

LEGISLATIVE DIGEST

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

Ordinance amending the San Francisco Planning Code by amending Sections 102.5 and 201 to include the Treasure Island and Yerba Buena Island districts; amending Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island; adding Section 249.52 to establish the Treasure Island /Yerba Buena Island Special Use District; adding Section 263.26 to establish the Treasure Island /Yerba Buena Island Height and Bulk District; amending the bulk limits table associated with Section 270 to refer to the Treasure Island /Yerba Buena Island Height and Bulk District; and adopting findings, including environmental findings, and findings of consistency with the General Plan and Planning Code Section 101.1.

Existing Law

The San Francisco Planning Code regulates the process for submission, review, and approval of various development activities within the City and County of San Francisco. The zoning designation for Treasure Island and Yerba Buena Island currently is Public (P) and 40-X height and bulk district.

Amendments to Current Law

This legislation would adopt Planning Code Section 249.52 to establish the Treasure Island and Yerba Buena Island Special Use District ("SUD"), to regulate development of Treasure Island and Yerba Buena Island, in conjunction with the Design for Development document.

The SUD would include all areas of Treasure Island and Yerba Buena Island. The Ordinance would create nine zoning districts: 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), and Yerba Buena Island Public Services/Civic/Institutional (YBI-PCI), and Public (P). In addition, the Ordinance would designate those portions of the islands subject to the public trust for commerce, navigation and fisheries pursuant to the Treasure Island Conversion Act of 1997 as a Tidelands Trust Overlay Zone.

The SUD would establish the basic land use controls for the SUD area, and would supersede all other provisions of the Planning Code in the area, except for Planning Code sections adopted by ballot propositions prior the effective date of the Ordinance, and any Planning Code sections adopted or amended in connection with, or referenced in, the Ordinance.

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The Ordinance would establish Bulk Districts and Massing, Tower Separation and Building Setback Standards. In addition, the Ordinance would establish maximum off street parking standards for all uses on the islands.

The Ordinance would create two distinct processes for review and approval of development on the islands. It would grant the Treasure Island Development Authority ("TIDA") primary jurisdiction over all Horizontal Development (i.e., infrastructure, streetscape and open space improvements required from the master development under the Development Agreement for this project) and Vertical Development (i.e., individual buildings or structures on the islands) within the Tidelands Trust Overlay Zone, in its capacity as the trustee over such property. It would grant the Planning Department authority to review and approve Vertical Development in all areas of the SUD that are not subject to the Tidelands Trust Overlay Zone. These processes include pre-submission meetings between applicants and staff, public hearings before the Planning Commission for large projects and the right to appeal Planning Department decisions to the Board of Supervisors (in the case of Island Conditional Uses) or the Board of Appeals (for all other cases).

The legislation would establish a process to modify certain land use controls and the Design for Development. The Ordinance also would provide for the payment of fees to cover time and materials spent in processing applications by TIDA, the Planning Department, and other City departments.

The Ordinance would create the Treasure Island/Yerba Buena Island Height and Bulk District, which refers to the controls set forth in the SUD, and would make amendments to other sections of the Planning Code to conform with the SUD.

This legislation would also adopt environmental findings, Section 302 findings, and findings of consistency with the General Plan and with the Priority Policies of Section 101 of the Planning Code.