

CITY AND COUNTY OF SAN FRANCISCO



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TO ALL INTERESTED PARTIES:

Attached is the City Attorney's title and summary for the proposed local initiative measure designated by the Department of Elections as 13-01. In preparing this title and summary, the City Attorney makes no representation regarding the merits or legality of the proposed legislation. Nor does the City Attorney verify or confirm any factual or legal assertion made in the proposal. The title and summary is presented as a "true and impartial statement of the purpose of the proposed measure." Elections Code § 9203.

Very truly yours,

DENNIS J. HERRERA
City Attorney

A handwritten signature in black ink, appearing to read "Mollie Lee".

Mollie Lee
Deputy City Attorney

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DEPARTMENT OF ELECTIONS

8 Washington Street Special Use District

8 Washington Street is a 3.2 acre site bordered by The Embarcadero, Washington Street and Drumm Street (the "Site"). Most of the Site is private property that Golden Gateway Center owns and uses as a private tennis and swim club and surface parking lot. The remainder is public property that the City and County of San Francisco's Port Commission ("Port") owns and uses as a surface parking lot.

In 2012 the Board of Supervisors approved a development project for the Site involving construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a fitness and swim facility, public parks and open space, and underground parking. The approvals included General Plan amendments; a Zoning Map amendment increasing Site height limits along Drumm Street from 84 feet to 92-136 feet and changing bulk limits; a conditional use permit; and a land sale and other agreements between the Port and developer, including a covenant to limit the fitness facility's height to 35 feet.

Enough voters signed a referendum petition challenging the Zoning Map amendment to suspend it and qualify that measure for the ballot ("Referendum"). At the November 5, 2013 municipal election, voters will decide whether to approve the Zoning Map amendment.

This proposed measure would create a new special use district for the Site allowing a development project similar to the project the City approved in 2012. In particular, it would allow a project that includes all of the following:

- 134 residential units, subject to a 5% increase or 10% decrease;
- payment into the City's affordable housing fund;
- public parks, open space, walkways and sidewalks on at least 20% of the Site land area;
- fitness and swim center and cafe, all with a 2 story height limit;
- ground floor retail and cafes in the residential buildings;
- height limit of 92-136 feet for the residential building along Drumm Street;
- height limit of 5-6 stories for the residential building along The Embarcadero;
- underground parking with up to 200 public spaces plus residential parking at 0.95 space/unit;
- bicycle parking with 81 public spaces plus residential bicycle parking at 1.00 space/unit;
- a mitigation monitoring and reporting plan; and
- building design in substantial conformance with drawings attached to the proposed measure.

This measure would amend the General Plan to reflect the new height and bulk designations, amend the Zoning Map to change the height and bulk limitations, and make findings of consistency with the General Plan's policies and objectives.

This measure would also create a new "administrative clearance" process that would limit the Planning Director's time and discretion to review a proposed plan for the Site.

The Referendum and this measure concern the same subject matter. If this measure qualifies for the November 2013 ballot and the voters adopt both measures, and if there is a conflict between provisions of the two measures, then some or all of the measure approved by fewer voters would not go into effect.

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