



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary

### Initiation of Amendments to the General Plan, Planning Code, and Zoning Map

HEARING DATE: MARCH 3, 2011

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* February 17, 2011  
*Case No.:* 2007.0903MTZ  
*Project Address:* **Treasure Island and Yerba Buena Island**  
*Current Zoning:* P (Public) District/40-X Height and Bulk District  
*Block/Lot:* 1939/001, 002  
*Project Sponsor:* Treasure Island Development Authority / Treasure Island Community Development, LLC.  
*Staff Contact:* David Alumbaugh - (415) 558-6601  
[david.alumbaugh@sfgov.org](mailto:david.alumbaugh@sfgov.org)  
*Recommendation:* **Approve Resolutions to Initiate**

#### ACTIONS SCHEDULED FOR THIS HEARING

The Planning Commission will consider the initiation of amendments to the General Plan, Planning Code, and Zoning Map associated with the Treasure Island/Yerba Buena Island Redevelopment Project ("Project"). Additionally, on March 3, the Commission will be presented with an informational hearing regarding several components of the Project, including the Transportation, Infrastructure and Sustainability Plans. The materials related to this informational hearing will be transmitted to the Commission separately on February 24.

#### PROJECT DESCRIPTION

The proposed General Plan, Planning Code, and Zoning Map Amendments are to accommodate a large scale mixed-use, multi-modal development at Treasure Island and Yerba Buena Island. The specific content of these proposed amendments is described in detail under "Proposed General Plan, Planning Code, and Zoning Map Amendments" below.

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 during 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 its closure, the City and the community have been planning for the reuse of former Naval Station Treasure Island and adjacent Yerba Buena Island.

Today, the Project site consists of approximately 400 acres, including both Treasure Island and Yerba Buena Island, and is characterized by aging infrastructure, environmental contamination from former naval operations, deteriorated and unoccupied buildings and asphalt and other impervious surfaces

which cover approximately 65% of the site. The site has few public amenities for the approximately 2,000 residents who currently reside on the Project site. The Project Area excludes 37 acres of Treasure Island, which are owned by the US Department of Labor and occupied by a Job Corps campus, a vocational training program for young people between the ages of 16 and 24. The Project Area also excludes the eastern half of Yerba Buena Island, which houses a U.S. Coast Guard Facility.

In furtherance of the community-based planning process that began with the closure of Naval Station Treasure Island, in 2003, the Treasure Island Development Authority ("TIDA") selected through a three year long competitive selection process, Treasure Island Community Development, LLC ("TICD") to serve as the prospective master developer for the Project. Since that time TIDA and TICD have worked in partnership with the Treasure Island / Yerba Buena Island Citizens Advisory Board ("CAB"), the Treasure Island Homeless Development Initiative ("TIHDI") and other community based organizations to advance the redevelopment planning and entitlement for the Project. In 2006, the CAB, TIDA and the Board of Supervisors endorsed the Development Plan and Term Sheet for the Redevelopment of Naval Station Treasure Island, which set forth the general transactional and land use terms of the Project including a provision for a Transition Plan for existing households. In order to reflect advancements in the project planning, due diligence and changes in economic conditions, TIDA and the Board of Supervisors each unanimously endorsed an Update to the Development Plan and Term Sheet, that incorporated both the terms of an Economic Development Conveyance Memorandum of Agreement for the conveyance of former Naval Station Treasure Island from the Navy to the City, and a Term Sheet between TIDA and TIHDI for the replacement and construction of new affordable housing units as part of the Project.

## **PROJECT DESCRIPTION AND DEVELOPMENT PROGRAM**

The Project covers approximately 400 acres on both Treasure Island and Yerba Buena Island. Consistent with development program endorsed by the CAB, TIDA and the Board of Supervisors in May 2010, the proposed land use and development program includes the following elements:

- 8,000 new residential units
- 140,000 square feet of new retail uses
- 100,000 square feet of commercial office space
- 311,000 square feet of adaptive reuse of historic structures (Buildings 1, 2, and 3)
- 500 hotel rooms
- 30,000 square foot police / fire station
- 75,000 square feet of cultural / museum space
- 48,500 square feet of community facilities
- 105,000 square foot school
- 15,000 square foot sailing center
- 300 acres of open space
- Bicycle, transit, and pedestrian facilities
- Landside services for the Marina

- A ferry quay/bus intermodal transit center (Transit Hub)

The proposed amendments to the General Plan would update land uses at Treasure Island and Yerba Buena Island through references to the Redevelopment Plan and the Design for Development ("D4D") Document. The amendments to the Planning Code and Zoning Map would establish a new "Treasure Island/Yerba Buena Island Special Use District", as well as a new "TI" Height and Bulk District. These new Districts would refer to the Redevelopment Plan and D4D as regulatory framework for all land use and design controls governing the Project.

## **EXISTING GENERAL PLAN AND ZONING DESIGNATIONS**

Currently, the entirety of Treasure Island and Yerba Buena Island are zoned P (Public) District, and the 40-X Height and Bulk District.

## **PROPOSED REDEVELOPMENT PLAN AND DESIGN FOR DEVELOPMENT DOCUMENTS**

The purpose of the Redevelopment Plan for the Treasure Island / Yerba Buena Island Project Area ("Redevelopment Plan") is to address continued blight on the islands, establish the tax increment financing limits, and establish generalized land use and development controls for the Treasure Island / Yerba Buena Island Redevelopment Project Area. The Redevelopment Plan works in conjunction with the Project's D4D, which contains more specific land use and development controls that will regulate the physical development of the Project, including public improvements, open space, streets, building massing and design, signage, parking and loading.

Drafts of the proposed Redevelopment Plan and the D4D were provided to the Commission in the packet for the February 17, 2011 meeting. As a part of the Project approvals, among other things, the Commission will consider adopting General Plan consistency findings for the Redevelopment Plan and approval of the below mentioned amendments to the City's General Plan, Planning Code and Zoning Map. Consideration of these approvals is currently scheduled for April 7, when the Commission will sit jointly with the TIDA Board.

## **PROPOSED GENERAL PLAN, PLANNING CODE, AND ZONING MAP AMENDMENTS**

At the hearing on March 3, the Commission will consider initiating amendments to the General Plan, Planning Code, and Zoning Map, as described below:

1. General Plan Amendments: Proposed General Plan Amendments amend most of the maps throughout the General Plan with new references to the maps provided within the Redevelopment Plan and D4D. These amendments also include amendments to the San Francisco General Plan's Commerce and Industry Element, Community Facilities Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, and Land Use Index and maps and figures in various elements that will facilitate the development of the Project as envisioned in the Treasure Island/Yerba Buena Island Redevelopment Plan and the Development Plan and Term Sheet.

A primary objective of both the Redevelopment Plan and the Project is to create a new mixed-use sustainable community, jobs and economic development opportunities, affordable housing, public parks and open space and other community benefits by redeveloping the under-used lands within the project area. The Project is designed to support the Priority Policies of the

General Plan, and a final analysis for consistency with the General Plan and the Priority Policies will be completed by staff prior to the hearing on April 7.

2. Planning Code Text Amendments. The proposed text amendments amend Section 105 relating to height and bulk limits for Treasure Island and Yerba Buena Island to establish the Treasure Island/Yerba Buena Island Special Use District, the TI Height and Bulk District, which includes Special Height Provisions for the Treasure Island/Yerba Buena Island Special Use District and the TI Height and Bulk District, and amend the bulk limits table associated with Section 270 to recognize this District. Provisions under these new designations refer development and land use controls to the Redevelopment Plan and the D4D.
3. Zoning Map Amendments. The proposed map amendments establish new Sectional Map ZN14 to show the zoning designations of Treasure Island and Yerba Buena Island, adds a new Sectional Map HT14 to establish the Height and Bulk District for Treasure Island and Yerba Buena Island, and adds a new Sectional Map SU14 to establish the Treasure Island / Yerba Buena Island Special Use District.

## **ENVIRONMENTAL REVIEW**

On July 12, 2010, the project-level Draft Environmental Impact Report for the Redevelopment of Treasure Island / Yerba Buena Island was released. A joint public hearing was held before the Commission and TIDA Board on the Draft EIR on August 12, 2010. The comment period for the Draft EIR was extended two weeks and remained open through September 12, 2010. Staff is currently working on the Responses to Comments document, which will be released with the Final EIR, and is currently anticipated to be published in early March.

## **NEXT STEPS**

The March 3 informational presentation is the second in a series of presentations to the Commission on the Project. On March 3 and March 17, 2011, staff will present in greater detail the sustainability and transportation components of the Project, the community facilities plan and TIHDI agreement, as well as key project documents, including the Development Agreement, Disposition and Development Agreement, Design Review and Document Approval Procedure and the Interagency Cooperation Agreement. On April 7, 2011, the Commission will hold a joint public hearing with the TIDA Board to consider certification of the Project's EIR and associated entitlement documents, including recommendations to the Board of Supervisors regarding the proposed amendments to the General Plan, Planning Code, and Zoning Map.

<b>RECOMMENDATION:</b>	<b>Approve Resolutions to Initiate Amendments to the General Plan, Planning Code and Zoning Map.</b>
------------------------	--

**Attachments:**

For March 3, 2011 Action

Draft Resolution to Initiate General Plan Amendments

Exhibit A: Draft Ordinance for General Plan Amendments

Draft Resolution to Initiate Planning Code Text Amendments

Exhibit A: Draft Ordinance for Planning Code Text Amendments

Draft Resolution to Initiate Zoning Map Amendments

Exhibit A: Draft Ordinance for Zoning Map Amendments

Map of Proposed Treasure Island/Yerba Buena Island Height and Bulk District, and TI Height and Bulk District

G:\Documents\Projects\Treasure Island\Draft Materials for 3-1-11 Hearing\3-1-11 Hearing Packet for Initiation\TI-YBI - Exec Sum for Initiations - 030111.doc



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Resolution No.

HEARING DATE: March 3, 2011

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* February 17, 2011  
*Case No.:* 2007.0903MTZ  
*Project Address:* **Treasure Island and Yerba Buena Island**  
*Current Zoning:* P (Public) District/40-X Height and Bulk District  
*Block/Lot:* 1939/001, 002  
*Project Sponsor:* Treasure Island Development Authority / Treasure Island  
Community Development, LLC.  
*Staff Contact:* David Alumbaugh - (415) 558-6601  
[david.alumbaugh@sfgov.org](mailto:david.alumbaugh@sfgov.org)

**ADOPTING A RESOLUTION TO INITIATE AMENDMENTS TO THE GENERAL PLAN INCLUDING AMENDMENTS TO THE COMMERCE AND INDUSTRY ELEMENT, COMMUNITY FACILITIES ELEMENT, COMMUNITY SAFETY ELEMENT, HOUSING ELEMENT, RECREATION AND OPEN SPACE ELEMENT, TRANSPORTATION ELEMENT, URBAN DESIGN ELEMENT, LAND USE INDEX ALONG WITH OTHER MINOR GENERAL PLAN MAP AMENDMENTS.**

### RECITALS

1. **WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco provides the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors.
2. **WHEREAS**, The General Plan consists of goals, policies and programs for the future physical development of the City and County of San Francisco that take into consideration social, economic and environmental factors.
3. **WHEREAS**, The General Plan shall be periodically amended in response to changing physical, social, economic, environmental or legislative conditions.
4. **WHEREAS**, The proposed amendments to the San Francisco General Plan are necessary to incorporate into the General Plan policies and figures that facilitate the development of Treasure Island and Yerba Buena Island as envisioned in the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project Area and Term Sheet endorsed by the Board of Supervisors and the Mayor in 2006 and updated in 2010. Specifically, the proposed amendments are to the General Plan's Commerce and Industry Element, Community Facilities Element, Community Safety Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, and Land Use Index and maps and figures in various elements.
5. **WHEREAS**, A primary objective of both the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project Area and the Term Sheet is to create sustainable economic development, affordable housing, public parks and open space and other community benefits by development of the under-used lands within the project area.

6. **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.

7. **WHEREAS**, Former Naval Station Treasure Island consists of approximately 450 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 Redevelopment Project (“the Project”).

8. **WHEREAS**, The Project will include (a) approximately 8,000 new residential units, 30 percent of which (2,400 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, (g) new 400 slip marina, (h) transportation infrastructure, including a ferry/quay intermodal transit center.

9. **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.

10. **WHEREAS**, In 2006, the 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”).

11. **WHEREAS**, The Planning Commission will consider certification of the Treasure Island/Yerba Buena Island Environmental Impact Report on or after April 7th, 2011 prior to considering relevant amendments to the General Plan, Planning Code and Zoning Maps. At that hearing, the Commission will also consider adoption of California Environmental Quality Act Findings, as well as findings of consistency with General Plan Priority Policies as established by Planning Code Section 101.1.

12. **WHEREAS**, The Treasure Island/Yerba Buena Island Redevelopment Project generally reflects existing General Plan policies. The proposed actions would implement many of the goals of the General Plan, particularly within the Housing, Commerce and Industry, Recreation and Open Space, Urban Design, and Transportation Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

13. A draft ordinance, **attached hereto as Exhibit A**, would amend the Commerce and Industry Element, Community Facilities Element, Community Safety Element, Housing Element, Recreation and

**Resolution No.**  
**Hearing Date: March 3, 2011**

**Case No 2007.0903MTZ**  
**Treasure Island/Yerba Buena Island**  
**Initiation of Amendments to General Plan**

Open Space Element, Transportation Element, Urban Design Element, Land Use Index and other minor General Plan Map amendments.

**NOW, THEREFORE BE IT RESOLVED**, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the General Plan.

**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after April 7th, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on March 3, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: March 3, 2011



[General Plan Amendments – Treasure Island/Yerba Buena Island Redevelopment Plan]

**Ordinance amending the San Francisco General Plan by amending the Commerce and Industry Element, Community Facilities Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, and Land Use Index, maps and figures in various elements, in order to facilitate the development of Treasure Island and Yerba Buena Island as envisioned in the Treasure Island/Yerba Buena Island Redevelopment Plan, adopting findings, including environmental findings and findings of consistency with the General Plan and Planning Code Section 101.1.**

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

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

Section 1. Findings.

(a) The proposed amendments are to the San Francisco General Plan's Commerce and Industry Element, Community Facilities Element, Housing Element, Recreation and Open Space Element, Transportation Element, Urban Design Element, and Land Use Index and maps and figures in various elements. These amendments are necessary to incorporate into the General Plan policies and figure that facilitate the development of Treasure Island and Yerba Buena Island as envisioned in the Treasure Island/Yerba Buena Island Development Plan and Term Sheet endorsed by the Board of Supervisors ("Board") and the Mayor in 2006 and updated in 2010 as described below.

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

1 affordable housing, public parks and open space and other community benefits by  
2 development of the under-used lands within the project area

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 Special Use District,  
16 the Treasure Island/Yerba Buena Island Height and Bulk District, and the related zoning and  
17 General Plan amendments will implement the proposed Treasure Island/Yerba Buena Island  
18 Redevelopment Project ("the Project").

19 (e) The Project will include (1) approximately 8,000 new residential units, 30 percent  
20 of which (2,400 units) will be made affordable to a broad range of very-low to moderate  
21 income households, including 435 units to be developed by the Treasure Island Homeless  
22 Development Initiative's member organizations, (2) adaptive reuse of 311,000 square feet of  
23 historic structures, (3) 140,000 square feet of new retail uses and 100,000 square feet of  
24 commercial office space, (4) 300 acres of parks and open space, (5) new and or upgraded  
25 public facilities, including a joint police/fire station, a school, facilities for the Treasure Island

1 Sailing Center and other community facilities, (6) 400-500 room hotel, (7) new 400 slip  
2 marina, and (8) transportation infrastructure, including a ferry/quay intermodal transit center.

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

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

13 \_\_\_\_\_ . Copies of these Resolutions are on file with the Clerk of  
14 the Board of Supervisors in File Nos. \_\_\_\_\_  
15 and are incorporated herein by reference.

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

22 (i) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section  
23 340, any amendments to the General Plan shall first be considered by the Planning  
24 Commission and thereafter recommended for approval or rejection to the Board of  
25 Supervisors. On \_\_\_\_\_, 2011, by Resolution No. \_\_\_\_\_, the Commission

1 conducted a duly noticed public hearing on the General Plan Amendments, adopted the  
2 General Plan Amendments and recommended them for approval to the Board of Supervisors.  
3 Said Resolution also included findings of conformity with the Priority Policies of Section 101.1  
4 of the Planning Code, consistency findings with the General Plan as it is proposed for  
5 amendment, and pursuant to Section 340 of the Planning Code findings that this ordinance  
6 will serve the public necessity, convenience, and welfare. A copy of Planning Commission  
7 Resolution No. \_\_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No.  
8 \_\_\_\_\_ and incorporated herein by reference.

9 (j) The Board of Supervisors finds that this Ordinance is in conformity with the  
10 Priority Policies of Section 101.1 of the Planning Code and, on balance, consistent with the  
11 General Plan as it is proposed for amendment herein, and hereby adopts the findings set forth  
12 in Planning Commission Resolution No. \_\_\_\_\_ and incorporates such findings by  
13 reference as if fully set forth herein.

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

18 (l) California Environmental Quality Act Findings. In accordance with the actions  
19 contemplated herein, this Board adopted Resolution No. \_\_\_\_\_ concerning findings  
20 pursuant to the California Environmental Quality Act. A copy of said Resolution is on file with  
21 the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated herein by  
22 reference.

23 Section 2. The Board of Supervisors hereby approves the following amendments to  
24 the maps and figures in the Elements of the General Plan as follows:

25 **Commerce and Industry**

1 Amend Map 1- Generalized Commercial and Industrial Land Use Plan. Insert diagram  
2 to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island  
3 and Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba  
4 Buena Island Project and applicable Design for Development.

5 Map 2 - Generalized Commercial and Industrial Density Plan. Insert diagram to show  
6 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba  
7 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
8 Island Project and applicable Design for Development.

9 Map 4 - Residential Service Areas of Neighborhood Commercial Districts and Uses.  
10 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around  
11 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
12 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

13 Map 5 - Generalized Neighborhood Commercial Land Use and Density Plan Insert  
14 diagram to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure  
15 Island and Yerba Buena Island and refer to the Redevelopment Plan for the Treasure  
16 Island/Yerba Buena Island Project and applicable Design for Development.

17 **Community Facilities Element**

18 Map 1 - Police Facilities Plan. Insert diagram to show Treasure Island and Yerba  
19 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to  
20 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
21 Design for Development.

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

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

9 Map 5 - Waste Water and Solid Waste Facilities Plan. Insert diagram to show Treasure  
10 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena  
11 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island  
12 Project and applicable Design for Development.

13 Map 6 - 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 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and  
16 applicable Design for Development.

17 Map 7 - Institutional Facilities Plan Insert diagram to show Treasure Island and Yerba  
18 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to  
19 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
20 Design for Development.

### 21 **Housing Element**

22 Table I-55 and I-65 of 2009 Proposed Update. Change number of housing units for  
23 Treasure Island to 8,000.

24 Map 6 - Generalized Housing Densities by Zoning District. Insert diagram to show  
25 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba

1 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
2 Island Project and applicable Design for Development.

3 **Recreation and Open Space Element**

4 Map 2 - Public Open Space Service Areas. Insert diagram to show Treasure Island  
5 and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island  
6 and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and  
7 applicable Design for Development.

8 Map 4 - 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 Redevelopment Plan for the Treasure Island/Yerba Buena Island  
11 Project and applicable Design for Development.

12 Map 9 - Neighborhood Recreation & Open Space Improvement Priority Plan. Insert  
13 diagram to show Treasure Island and Yerba Buena Island. Add a boundary around Treasure  
14 Island and Yerba Buena Island and refer to the Redevelopment Plan for the Treasure  
15 Island/Yerba Buena Island Project and applicable Design for Development.

16 **Transportation Element**

17 Map 6 - Vehicular Street Map. Amend the area for Treasure Island and Yerba Buena  
18 Island to reflect the street grid and street hierarchy of the Redevelopment Plan for the  
19 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a  
20 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment  
21 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for  
22 Development.

23 Map 7 - Congestion Management Network. Amend the area for Treasure Island and  
24 Yerba Buena Island to reflect the street grid and street hierarchy of the Redevelopment Plan  
25 for the Treasure Island/Yerba Buena Island Project and applicable Design for Development.

1 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around  
2 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
3 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

4 Map 8 - Metropolitan Transportation System. Amend the area for Treasure Island and  
5 Yerba Buena Island to reflect the street grid and street hierarchy of the Redevelopment Plan  
6 for the Treasure Island/Yerba Buena Island Project and applicable Design for Development.  
7 Add a boundary around Treasure Island and Yerba Buena Island and refer to the  
8 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
9 Design for Development.

10 Map 9 -Transit Preferential Streets. Amend the area for Treasure Island and Yerba  
11 Buena Island to reflect the street grid and street hierarchy of the Redevelopment Plan for the  
12 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a  
13 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment  
14 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for  
15 Development.

16 Map 11 - Citywide Pedestrian Network. Amend the area for Treasure Island and Yerba  
17 Buena Island to reflect the street grid and pedestrian network of the Redevelopment Plan for  
18 the Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add  
19 a boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment  
20 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for  
21 Development.

22 Map 12 - Neighborhood Pedestrian Streets. Amend the area for Treasure Island and  
23 Yerba Buena Island to reflect the street grid and pedestrian of the Redevelopment Plan for the  
24 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a  
25 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment



1 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for  
2 Development.

3 Map 13 - Bicycle Route Map. Amend the area for Treasure Island and Yerba Buena  
4 Island to reflect the street grid and bicycle path network of the Redevelopment Plan for the  
5 Treasure Island/Yerba Buena Island Project and applicable Design for Development. Add a  
6 boundary around Treasure Island and Yerba Buena Island and refer to the Redevelopment  
7 Plan for the Treasure Island/Yerba Buena Island Project and applicable Design for  
8 Development.

### 9 **Urban Design Element**

10 Map 1 - Plan To Strengthen City Pattern Through Visually Prominent Landscaping.  
11 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around  
12 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
13 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

14 Map 2 - Plan For Street Landscaping and Lighting. Insert diagram to show Treasure  
15 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena  
16 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island  
17 Project and applicable Design for Development.

18 Street Areas Important to Urban Design and Views map. Insert diagram to show  
19 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba  
20 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
21 Island Project and applicable Design for Development

22 Quality of Street Views map. Insert diagram to show Treasure Island and Yerba Buena  
23 Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to the  
24 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
25 Design for Development.

1           Map 3 - Where Streets Are Most Important as Sources of Light, Air and Open Space.  
2           Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around  
3           Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
4           Treasure Island/Yerba Buena Island Project and applicable Design for Development.

5           Map 4 - Urban Design Guidelines for Height of Buildings. Insert diagram to show  
6           Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba  
7           Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
8           Island Project and applicable Design for Development.

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

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

23          Figure II.2 - Generalized Commercial and Industrial Density Plan. Insert diagram to  
24          show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and  
25

1 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba  
2 Buena Island Project and applicable Design for Development.

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

7 Figure III.2 - Public Open Space Service Areas. 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 Redevelopment Plan for the Treasure Island/Yerba Buena Island  
10 Project and applicable Design for Development.

11 Figure III.3 - 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 Redevelopment Plan for the Treasure Island/Yerba Buena Island  
14 Project and applicable Design for Development.

15 Figure III.4 - Citywide Recreation & Open Space Plan. Insert diagram to show Treasure  
16 Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena  
17 Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island  
18 Project and applicable Design for Development.

19 Figure III.6 - Where Streets Are Most Important as Sources of Light, Air and Open  
20 Space. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary  
21 around Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
22 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

23 Figure III.14 - Neighborhood Recreation & Open Space Improvement Priority Plan.  
24 Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary around  
25

1 Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
2 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

3 Figure IV.1 - Fire Facilities Plan. Insert diagram to show Treasure Island and Yerba  
4 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to  
5 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
6 Design for Development.

7 Figure IV.2 - Institutional Facilities Plan. Insert diagram to show Treasure Island and  
8 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and  
9 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and  
10 applicable Design for Development.

11 Figure IV.3 - Library Location Plan. Insert diagram to show Treasure Island and Yerba  
12 Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and refer to  
13 the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
14 Design for Development.

15 Figure IV.4 - Police Facilities Plan. 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 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and applicable  
18 Design for Development.

19 Figure IV.6 - Public Health Centers 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 Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and  
22 applicable Design for Development.

23 Figure IV.7 - Public School Facilities Plan. Insert diagram to show Treasure Island and  
24 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and  
25

1 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and  
2 applicable Design for Development.

3 Figure IV.8 - Waste Water and Solid Waste Facilities Plan. Insert diagram to show  
4 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba  
5 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
6 Island Project and applicable Design for Development.

7 Figure IV.9 - Public School Facilities Plan. Insert diagram to show Treasure Island and  
8 Yerba Buena Island. Add a boundary around Treasure Island and Yerba Buena Island and  
9 refer to the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and  
10 applicable Design for Development.

11 Figure VI.1 - Generalized Commercial and Industrial Land Use Plan. Insert diagram to  
12 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and  
13 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba  
14 Buena Island Project and applicable Design for Development.

15 Figure VI.2 - Generalized Commercial and Industrial Density Plan. Insert diagram to  
16 show Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and  
17 Yerba Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba  
18 Buena Island Project and applicable Design for Development.

19 Figure VI.3 - Residential Service Areas of Neighborhood Commercial Districts and  
20 Uses. Insert diagram to show Treasure Island and Yerba Buena Island. Add a boundary  
21 around Treasure Island and Yerba Buena Island and refer to the Redevelopment Plan for the  
22 Treasure Island/Yerba Buena Island Project and applicable Design for Development.

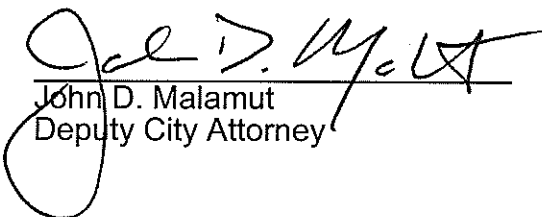
23 Figure VI.4 - Urban Design Guidelines for Height of Buildings. Insert diagram to show  
24 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba  
25

1 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
2 Island Project and applicable Design for Development.

3 Figure VI.5 - Urban Design Guidelines for Bulk of Buildings. Insert diagram to show  
4 Treasure Island and Yerba Buena Island. Add a boundary around Treasure Island and Yerba  
5 Buena Island and refer to the Redevelopment Plan for the Treasure Island/Yerba Buena  
6 Island Project and applicable Design for Development.

7 Section 4. This Section is uncodified. Operative Date. This Ordinance shall become  
8 effective on the latter of the date that the Ordinance approving the Redevelopment Plan for  
9 the Treasure Island/Yerba Buena Island Project becomes final and effective or the effective  
10 date of this Ordinance. A copy of said Ordinance is on file with the Clerk of the Board of  
11 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

12  
13 APPROVED AS TO FORM:  
14 DENNIS J. HERRERA, City Attorney

15 By:   
16 John D. Malamut  
17 Deputy City Attorney



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Resolution No.

HEARING DATE: March 3, 2011

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* February 17, 2011  
*Case No.:* 2007.0903MTZ  
*Project Address:* **Treasure Island and Yerba Buena Island**  
*Current Zoning:* P (Public) District/40-X Height and Bulk District  
*Block/Lot:* 1939/001, 002  
*Project Sponsor:* Treasure Island Development Authority / Treasure Island  
Community Development, LLC.  
*Staff Contact:* David Alumbaugh - (415) 558-6601  
[david.alumbaugh@sfgov.org](mailto:david.alumbaugh@sfgov.org)

**ADOPTING A RESOLUTION INITIATE AMENDMENTS TO THE PLANNING CODE TO AMEND SECTION 105 RELATING TO HEIGHT AND BULK LIMITS FOR TREASURE ISLAND AND YERBA BUENA ISLAND, ESTABLISH THE TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT, ESTABLISH THE "TI" HEIGHT AND BULK DISTRICT, INCLUDING SPECIAL HEIGHT PROVISIONS FOR THE TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE DISTRICT AND THE "TI" HEIGHT AND BULK DISTRICT, AND AMEND THE BULK LIMITS TABLE ASSOCIATED WITH SECTION 270 TO RECOGNIZE THIS DISTRICT.**

### RECITALS

1. **WHEREAS**, Section 4.105 of the Charter of the City and County of San Francisco provides the Planning Commission the opportunity to periodically recommend Planning Code Text Amendments to the Board of Supervisors.
2. **WHEREAS**, Section 4.105 of the Charter provides that the Commission may propose for consideration by the Board of Supervisors ordinances regulating or controlling the height, area, bulk, setback, location, use or related aspects of any building, structure or land.
3. **WHEREAS**, One of the purposes of the Planning Code is to guide, control, and regulate future growth and development in accordance with the General Plan of the City and County of San Francisco.
4. **WHEREAS**, the proposed amendments to the Planning Code are necessary in order to facilitate the development of Treasure Island and Yerba Buena Island as envisioned in the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project Area. Specifically, the proposed amendments would amend Section 105 of the Planning Code relating to height and bulk limits for Treasure Island and Yerba Buena Island, establish the Treasure Island/Yerba Buena Island Special Use District, establish the "TI" Height and Bulk District, including special height provisions for the Treasure Island/Yerba Buena Island Special Use District and the "TI" Height and Bulk District, and amend the bulk limits associated with Section 270 to recognize this district. These new Districts would refer to the Redevelopment Plan and D4D as regulatory framework for all land use and design controls governing the Project.

5. **WHEREAS**, A primary objective of both the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project Area and the Term Sheet is to create sustainable economic development, affordable housing, public parks and open space and other community benefits by development of the under-used lands within the project area.

6. **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.

7. **WHEREAS**, Former Naval Station Treasure Island consists of approximately 450 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 Redevelopment Project ("the Project").

8. **WHEREAS**, The Project will include (a) approximately 8,000 new residential units, 30 percent of which (2,400 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, (g) new 400 slip marina, (h) transportation infrastructure, including a ferry/quay intermodal transit center.

9. **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.

10. **WHEREAS**, In 2006, the 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").

11. **WHEREAS**, The Planning Commission will consider certification of the Treasure Island/Yerba Buena Island Environmental Impact Report on or after April 7th, 2011 prior to considering relevant amendments to the General Plan, Planning Code and Zoning Maps. At that hearing, the Commission will also consider adoption of California Environmental Quality Act Findings, as well as findings of consistency with General Plan Priority Policies as established by Planning Code Section 101.1.

12. **WHEREAS**, The Treasure Island/Yerba Buena Island Redevelopment Project generally reflects existing General Plan policies. The proposed actions would implement many of the goals of the General Plan, particularly within the Housing, Commerce and Industry, Recreation and Open Space, Urban



Design, and Transportation Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

13. A draft ordinance, **attached hereto as Exhibit A**, would amend Section 105 of the Planning Code relating to height and bulk limits for Treasure Island and Yerba Buena Island, establish the Treasure Island/Yerba Buena Island Special Use District, establish the "TI" Height and Bulk District, including special height provisions for the Treasure Island/Yerba Buena Island Special Use District and the TI Height and Bulk District, and amend the bulk limits associated with Section 270 to recognize this district. These new Districts would refer to the Redevelopment Plan and D4D as regulatory framework for all land use and design controls governing the Project.

**NOW, THEREFORE BE IT RESOLVED**, That pursuant to Planning Code Section 302, the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the Planning Code.

**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Planning Code text amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after April 7th, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on March 3, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: March 3, 2011

FILE NO.

ORDINANCE NO.

1 [Zoning –Treasure Island/Yerba Buena Island Special Use District]

2  
3 **Ordinance amending the San Francisco Planning Code by amending Section 105**  
4 **relating to height and bulk limits for Treasure Island and Yerba Buena Island; adding**  
5 **Section [249.50] to establish the Treasure Island /Yerba Buena Island Special Use**  
6 **District; adding Section [263.26] to establish Special Height Provisions for the**  
7 **Treasure Island /Yerba Buena Island Special Use District and TI Height and Bulk**  
8 **District; amending the bulk limits table associated with Section 270 to recognize this**  
9 **District; and adopting findings, including environmental findings, and findings of**  
10 **consistency with the General Plan and Planning Code Section 101.1.**

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

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

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

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

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

10 Section 2. The San Francisco Planning Code is hereby amended by amending Section  
11 105 as follows:

12 SEC. 105. **ZONING MAP.**

13 The designations, locations and boundaries of the districts established by this Code  
14 shall be shown upon the "Zoning Map of the City and County of San Francisco," which shall  
15 consist of a series of numbered sectional maps. Wherever any uncertainty exists as to the  
16 boundary of any district as shown on said sectional maps, the following rules shall apply:

17 (a) Where boundary lines are indicated as following streets and alleys within the right-  
18 of-way, they shall be construed as following the centerlines of such streets and alleys;

19 (b) Where boundary lines are indicated as approximately following lot lines, such lot  
20 lines shall be construed to be such boundaries;

21 (c) Where a boundary line divides a lot or crosses unsubdivided property; the location  
22 of such boundary shall be as indicated upon the Zoning Map using the scale appearing on  
23 such map;

24 (d) Where further uncertainty exists, the City Planning Commission upon written  
25 application, or on its own motion, shall by resolution determine the location of a disputed

1 boundary giving due consideration to the apparent indicated location thereof and the scale of  
2 the Zoning Map and the express purposes of this Code;

3 (e) Wherever any property is not under these rules specifically included in any use  
4 district shown on the Zoning Map, such property is hereby declared to be in an RH-1(D)  
5 District, except that all property owned on the effective date of this amendment by the United  
6 States of America, State of California, City and County of San Francisco, or other  
7 governmental agency and within the City and County of San Francisco but not within the area  
8 covered by Sectional Maps Nos. 1 through 13 of the Zoning Map is hereby declared to be in a  
9 P (Public Use) District unless reclassified in accordance with the provisions of this Code;

10 (f) Wherever any property is not under these rules specifically included in any height  
11 and bulk district shown on the Zoning Map, such property is hereby declared to be in a 40-X  
12 height and bulk district, except that all property owned on the effective date of this amendment  
13 by the United States of America, State of California, City and County of San Francisco, or  
14 other governmental agency and within the City and County of San Francisco but not within the  
15 area cover by Sectional Maps Nos. 1H through ~~13H~~ 14H of the Zoning Map is hereby declared  
16 to be an OS (Open Space) District unless reclassified in accordance with the provisions of this  
17 Code ~~with the exception of Yerba Buena Island and Treasure Island which are hereby declared to be~~  
18 ~~in a 40 X height and bulk district.~~

19 Section 3. The San Francisco Planning Code is hereby amended by adding Section  
20 [249.50], to read as follows:

21 SEC. [249.50]. TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL USE  
22 DISTRICT.

23 (a) General. A Special Use District entitled the Treasure Island/Yerba Buena Island Special  
24 Use District, the boundaries of which are designated on Sectional Map No. SU14 of the Zoning Map of  
25 the City and County of San Francisco, is hereby established for the purposes set forth below. The

1 boundaries of the Treasure Island/Yerba Buena Island Special Use District correlate with the  
2 boundaries of the Development Plan Area described in the Redevelopment Plan for the Treasure  
3 Island/Yerba Buena Island Project, a copy of which is on file with the Clerk of the Board of Supervisors  
4 in File No. \_\_\_\_\_.

5 (b) Purpose. The purpose of the Treasure Island/Yerba Buena Island Special Use District is to  
6 enable development of the Treasure Island/Yerba Buena Island redevelopment project, a new high-  
7 density, mixed-use, sustainable community with a variety of housing types, a retail core, open space  
8 and recreation opportunities, on-site infrastructure, and public and community facilities and services  
9 as provided for in the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project and the  
10 Treasure Island and Yerba Buena Island Design for Development, copies of which are on file with the  
11 Clerk of the Board of Supervisors in File No. \_\_\_\_\_. Integral to the intended mixed-use  
12 development is the provision of buildings at a variety of heights, ranging from 40 feet to 450 feet.

13 (c) Controls. All provisions of the Planning Code that would otherwise apply in the Treasure  
14 Island/Yerba Buena Island Special Use District are superseded by the Redevelopment Plan for the  
15 Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena Island Design  
16 for Development, copies of which are on file with the Clerk of the Board of Supervisors in File No.  
17 \_\_\_\_\_. Amendments to land use and development controls under the Redevelopment Plan for  
18 the Treasure Island/Yerba Buena Island Project or the Treasure Island and Yerba Buena Island Design  
19 for Development shall be as provided in each of those respective documents.

20 Section 4. The San Francisco Planning Code is hereby amended by adding Section  
21 [263.26], to read as follows:

22 SEC. [263.26]. SPECIAL EXCEPTIONS: TREASURE ISLAND/YERBA BUENA ISLAND  
23 SPECIAL USE DISTRICT AND TI HEIGHT AND BULK DISTRICT.

24 (a) Boundaries of the TI Height and Bulk District. The boundaries of the TI Height and Bulk  
25 District are set forth in Sectional Map HT14 of the Zoning Map of the City and County of San

1 Francisco. The boundaries of the TI Height and Bulk District correlate with the boundaries of the  
2 Development Plan Area described in the Redevelopment Plan for the Treasure Island/Yerba Buena  
3 Island Project, a copy of which is on file with the Clerk of the Board of Supervisors in File No.

4 \_\_\_\_\_  
5 (b) Purpose. The purpose of both the Treasure Island/Yerba Buena Island Special Use District  
6 and the TI Height and Bulk District is to enable development of the Treasure Island/Yerba Buena  
7 Island Redevelopment Project as a new high-density, mixed-use, sustainable community with a variety  
8 of housing types, a retail core, open space and recreation opportunities, on-site infrastructure, and  
9 public and community facilities and services as provided for in the Redevelopment Plan for the  
10 Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena Island Design  
11 for Development, copies of which are on file with the Clerk of the Board of Supervisors in File No.

12 \_\_\_\_\_  
13 (c) Controls.

14 (1) In the Treasure Island / Yerba Buena Island Special Use District and the TI Height and  
15 Bulk District, height and bulk and definitions applicable thereto are governed by the Redevelopment  
16 Plan for the Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena  
17 Island Design for Development, copies of which are on file with the Clerk of the Board of Supervisors  
18 in File No. \_\_\_\_\_.

19 (2) Amendments to land use and development controls under the Redevelopment Plan for the  
20 Treasure Island/Yerba Buena Island Project and the Treasure Island and Yerba Buena Island Design  
21 for Development shall be as provided in those respective documents.

22 Section 5. The San Francisco Planning Code is hereby amended by amending the  
23 Bulk Limits Table associated with Section 270, to read as follows:

24 TABLE 270

25 BULK LIMITS

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

District Symbol on Zoning Map	Height Above Which Maximum Dimensions Apply (in feet)	Maximum Plan Dimensions (in feet)	
		Lengt h	Diagonal Dimension
A	40	110	125
B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
R	This table not applicable. But see Section 270(e).		

1	R-2	This table not applicable. But see Section 270(f).		
2	V		110	140
3	V	* At setback height established pursuant to Section 253.2.		
4	OS	See Section 290.		
5	S	This table not applicable. But see Section 270(d).		
6	T	At setback height established	110	125
7		pursuant to Section 132.2, but no higher		
8		than 80 feet.		
9	X	This table not applicable. But see Section 260(a)(3).		
10	TB	This table not applicable. But see Section 263.18.		
11	CP	This table not applicable. But see Section 263.24.		
12	HP	This table not applicable. But see Section 263.25.		
13	<u>TI</u>	<u>This table not applicable. But see Section 263.26</u>		

18

19 Section 6. This Section is uncodified. Operative Date. This Ordinance shall become

20 effective on the latter of the date that the Ordinance approving the Redevelopment Plan for

21 the Treasure Island/Yerba Buena Island Project becomes final and effective or the effective

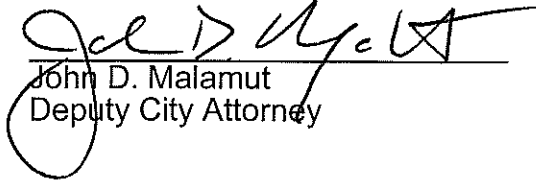
22 date of this Ordinance. A copy of said Ordinance is on file with the Clerk of the Board of

23 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.



1 APPROVED AS TO FORM:  
2 DENNIS J. HERRERA, City Attorney

3 By:

4   
5 John D. Malamut  
6 Deputy City Attorney

7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Resolution No.

HEARING DATE: March 3, 2011

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* February 17, 2011  
*Case No.:* 2007.0903MTZ  
*Project Address:* **Treasure Island and Yerba Buena Island**  
*Current Zoning:* P (Public) District/40-X Height and Bulk District  
*Block/Lot:* 1939/001, 002  
*Project Sponsor:* Treasure Island Development Authority / Treasure Island  
Community Development, LLC.  
*Staff Contact:* David Alumbaugh - (415) 558-6601  
[david.alumbaugh](mailto:david.alumbaugh)

**ADOPTING A RESOLUTION TO INITIATE AMENDMENTS TO THE ZONING MAP 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 AND YERBA BUENA ISLAND; AND ADDING NEW SECTIONAL MAP SU14 TO ESTABLISH THE TREASURE ISLAND/YERBA BUENA ISLAND SPECIAL DISTRICT.**

### RECITALS

1. **WHEREAS**, Section 4.105 of the Charter provides that the Commission may propose for consideration by the Board of Supervisors ordinances regulating or controlling the height, area, bulk, setback, location, use or related aspects of any building, structure or land.
2. **WHEREAS**, One of the purposes of the Planning Code is to guide, control, and regulate future growth and development in accordance with the General Plan of the City and County of San Francisco.
3. **WHEREAS**, the proposed reclassification of the existing P (Public) District and the 40-X Height and Bulk District is necessary in order to facilitate the development of Treasure Island and Yerba Buena Island as envisioned in the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project Area. Specifically, the proposed amendment would amend the Zoning Map to show the zoning designations of Treasure Island and Yerba Buena Island, establish the "TI" Height and Bulk District for Treasure Island and Yerba Buena Island, and establish the Treasure Island/Yerba Buena Island Special Use District which would include the following Assessor's Blocks and Lots: Block 1939, Lots 001 and 002. These new Districts would refer to the Redevelopment Plan and D4D as regulatory framework for all land use and design controls governing the Project.
4. **WHEREAS**, A primary objective of both the Redevelopment Plan for the Treasure Island/Yerba Buena Island Project Area and the Term Sheet is to create sustainable economic development, affordable

housing, public parks and open space and other community benefits by development of the under-used lands within the project area.

5. **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.

6. **WHEREAS**, Former Naval Station Treasure Island consists of approximately 450 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 Redevelopment Project (“the Project”).

7. **WHEREAS**, The Project will include (a) approximately 8,000 new residential units, 30 percent of which (2,400 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, (g) new 400 slip marina, (h) transportation infrastructure, including a ferry/quay intermodal transit center.

8. **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.

9. **WHEREAS**, In 2006, the 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”).

10. **WHEREAS**, The Planning Commission will consider certification of the Treasure Island/Yerba Buena Island Environmental Impact Report on or after April 7th, 2011 prior to considering relevant amendments to the General Plan, Planning Code and Zoning Maps. At that hearing, the Commission will also consider adoption of California Environmental Quality Act Findings, as well as findings of consistency with General Plan Priority Policies as established by Planning Code Section 101.1.

11. **WHEREAS**, The Treasure Island/Yerba Buena Island Redevelopment Project generally reflects existing General Plan policies. The proposed actions would implement many of the goals of the General Plan, particularly within the Housing, Commerce and Industry, Recreation and Open Space, Urban Design, and Transportation Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

12. A draft ordinance, **attached hereto as Exhibit A**, would amend the Zoning Map to show the zoning designations of Treasure Island and Yerba Buena Island; establish the "TI" Height and Bulk District for Treasure Island and Yerba Buena Island which include the following Assessor's Blocks and Lots: Block 1939, Lots 001 and 022; and establish the Treasure Island/Yerba Buena Island Special Use District which include the following Assessor's Blocks and Lots: Block 1939, Lots 001 and 022. These new Districts would refer to the Redevelopment Plan and D4D as regulatory framework for all land use and design controls governing the Project.

**NOW, THEREFORE BE IT RESOLVED**, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution of Intent to Initiate amendments to the Zoning Map.

**AND BE IT FURTHER RESOLVED**, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced Zoning Map amendments contained in the draft ordinance, approved as to form by the City Attorney in **Exhibit A**, to be considered at a publicly noticed hearing on or after April 7th, 2011.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on March 3, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: March 3, 2011

1 [Zoning Map Amendment - Treasure Island/Yerba Buena Island Redevelopment Plan]

2  
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 Section 21000 et seq.). A copy of said determination is on file with the Clerk of the Board of  
19 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

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

24 (c) Pursuant to Section 302 of the Planning Code, the Board finds that this  
25 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in  
Planning Commission Resolution No. \_\_\_\_\_ and the Board incorporates those reasons

1 herein by reference. A copy of Planning Commission Resolution No. \_\_\_\_\_ is on file  
2 with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is incorporated  
3 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 Resolution No. \_\_\_\_\_ and incorporates such findings by  
8 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>
12 Those portions of Assessor's 13 Block 1939, Lot 001 located 14 within the boundaries of the 15 Treasure Island/ Yerba Buena 16 "Development Plan Area" as 17 specified in the Redevelopment 18 Plan for the Treasure Island/ 19 Yerba Buena Island Project. 20 Those Portions of Assessor's 21 Block 1939, Lot 002 located 22 within the boundaries of the 23 Treasure Island/ Yerba Buena 24 25	Public	See Treasure Island/ Yerba Buena Island Redevelopment Plan

1 "Development Plan Area" as  
2 specified in the Redevelopment  
3 Plan for the Treasure Island/  
4 Yerba Buena Island Project.

5 Section 3. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of  
6 the City and County of San Francisco is hereby amended by adding a new Sectional Map  
7 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>
Those Portions of Assessor's Block 1939, Lot 001 located within the boundaries of the Treasure Island/ Yerba Buena Island "Development Plan Area" as specified in the Redevelopment Plan for the Treasure Island/ Yerba Buena Island Project.	40-X	TI
Those 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 Redevelopment Plan for the Treasure Island/ Yerba Buena Island Project.		
Those Portions of Assessor's Block		

1 1939, Lot 001 located outside of the  
2 boundaries of the Treasure Island/  
3 Yerba Buena Island "Development  
4 Plan Area" as specified in the  
5 Redevelopment Plan for the  
6 Treasure Island/Yerba Buena Island  
7 Project.

8 Those Portions of Assessor's Block 1939,  
9 Lot 002 located outside of the boundaries  
10 of the Treasure Island/Yerba Buena Island  
11 "Development Plan Area" as specified in  
12 the Redevelopment Plan for the Treasure  
13 Island/Yerba Buena Island Project.

14 Section 4. Under Sections 106 and 302(c) of the Planning Code, the Zoning Map of the  
15 City and County of San Francisco is hereby amended by adding a new Sectional Map SU14  
16 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>
19 Those Portions of Assessor's Block 1939, Lot 001 20 located within the boundaries of the Treasure Island/ 21 Yerba Buena Island "Development Plan Area" as 22 specified in the Redevelopment Plan for the Treasure 23 Island/Yerba Buena Island Project.	Treasure Island/Yerba Buena Island Special Use District
24 Those Portions of Assessor's Block 1939, Lot 25 002 located within the boundaries of the Treasure	




1 Island/Yerba Buena Island "Development Plan Area"  
2 as specified in the Redevelopment Plan for the  
3 Treasure Island/Yerba Buena Island Project.

4 Section 6. This Section is uncodified. Operative Date. This Ordinance shall become  
5 effective on the latter of the date that the Ordinance approving the Redevelopment Plan for  
6 the Treasure Island/Yerba Buena Island Project becomes final and effective or the effective  
7 date of this Ordinance. A copy of said Ordinance is on file with the Clerk of the Board of  
8 Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference.

9  
10 APPROVED AS TO FORM:  
11 DENNIS J. HERRERA, City Attorney

12 By:

  
13 John D. Malamut  
14 Deputy City Attorney

Treasure Island/Yerba Buena Island Special Use District/  
TI Height and Bulk District  
[Existing Zoning P (Public) District/40-X Height and Bulk District]



0 470 940 1,410 1,880 Yards

Printed: 16 February, 2011