Date that contract was approved:   | Amount of contract: More than \$50,000 |
| Describe the nature of the contract that was approved: Development Agreement, Disposition and Development Agreement and ancillary documents setting forth rights and obligations of TICD for the development of Treasure Island.   |  |
| Comments:  |  |

This contract was approved by (check applicable):

- the City elective officer(s) identified on this form  
 a board on which the City elective officer(s) serves \_\_\_\_\_

Print Name of Board

- the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

|  |   |
|--|---|
| <b>Filer Information</b> <i>(Please print clearly.)</i>                        |   |
| Name of filer:<br>Clerk of the Board of Supervisors                            | Contact telephone number:<br>( 415 ) 554-5184 |
| Address:<br>1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102 | E-mail:<br>Board.of.Supervisors@sfgov.org     |

\_\_\_\_\_  
Signature of City Elective Officer (if submitted by City elective officer)

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

\_\_\_\_\_  
Date Signed

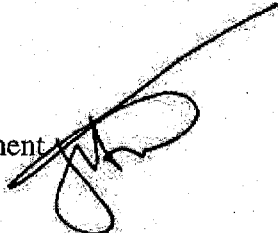
JOANNE HAYES-WHITE  
CHIEF OF DEPARTMENT



EDWIN M. LEE  
MAYOR

**SAN FRANCISCO FIRE DEPARTMENT**  
CITY AND COUNTY OF SAN FRANCISCO

**TO:** Planning Commission  
**FROM:** Joanne Hayes-White, Chief of Department  
**DATE:** April 21, 2011  
**SUBJECT:** Treasure Island Development Project



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The San Francisco Fire Department has been briefed on the layout and infrastructure plan as it relates to the Treasure Island Development Project and has no objections to its movement forward. It is my understanding that as details of the plan are further refined, the San Francisco Fire Department will have the opportunity to review and approve all aspects that fall under its authority.



**TREASURE ISLAND PROJECT**

**PUBLIC INVOLVEMENT AND SUPPORT LETTERS**

**Submitted to the San Francisco Board of Supervisors  
Land Use Committee**

**April 26, 2011**

**for the**

**Land Use Committee Hearing on May 2, 2011**

## **LETTERS OF SUPPORT (ATTACHED)**

**ALLIANCE FOR JOBS AND SUSTAINABLE GROWTH**

**AMERICAN INSTITUTE OF ARCHITECTS—SAN FRANCISCO CHAPTER**

**BAY CONSERVATION AND DEVELOPMENT COMMISSION**

**BICYCLE COALITION**

**BOYS AND GIRLS CLUB/SF—A TIHDI MEMBER ORGANIZATION**

**BUILDING AND CONSTRUCTION TRADES COUNCIL**

**BUILDING AND CONSTRUCTION TRADES COUNCIL AND CHAMBER OF  
COMMERCE UNITED TOGETHER—OP ED, SAN FRANCISCO EXAMINER,  
APRIL 7, 2011**

**BUILDING OWNERS AND MANAGERS ASSOCIATION OF SAN FRANCISCO**

**CARPENTERS, LOCAL 22**

**CATHOLIC CHARITIES CYO**

**CHAMBER OF COMMERCE SAN FRANCISCO**

**COMMUNITY HOUSING PARTNERSHIP—A TIHDI MEMBER ORGANIZATION**

**GOLDEN GATE RESTAURANT ASSOCIATION**

**GOLDEN GATE RUGBY CLUB**

**HOUSING ACTION COALITION**

**LABORERS INTERNATIONAL UNION NORTH AMERICA LOCAL 261**

**MERCY HOUSING—A TIHDI MEMBER ORGANIZATION**

**NEIGHBORHOOD PARKS COUNCIL**

**RUBICON PROGRAMS—A TIHDI MEMBER ORGANIZATION**

**SAN FRANCISCO ARCHITECTURAL HERITAGE**

**SPUR--SAN FRANCISCO PLANNING AND URBAN RESEARCH ASSOCIATION**



SAN FRANCISCO COMMUNITY LEADERS LETTER

SWORDS TO PLOWSHARES—A TIHDI MEMBER ORGANIZATION

TIHDI—TREASURE ISLAND HOMELESS DEVELOPMENT INITIATIVE

TOOLWORKS—A TIHDI MEMBER ORGANIZATION

TREASURE ISLAND MUSEUM ASSOCIATION

TREASURE ISLAND SAILING CENTER

URBAN RESOURCE SYSTEMS—ISABEL WADE

WALDEN HOUSE—A TIHDI MEMBER ORGANIZATION

WINE VALLEY CATERING—A TIHDI ECONOMIC DEVELOPMENT PARTNER

### **TREASURE ISLAND AWARDS AND RECOGNITION**

2009 NATIONAL AMERICAN INSTITUTE OF ARCHITECTS, NATIONAL HONOR AWARD URBAN AND REGIONAL DESIGN

2008 CLINTON CLIMATE INITIATIVE, CARBON POSITIVE PROGRAM

2008 GOVERNOR'S ENVIRONMENTAL AND ECONOMIC LEADERSHIP AWARD

### **PUBLIC MEETINGS AND PRESENTATIONS**

2011 OVER 40 PUBLIC HEARINGS SINCE JANUARY, INCLUDING HEARINGS BEFORE THE LAND USE COMMITTEE, SF PUBLIC UTILITIES COMMISSION, SF MTA BOARD, PLANNING COMMISSION, TREASURE ISLAND DEVELOPMENT AUTHORITY, TREASURE ISLAND CITIZENS ADVISORY BOARD, AND PUBLIC MEETINGS AT TREASURE ISLAND AND AT THE PORT OF SAN FRANCISCO

2006-2011 HEARINGS BEFORE THE FULL BOARD OF SUPERVISORS AND ITS LAND USE COMMITTEE FOR TERM SHEET ENDORSEMENTS (OCTOBER 2006: 10-1; APRIL 2010: 11-0)

- 2000-2011 OVER 200 PUBLIC MEETINGS BEFORE CITIZENS ADVISORY BOARD AND TREASURE ISLAND DEVELOPMENT AUTHORITY BOARD**
- 2006-2011 MULTIPLE PUBLIC MEETINGS WITH RESIDENTS OF TREASURE ISLAND AT TREASURE ISLAND AND YERBA BUENA ISLAND**
- 2006-2011 MULTIPLE COMMUNITY PUBLIC MEETINGS WITH AT PORT COMMISION, PUBLIC LIBRARY, AND BEFORE SPUR, AIA, AND THE HOUSING ACTION COALITION**
- 2003-2009 PASSAGE OF FIVE BILLS IN THE CALIFORNIA LEGISLATURE/HEARINGS BEFORE APPROPRIATE LEGISLATIVE BODIES (SB 833, AB 981, AB 1496, SB 184, AND SB1873)**