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DEPARTMENT OF ELECTIONS

INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

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

SECTION 1. Title.

This Initiative shall be known and may be cited as the "**Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative**" (referred to hereinafter as the "Initiative").

SECTION 2. Findings & Conclusions.

The People of the City and County of San Francisco (the "City") declare their findings and purposes in enacting this Initiative to be as follows:

(a) Transform a Surface Parking Lot Into a Vibrant Community. This Initiative establishes policies and modifications to the General Plan and Planning Code for an approximately 28 acre site, most of which is now used as a surface parking lot, located between AT&T Park and the City's new Public Safety Building (the "Mission Rock Site" as more particularly described in Section 5 below). The project, known as Mission Rock, will create a vibrant mixed-use community, woven into the fabric of the surrounding Mission Bay and South Beach neighborhoods, without displacing any current residents or businesses. Mission Rock will:

(1) Build New Rental Housing, 33% of Which Will Be Affordable. Mission Rock will include between 1,000 and 1,950 new housing units, nearly all of which are expected to be rental and 33% of which will be affordable to low and middle income households. This commitment to affordable housing will result in more than double the number of affordable housing units required under the City's current Inclusionary Affordable Housing Program. Affordable housing within Mission Rock will be available to City residents and families who could otherwise face difficulty remaining in the City, including teachers, police and fire personnel, nurses, and youth transitioning from foster care. Mission Rock will implement an outreach program to maximize access to these affordable units to current City residents and families.

(2) Create Extraordinary Parks and Open Spaces. Mission Rock will create approximately 8 acres of major new and expanded parks, pedestrian plazas and rehabilitated public piers and wharves as described below.

A. China Basin Park. China Basin Park will be significantly expanded into a regional waterfront park on China Basin, across from AT&T Park, featuring a major waterfront promenade, large grassy open spaces for casual recreation and special events, such as farmers' markets, youth play areas, gardens and picnic areas, shoreline access for personal watercraft and multiple dining options with outdoor seating.

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B. Mission Rock Square. Located at the heart of the neighborhood and surrounded by shops and cafes, Mission Rock Square will serve as the social hub for residents and visitors alike. Mission Rock Square will include a large, multi-use lawn, sun deck, and café pavilion, and will be designed to host small-scale public events, such as art shows and movie nights.

C. Channel Wharf. The wharf between Piers 48 and 50 will become a public plaza with views of the Bay and working maritime uses.

D. Pedestrian Connections. Mission Rock will provide pedestrian open spaces that will serve as the northern entrance to the Blue Greenway, the planned network of open space and pathways running from the proposed China Basin Park south along the waterfront for 13 miles to Candlestick Point. Mission Rock will also feature pedestrian access on a refurbished apron surrounding Pier 48, portions of which may be shared with maritime uses, and several additional pedestrian-only plazas and linear open spaces that provide pedestrian connections through the neighborhood.

(3) Preserve and Renovate Historic Pier 48. Mission Rock will include the rehabilitation of Pier 48 and its wharf in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The refurbished pier is expected to become the home of an historic San Francisco brewery, generating new manufacturing jobs in the City. Pier 48 may also include a restaurant, museum and public meeting space. The apron around Pier 48 will be refurbished and improved, providing public access around the pier with spectacular views of San Francisco Bay and the Bay Bridge.

(4) Include a Mix of Uses to Energize the Community. Mission Rock will provide a dynamic range of space for shops, restaurants, cafés, neighborhood-serving retail uses, such as a grocery store, and community spaces as well as commercial/office and light industrial space. Space will be specifically zoned for light industrial, production, fabrication, manufacturing, and studios for crafts people and artists, and 15,000 square feet of space will be designated for lease to nonprofit and community organizations at below market rates. This mix of uses will energize Mission Rock all day long, providing opportunities for small businesses and thousands of jobs.

(b) Implement a Responsible Community-Based Plan. The plan for Mission Rock is the culmination of many years of community-based planning and coordination with State regulatory agencies. Mission Rock has been thoughtfully planned to respect the Mission Rock Site and its surroundings.

(1) Thoughtful Urban Design. The plan for Mission Rock, developed through a comprehensive, community-based planning process, emphasizes views and passages through the site to the Bay and surrounding landmarks. The small block sizes, tree-lined streets, and abundance of shops and restaurants will create a pedestrian experience that is both walkable and inviting. Taller buildings will be shaped to ensure ample sunlight to parks, and all buildings will be designed to frame comfortable, urban streets. Buildings will step down as they approach the water, as building frontages along the west side of the reconfigured Terry A. Francois Boulevard shall be no more than 40 feet in height, similar to the height of neighboring Piers 48 and 50. Variety in the sizes and shapes of buildings throughout the site will ensure a place that is visually interesting and continuously dynamic, creating a neighborhood for all San Franciscans to enjoy.

(2) Convenient Access to Transportation Options. The City's MUNIT-Line, which will connect to the new Central Subway, stops at the Mission Rock Site, and the Caltrain station is a short walk away, providing convenient access to local and regional public transportation. Mission Rock will provide a

comprehensive strategy to manage the transportation demands created by the project by implementing a Transportation Demand Management Plan intended to reduce single-occupancy vehicle trips and vehicle miles traveled by fostering multiple modes of sustainable transportation, emphasizing pedestrian, bicycle, and public transit options. A new parking structure will be developed to replace the existing surface parking and to serve the new development and other nearby uses, including games and other events at AT&T Park. Incremental parking taxes will be directed to improving public transportation in the greater Mission Bay, Dogpatch, Potrero Hill and South Beach neighborhoods.

(3) A Leader in Sustainable Development. Mission Rock will implement a Sustainability Plan that provides leadership in long-term sustainability planning and design. Multiple site approaches will be implemented to achieve goals for integrated sustainable design, with the aim of creating a low carbon community. Strategies may include centralized energy, passive heating and cooling, recycled water sharing system, photovoltaics and solar thermal, wind power, and reduction of vehicle miles traveled.

(4) A Design that Anticipates Sea Level Rise. Resilient design strategies will be implemented to respond to climate change and resulting sea level rise. The Mission Rock Site will be elevated at the center and sloped down to adjacent streets to accommodate projections of sea level rise through the year 2100. In addition, Mission Rock will use drought and saline tolerant species in landscape plantings throughout the community. As the science of climate change and sea level rise continues to evolve, Mission Rock will also provide adaptive management and design strategies to address future forecasts.

(c) Provide Increased Revenue and Other Economic Benefits to the City. The Mission Rock Site is publicly owned, and the development of this under-utilized property will generate significant revenues to the City and its Port, estimated at more than \$1 billion over the life of Mission Rock, including increased rent payable to the Port of San Francisco, increased property, parking and sales taxes, and development fees, as described below.

(1) Mission Rock Will Generate Increased Rent That Will Be Dedicated to the Port's Historic Preservation and Waterfront Open Space Needs. The Mission Rock Site will be divided into separate blocks, and each block or building site will be separately leased for its fair market value, assuring maximum revenue to the Port. Under state law, increased rent will be dedicated to the preservation of historic piers and historic structures and for construction of waterfront plazas and open space.

(2) Other Revenues Generated by Mission Rock Will Fund Public Benefits. Development fees will provide additional direct revenues to affordable housing, public transportation, public art, and education. Infrastructure Financing District and Community Facilities District financing will be utilized to capture increased property taxes generated by Mission Rock to provide funding for the construction, operation, and maintenance of project infrastructure and parks. Once the required infrastructure has been fully funded, the increased property taxes generated by Mission Rock will be available to be used for important civic needs in other areas, such as affordable housing, public transportation, and open space along the waterfront.

(3) Jobs and Opportunities for Local Businesses and Workers. Mission Rock will create an estimated 13,500 temporary construction jobs and 11,000 permanent jobs on and off-site. Planning, design, and construction work for Mission Rock will provide substantial contracting opportunities for local contractors and professional service firms as well as many businesses, employers, and organizations. A Jobs and Equal Opportunity Program will be implemented to direct a portion of the jobs and contracting opportunities generated by Mission Rock, to the extent possible based on the type of work required and

consistent with collective bargaining agreements, to local, small, and economically disadvantaged companies and individuals. Mission Rock will implement a program to maximize job opportunities for local residents consistent with San Francisco's Local Hiring Policy for Construction, including goals for targeted disadvantaged workers and career ladders for workers through apprenticeship programs.

(4) Investment in Infrastructure. Mission Rock will directly result in the investment of over \$150 million in improvements in transportation and other infrastructure critical to serving the community and the surrounding neighborhood, such as sewers, utilities, streets and sidewalks.

(d) Recognize Importance of the Mission Rock Site to the City and the State. The Mission Rock Site, and much of the San Francisco waterfront, was transferred to the City to hold in trust for the benefit of the People of California pursuant to the Burton Act (Chapter 1333 of the Statutes of 1968, as amended). The City and State legislature have long recognized the importance of modifying the existing zoning to provide for development of the Mission Rock Site at a variety of different heights to provide the substantial community benefits described above and to support the purposes of the Burton Act. Specifically, this Initiative is intended to encourage and implement the lease and development of the Mission Rock Site as described in California Senate Bill 815 ("SB 815"), adopted in 2007, which requires that increased revenues generated at the Mission Rock Site support the purposes of the Burton Act, especially the preservation of historic piers and historic structures and construction of waterfront plazas and open space.

(e) Approval Consistent with Proposition B. This Initiative satisfies, for the Mission Rock Site only, any and all requirements of Proposition B (Voter Approval for Waterfront Development Height Increases) approved by City voters in June 2014, which states that voter approval is required of height increases on property within the jurisdiction of the Port of San Francisco. The height limit designations currently applicable to the Mission Rock Site are remnants of an earlier failed plan for Mission Bay, and include 40-X (which permits heights up to 40 feet) and OS (which in this area allows limited commercial development of buildings up to one story). The Mission Rock Site also includes areas without any currently designated height limit. As compared to the height limits in effect prior to the adoption of this Initiative, the permitted height will increase on less than 10 acres of the 28 acre Mission Rock Site. This increase in height on a portion of the Mission Rock Site is critical to the development of the property for the benefit of the City and the State, as described above.

SECTION 3. Purposes.

In light of the findings set forth in Section 2 above, the purpose of this Initiative is to express the voters' intent that the City and other applicable agencies proceed with any and all required environmental review and planning analysis for the development of the Mission Rock Site to provide tangible benefits for Mission Rock in particular and the City generally, consistent with applicable state legislation, including the Burton Act and SB 815. As a first step, the voters wish to approve adjustments to the existing height limits, establish policies to guide Mission Rock planning efforts, and encourage all local, state and federal agencies with applicable jurisdiction to take all steps necessary to proceed with the approval and development of the Mission Rock Site consistent with this Initiative.

SECTION 4. Governmental and Public Review of Development Plan.

This Initiative does not in any way circumvent the public review and public approval process otherwise required for redevelopment of the Mission Rock Site, including but not limited to environmental review under the California Environmental Quality Act ("CEQA"). No project can be developed on the Mission Rock Site

without Port Commission approval of a development plan and adoption of other implementation actions by the Planning Commission and Board of Supervisors, as applicable, such as conforming amendments to the City's Planning Code and the Port's Waterfront Land Use Plan following environmental review under CEQA.

Voter approval of the General Plan and Planning Code modifications provided herein does not allow for any development to occur on the Mission Rock Site without a full and comprehensive environmental review process, including an environmental impact report ("EIR") as required by CEQA. Voter approval of these modifications satisfies, for the Mission Rock Site only, any and all requirements of Proposition B (Voter Approval for Waterfront Development Height Increases) approved by City voters in June 2014, and establishes broad policies for the development of the Mission Rock Site, but does not apply to or otherwise provide any voter authorization for other properties owned by the Port of San Francisco.

Further, under federal and state laws, aspects of the development plan may also be reviewed by various regional, state and federal agencies, which may include the San Francisco Bay Conservation and Development Commission ("BCDC") and the State Lands Commission. Nothing in this Initiative is intended to supersede, affect or conflict with the authority of the BCDC, the State Lands Commission or the Port Commission under the public trust for commerce, navigation and fisheries or the Burton Act, nor with the authority of any regional, state or federal agency having jurisdiction to review and approve the development plan to the extent provided under all applicable laws.

SECTION 5. Planning Code and General Plan Amendments

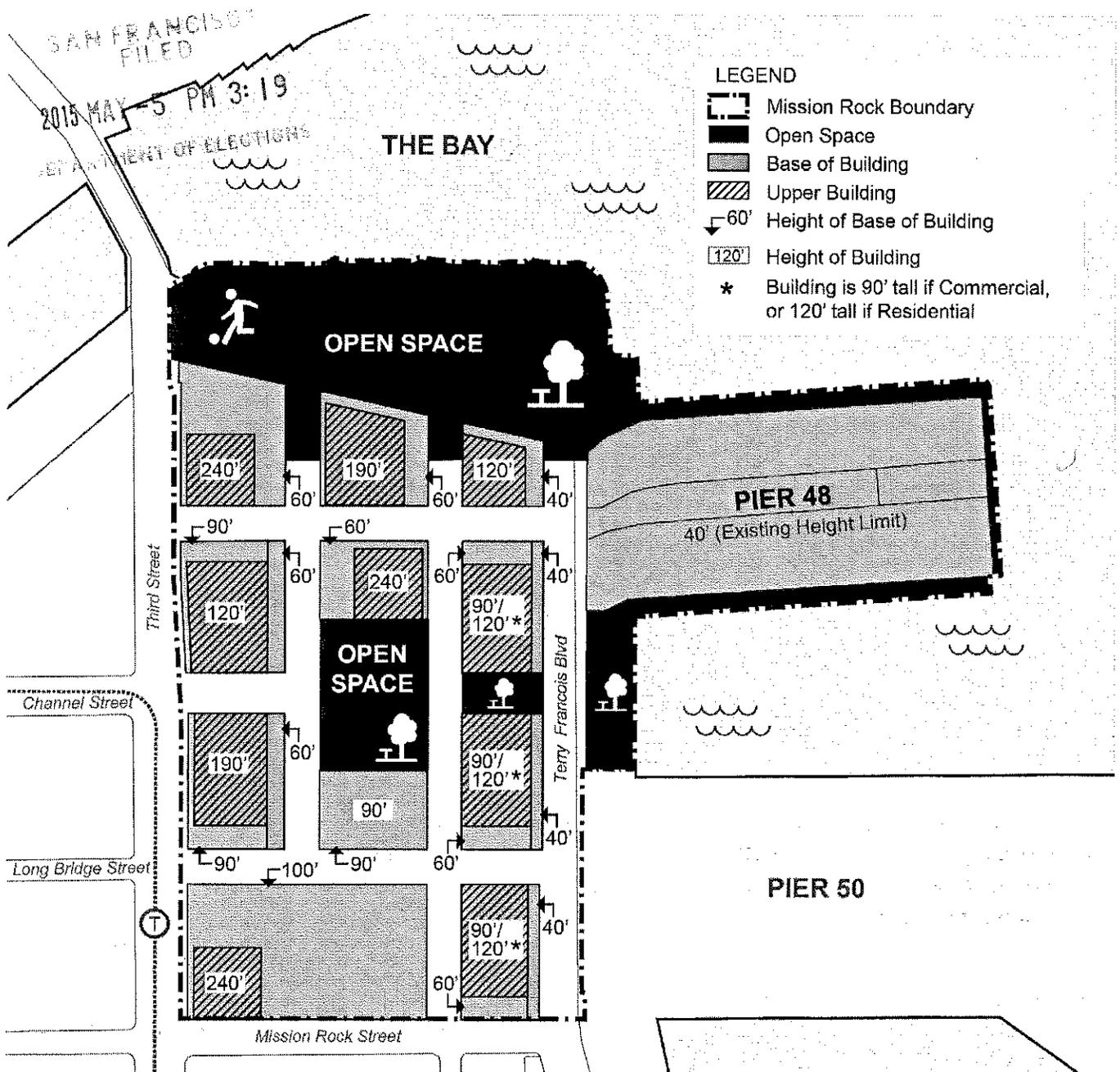
(a) Zoning Map Amendment. Zoning Map Sheet HT08 of Part II, Chapter II of the San Francisco Municipal Code (Planning Code), the current version of which is attached as Exhibit A attached hereto, is hereby amended as shown on Exhibit B attached hereto to establish the Mission Rock Height and Bulk District with boundaries as shown more particularly on the map attached hereto as Exhibit C. The affected property includes Seawall 337 and the adjacent parcel P-20 (both of which comprise a portion of Assessor's Block 8719), portions of Terry A. Francois Boulevard, Pier 48 and the wharf between Piers 48 and 50, as more specifically shown on Exhibit C (the "Mission Rock Site"). The current height and bulk district classifications in the Mission Rock Site that are superseded by this amendment of Zoning Map Sheet HT08 are 40-X and OS. As shown on Exhibit A, portions of the Mission Rock Site currently have no designated height and bulk district classification.

(b) Planning Code Text Amendment. A new Section 291 is hereby added to Part II, Chapter II of the San Francisco Municipal Code (Planning Code), to read as follows:

"SEC. 291. MISSION ROCK HEIGHT AND BULK DISTRICT.

(a) **Purpose.** The purpose of the Mission Rock Height and Bulk District is to enable development of Mission Rock as a mixed use, transit-oriented neighborhood, with significant open space, public access and affordable housing. The property within the District is planned to be divided into a number of separate blocks and varying height limits shall apply within such blocks as provided below. Design controls shall be adopted for the District to guide the design of improvements within the established height limits.

(b) **Height Limits.** The height limits applicable to the currently planned blocks within the Mission Rock Height and Bulk District shall be as shown on the graphic below.



The boundaries of the blocks and the height limits applicable within such blocks as shown in the graphic above may only be modified in a manner consistent with all of the requirements set forth below, which requirements may not be amended without voter approval:

(1) Open Space. Approximately 8 acres of open space shall be provided within the District, and in these open space areas any buildings shall be limited in height to a single story, consistent with the height and bulk designation of OS (Open Space) in effect prior to the adoption of this Section 291 and the provisions of Planning Code Section 916.

(2) Pier 48. Pier 48, totaling approximately 5 acres (exclusive of the apron which shall remain as open space), shall be subject to a height limit of 40 feet, consistent with the prior height and bulk designation of 40-X. No height limit in excess of 40 feet shall be

established in the District within 100 feet landward of the shoreline of San Francisco Bay, measured from the mean high tide line as of the adoption of this Section 291.

(3) Lots Fronting Terry A. Francois Boulevard. Building frontages along the west side of the reconfigured Terry A. Francois Boulevard shall be no more than 40 feet in height, with height in excess of 40 feet stepping back from the street in accordance with design controls to be adopted. The maximum height of buildings on blocks fronting on the west side of the reconfigured Terry A. Francois Boulevard shall be 120 feet, provided that floor area above 90 feet shall be used exclusively for residential uses and uses accessory thereto and/or restaurant/retail uses.

(4) Elsewhere in the District. Three buildings within the District shall be permitted to exceed a height of 190 feet; provided that (i) occupied floor area above 190 feet shall be used exclusively for residential uses and uses accessory thereto and/or restaurant/retail uses, (ii) the maximum height of such buildings shall be 240 feet, and (iii) the design controls are in effect to ensure slender towers, including a requirement that typical floors above a height of 190 feet do not exceed 12,000 square feet of gross floor area, with minor variation permitted for articulation. Consequently, the typical floors above 190 feet in the three buildings combined shall comprise no more than about 3% of the approximately 28 acre area of the Mission Rock Height and Bulk District. The height limit on all other blocks within the Mission Rock Height and Bulk District shall not exceed 190 feet or such lower height limit as may be required in accordance with the provisions of paragraphs (1) through (3) above.

(5) Maximum Area Subject to Increased Height Limit. As compared to the height limits in effect prior to the adoption of this Section 291, the height limit shall be increased on a maximum of 10 acres of the approximately 28 acre Mission Rock Height and Bulk District. The 18 acres on which the height limit is not increased shall include: (i) areas to be devoted to open space (approximately 8 acres), (ii) the circulation network for pedestrians, bicycles and vehicles (approximately 5 acres), and (iii) Pier 48 (approximately 5 acres).

(c) General Plan Amendment. Map 4, Urban Design Guidelines for Height of Buildings, and Map 5, Urban Design Guidelines for Bulk of Buildings, of the Urban Design Element of the City's General Plan, the current forms of which are attached hereto as Exhibits D-1 and D-2, respectively, are hereby amended as shown on Exhibits E-1 and E-2, respectively, to provide for the Mission Rock Height and Bulk District.

SECTION 6. Policies.

(a) The People of the City and County of San Francisco hereby declare that it is the official policy of the City that, subject to the public review process generally described in Section 4 above, the City shall encourage the timely, phased development of the Mission Rock Site, provided that:

(1) Approximately eight (8) acres of the Mission Rock Site will be devoted, upon full development, to new and expanded waterfront parks, open spaces, and recreation opportunities as generally described herein; and

(2) At least 33% of all new housing units will be affordable housing units. For the purposes of this Initiative, affordable housing units are units that are affordable to households earning from 55% to 140% of Area Median Income.

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(b) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that, subject to the public review and approval process generally described in Section 4 above, the development of the Mission Rock Site will, upon full development, also include the following:

(1) Rehabilitation of Pier 48 consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and repurposing of the pier shed and aprons to accommodate uses such as a brewery or other light industrial/manufacturing use, barging, retail, restaurant, tour and exhibition space, event-related uses, and continued maritime operations on the aprons and along Channel Plaza, with the northern apron of Pier 48 prioritized for public access and the eastern and southern aprons prioritized for maritime uses and open to the public when and where feasible;

(2) Between approximately 1,000 and 1,950 new housing units, nearly all of which are expected to be rental units and which could include apartments, shared living spaces, group housing, family housing, student housing, assisted living and other senior housing, and housing for youth transitioning from foster care;

(3) Active uses in the lower floors of new buildings, including shops, restaurants, cafés, regional- and neighborhood-serving retail uses, community spaces, and building lobbies;

(4) New commercial and office space that will serve to energize the Mission Rock Site, especially during daytime hours. The Mission Rock Site shall be considered well suited for office development with excellent access to public transit;

(5) Space designated for production, fabrication, manufacturing, and studios for crafts people and artists, especially in the lower floors along Terry A. Francois Boulevard, as well as space for small business and nonprofit community organizations; and

(6) Structured parking available to Mission Rock residents, commercial tenants and event attendees, including up to approximately 2,300 parking spaces in a new above-ground parking structure, and approximately 800 additional parking spaces elsewhere in the Mission Rock Site. Use of parking structures shall be managed to assure ample parking for patrons of games and other events at the neighboring ballpark.

(c) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that planning for Mission Rock also include:

(1) Urban and architectural design controls that will encourage a range of building heights and promote high quality design of buildings and parks.

(2) A Transportation Demand Management Plan that encourages reduction of single-occupancy vehicle trips and vehicle miles traveled by fostering multiple modes of sustainable transportation, emphasizing pedestrian, bicycle, and public transit options, and which will incorporate smart and sustainable transportation planning principles to address Mission Rock's transportation needs, consistent with the policies set forth herein and the City's Transit First, Better Streets, Climate Action, and Transportation Sustainability Plans and Policies.

(3) A Sustainability Plan that provides leadership in long-term sustainable planning and design, with the aim of creating a low carbon community.

(d) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that the development of the Mission Rock Site should provide significant economic benefits to the City, including (i) significant job creation (currently estimated at 13,500 temporary construction jobs and 11,000 permanent jobs both on and off-site), (ii) significant investment in transportation and other infrastructure critical to serving the Mission Rock Site and the surrounding neighborhood, including protecting and adapting Mission Rock to the prospect of sea level rise (currently estimated to exceed \$150 million); and (iii) generating significant increased rent to fund the Port's historic preservation and waterfront open space needs. By entering into separate ground leases at fair market rent for each development parcel as it is ready for development, the Port will maximize its rental revenue. The Port Commission shall determine fair market rent based on a fair market appraisal of each development parcel as each lease is entered into.

(e) Furthermore, the People of the City and County of San Francisco hereby declare that it is the official policy of the City that (i) public programs for the funding of affordable housing shall be available to meet Mission Rock's 33% affordable housing requirement, specifically including use of Jobs-Housing Linkage Fees collected within Mission Rock, (ii) one or more Mello-Roos Community Facilities Districts or Infrastructure Financing Districts shall be created to provide funding for construction, operation, and maintenance of infrastructure, parks, and open space required for Mission Rock, (iii) nothing herein shall preclude use of the proceeds of general obligation bonds otherwise authorized to fund capital costs of parks and open space within the Mission Rock Site, (iv) other development fees generated by Mission Rock shall be directed to use on site where feasible, and (v) an amount equal to the incremental parking taxes collected by the City from parking operations within the Mission Rock Site above the amount of parking taxes currently generated on the Mission Rock Site should be appropriated annually in accordance with the Charter to transportation improvements in the area surrounding the Mission Rock Site, including the greater Mission Bay, Dogpatch, Potrero Hill and South Beach neighborhoods. Nothing in this Initiative authorizes any new or increased taxes.

(f) Furthermore, it is also the Policy of the People of the City and County of San Francisco that, after funding has been provided for construction, operation, and maintenance of infrastructure, parks, and open space required for Mission Rock, additional property tax increment generated from the Infrastructure Financing District created for Mission Rock shall, to the extent authorized by state law, be devoted to affordable housing, parks and open space, public transportation improvements, and infrastructure to protect from perils associated with climate change and sea level rise on Port property, with priority given to projects that provide increased public access and open space along the Embarcadero and the Blue Greenway.

(g) Furthermore, it is also the Policy of the People of the City and County of San Francisco that (i) in light of the cumulative growth and the destinations located in the area, Mission Rock and surrounding neighborhoods, including South Beach, Mission Bay, Potrero Hill and Dogpatch, require special attention in transportation planning with a goal of an efficient and sustainable transportation network serving this area, (ii) the City shall timely provide transit and transportation infrastructure and service needed for this area, and (iii) that such infrastructure and services should be determined on a coordinated basis, in consultation with a task force composed of area residents and major users in the area, including UCSF, the ballpark and other entertainment and event uses.

SECTION 7. Implementing Actions.

The People of the City and County of San Francisco encourage the City, the Port Commission and other public agencies with applicable jurisdiction to proceed to implement this Initiative, including, but not limited to, adopting land use controls for the Mission Rock Site consistent with the Policies set forth in Section

6 of this Initiative, and applicable state legislation, including SB 815, and subject to the thorough review process generally described in Section 4 of this Initiative. The People of the City acknowledge that the Mission Rock Site is held in trust for the People of the State of California pursuant to the Burton Act, and find that this Initiative is intended to implement the lease and development of the Mission Rock Site as contemplated by applicable state legislation, including SB 815, and declare that nothing herein shall be construed to subordinate statewide interests, concerns, or benefits to the inclination of local or municipal affairs.

As a result of the public process generally described in Section 4 above as well as other variables, including, for example and without limitation, market changes, economic feasibility, and state legislation, the final development plan for Mission Rock Site may differ from that identified herein, and changes may be necessary to the boundaries of the Mission Rock Site. The People of the City authorize applicable City agencies and encourage other public agencies with applicable jurisdiction to approve such final development plans and boundaries at the conclusion of the review process generally described in Section 4 above, so long as such plans are consistent with the requirements of the General Plan and Code amendments set forth in Section 5 of this Initiative and Policy set forth in paragraph (a) of Section 6 of this Initiative, and are generally consistent on balance with the remaining Policies set forth in Section 6 of this Initiative. Without limiting the generality of the foregoing, the Board of Supervisors and/or Port Commission, through the applicable process for the establishment of land use regulation for land under the jurisdiction of the Port, are authorized to (i) modify or establish height limits within the Mission Rock Height and Bulk District; provided that such height limits shall, in all events, be consistent with the requirements set forth in Section 5 of this Initiative, and (ii) establish design controls that will be applicable within the Mission Rock Height and Bulk District, which may include minor deviations from the provisions for measurement of height, provided that no such deviation shall depart from the purposes set forth in Section 251 of the Planning Code and in this Initiative.

SECTION 8. Interpretation.

This Initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. It is the intent of the voters that the provisions of this Initiative be liberally construed and implemented in a manner that facilitates the purposes set forth in this Initiative. The title of this Initiative and the captions preceding the sections of this Initiative are for convenience of reference only. Such title and captions shall not define or limit the scope or purpose of any provision of this Initiative. The use of the terms "including," "such as" or words of similar import when following any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific items or matters, whether or not language of non-limitation is used. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.

SECTION 9. Severability.

(a) If any provision of this Initiative, or part thereof, is for any reason held to be invalid or unconstitutional, the remaining provisions shall not be affected, but shall remain in full force and effect, and to this end the provisions of this Initiative are severable. The voters declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application. If for any reason the General Plan and Planning Code amendments approved under Section 5 hereof are held to be invalid or unconstitutional in a final, judicial decision, then this Initiative shall be deemed advisory in nature.

SECTION 10. Conflicting Ballot Measures.

In the event that this Initiative and another measure or measures relating or applying to height restrictions on and/or development of the Mission Rock Site shall appear on the same Citywide election ballot, the provisions of such other measures shall be deemed to be in conflict with this Initiative. In the event that this Initiative shall receive a greater number of affirmative votes, the provisions of this Initiative shall prevail in their entirety and each and every provision of the other measure or measures shall be null and void in their entirety. In the event that the other measure or measures shall receive a greater number of affirmative votes, the provisions of this Initiative shall take effect to the extent permitted by law.

SECTION 11. Effective Date.

In accordance with the provisions of Municipal Elections Code §380 and California Elections Code §9217, if a majority of the voters vote in favor of the Initiative, and regardless of whether or not the ballot question for the Initiative is determined to meet all requirements of Proposition B (Voter Approval for Waterfront Development Height Increases), the Initiative shall go into effect ten days after the official vote count is declared by the Board of Supervisors.

SECTION 12. Amendment.

Pursuant to Municipal Elections Code Section 390 and California Elections Code Section 9217 the provisions of this Initiative may only be amended by the voters of the City and County of San Francisco. Nothing herein shall preclude the City, including the Board of Supervisors and the Port Commission from taking actions consistent with the implementation of this Initiative as provided in Sections 5 and 7 of this Initiative.

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Exhibit A

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Current Zoning Map Sheet HT08

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DISCLAIMER: The City and County of San Francisco (CCSF) does not guarantee the accuracy, reliability, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranties or representations of fitness for a particular purpose, and assumes no responsibility for any use of the information.

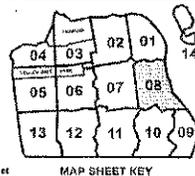
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HEIGHT AND BULK DISTRICTS

- OS** "Open Space" District
- "Numbers" are Height Limits in feet. See Planning Code Section 250 and following.
- "Letters" refer to Bulk Limits. See Planning Code Section 270.
- 00-Z-14** "Suffix Numbers" identify districts in which special regulations apply. See Planning Code Sections 265 and following.



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THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 156 AND 158 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO BUSINESS CODE. ZONING USE DISTRICTS ARE ESTABLISHED BY SECTIONS 401, 102, 103 AND 104 OF THE PLANNING CODE. SLD INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH APRIL 2014.

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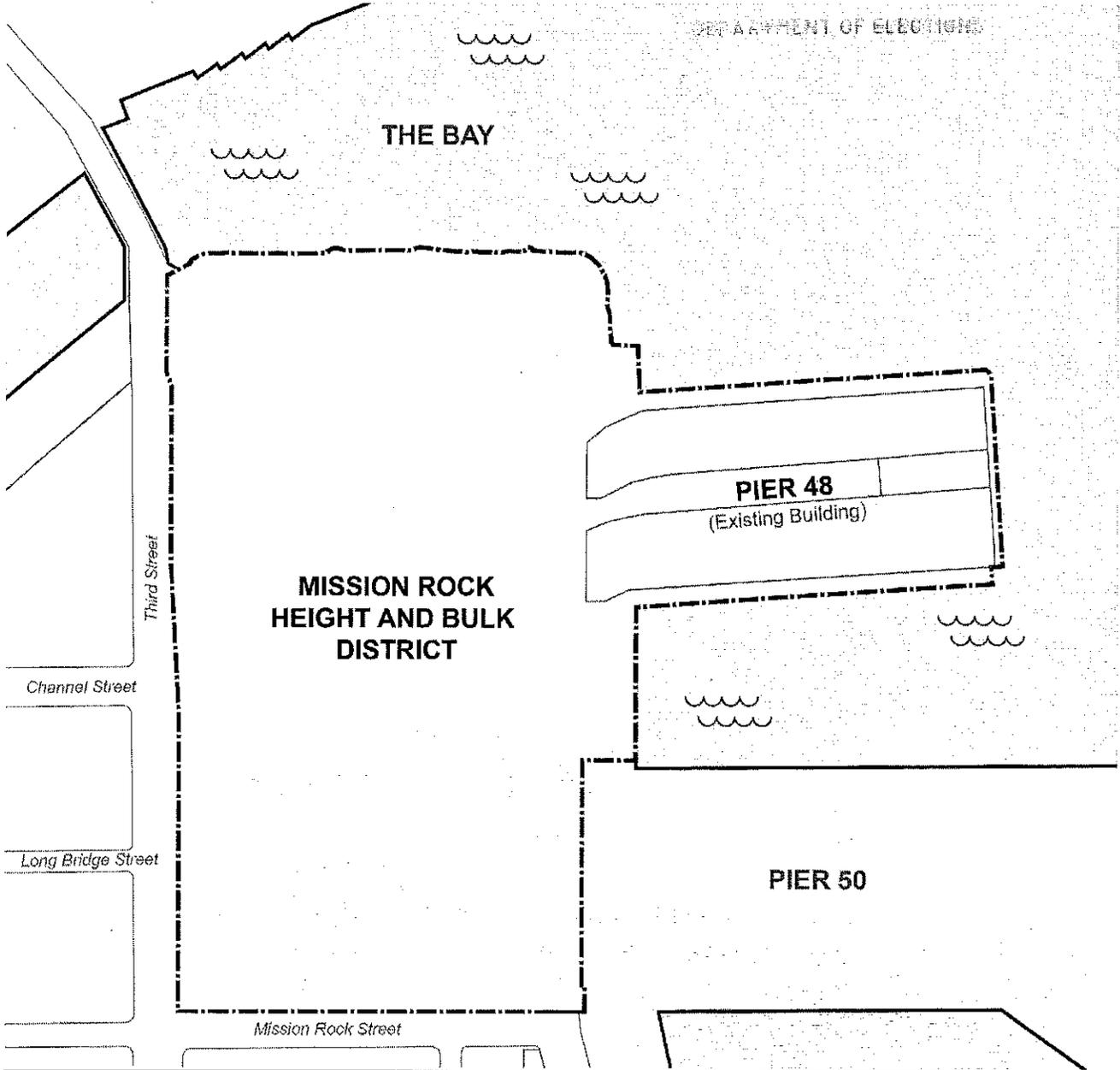
ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT



Boundaries of Mission Rock Site and Mission Rock Height and Bulk District

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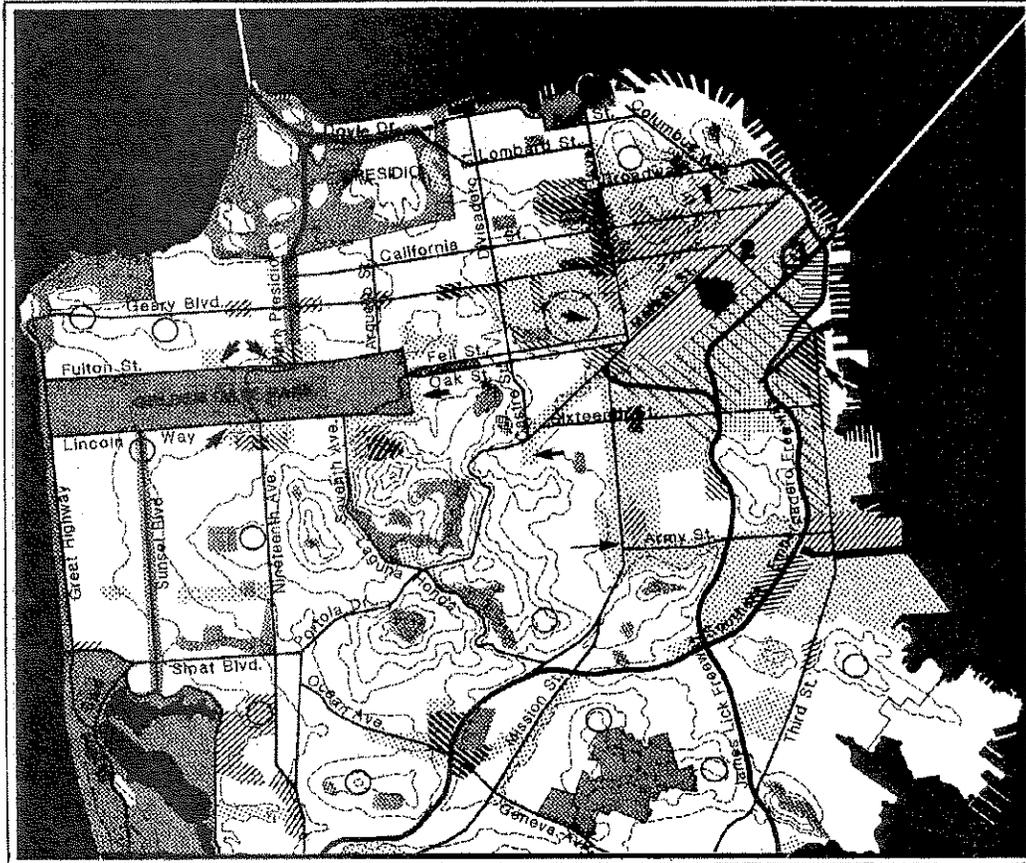
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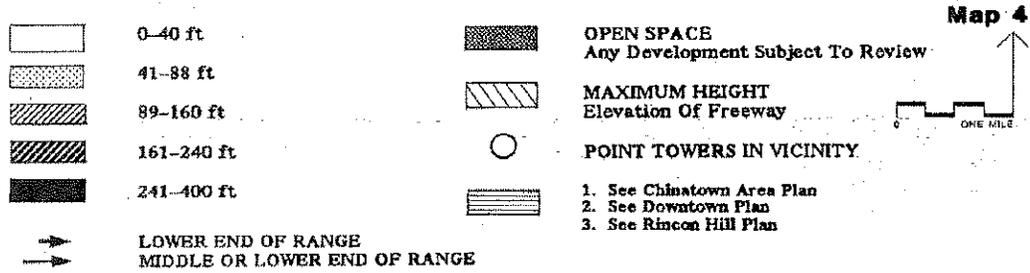
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 Current Map 4, Urban Design Guidelines for Height of Buildings
 Urban Design Element of the City's General Plan

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URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS

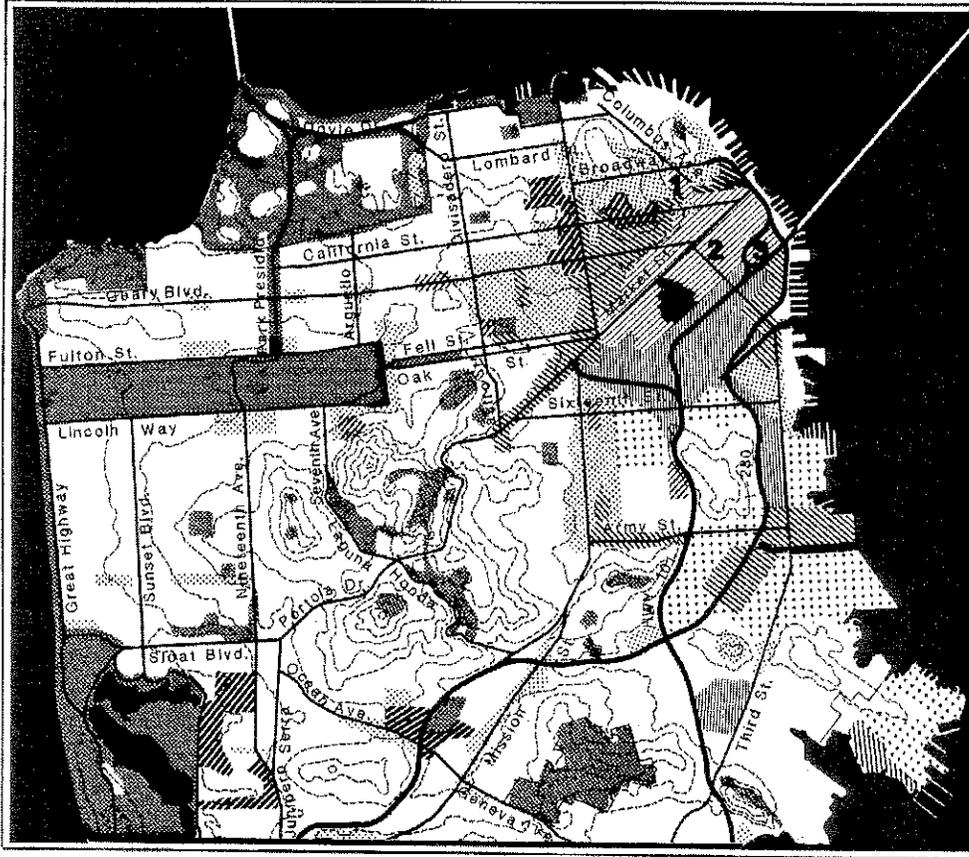


- MAP APPROVED BY THE BOARD OF SUPERVISORS**
 The notation below in italics represents a recent amendment to the General Plan that has been approved by the Board of Supervisors after this map was originally adopted. The change will be added to the map during the next map update.
- Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797(Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"
 - Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
 - Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
 - Add: "See Mission Bay Guidelines adopted by the Planning Commission"
 - Add reference under #2 to Transbay: "See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"
 - Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"
 - Add a boundary area around the Visitacion Valley Schlage Look area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Look Project"
 - Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

Current Map 5, Urban Design Guidelines for Bulk of Buildings

Urban Design Element of the City's General Plan - 5 PM 3:20

DEPARTMENT OF ELECTRONICS



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS

	<p>Guidelines Apply Above Height Of</p> <p>40 ft</p> <p>80 ft</p> <p>40 ft*</p> <p>40 ft</p> <p>60 ft</p> <p>150 ft</p>	<p>Guidelines For Maximum Plan Dimension</p> <p>110 ft</p> <p>110 ft</p> <p>110 ft*</p> <p>250 ft</p> <p>250 ft</p> <p>250 ft</p>	<p>Guideline For Maximum Diagonal Plan Dimension</p> <p>125 ft</p> <p>125 ft</p> <p>140 ft*</p> <p>300 ft</p> <p>300 ft</p> <p>300 ft</p>	<p>Map 5</p>
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Bulk Regulated By Height Controls

OPEN SPACE: Any Development Subject To Review

1. See Chinatown Area Plan
2. See Downtown Plan
3. See Rincon Hill Plan

*** Also Applies To Point Towers Where Designated in Urban Design Guidelines For Height Of Buildings.**

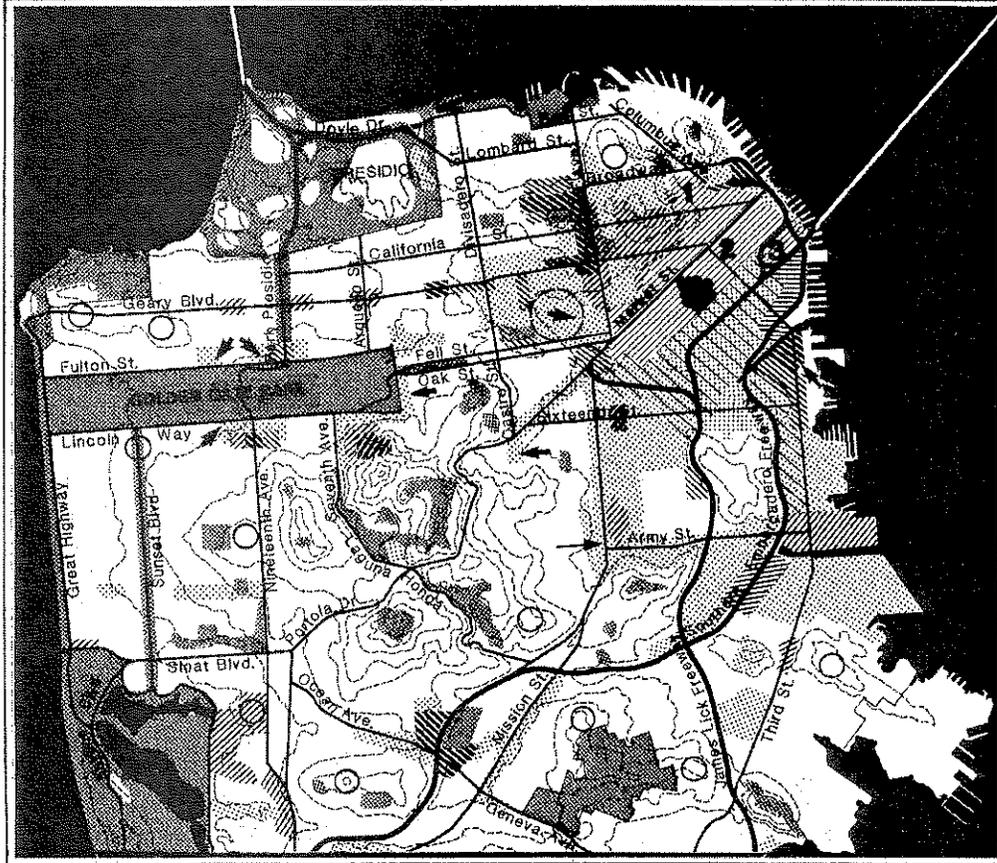
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- Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"
- Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan
- Delete shadings, add + at A23796 (lots 1&2), 3797 (lot 7) and part of 3890; and add: "See Mission Bay North and South Redevelopment Plans"
- Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"
- Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"
- Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"
- Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"
- Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

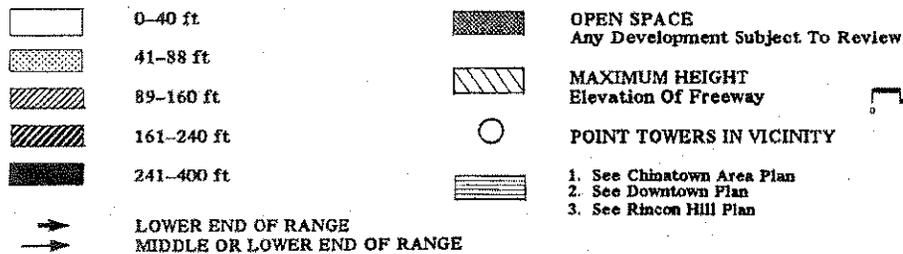
Exhibit E-1

Amended Map 4, Urban Design Guidelines for Height of Buildings
 Urban Design Element of the City's General Plan

SAN FRANCISCO
 FILED
 2015 MAY - 5 PM 3:20
 DEPARTMENT OF ELECTIONS



URBAN DESIGN GUIDELINES FOR HEIGHT OF BUILDINGS



Map 4

MAP APPROVED BY THE BOARD OF SUPERVISORS
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→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3796 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place an asterisk on the parcels with a reference on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

→ Add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add reference under #2 to "Transbay;" See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan"

→ Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

→ Add a boundary area around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project"

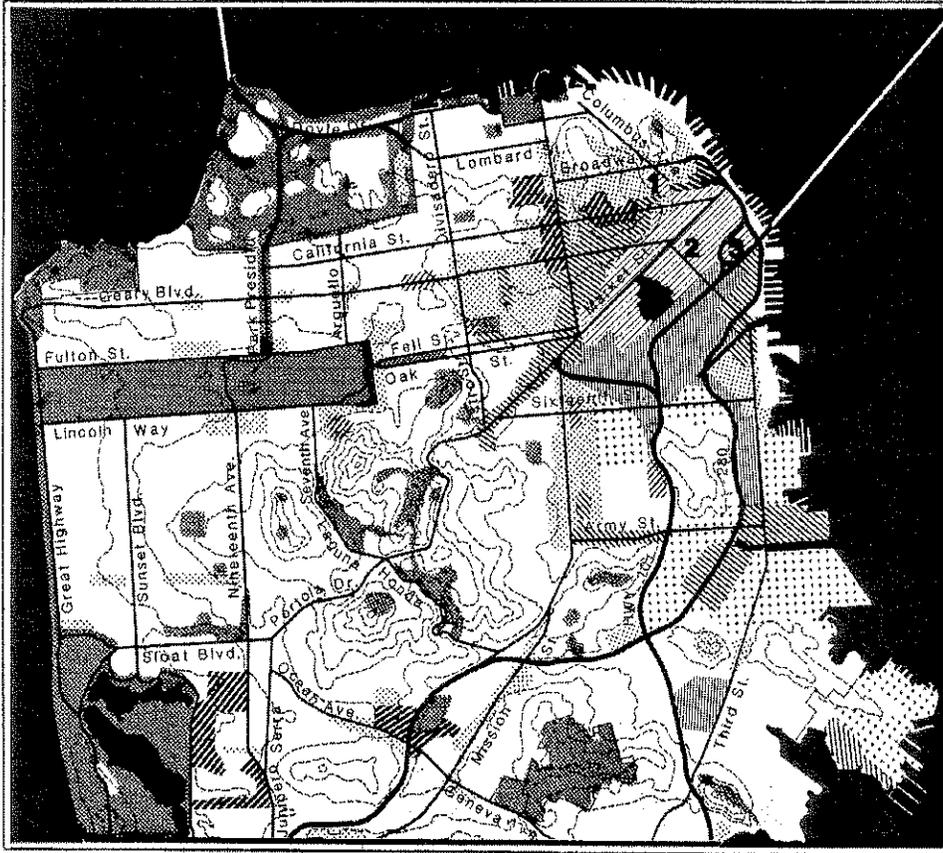
→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

↗ Add a boundary area around the Mission Rock Height and Bulk district with a line that leads to a reference that states, "See height limits established pursuant to the Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative."

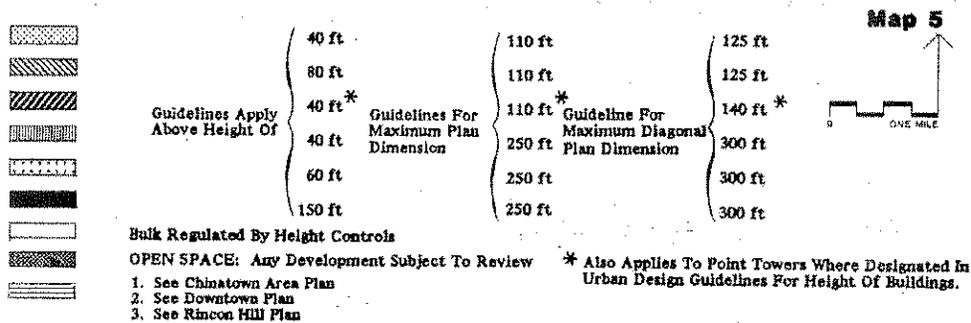
Amended Map 5, Urban Design Guidelines for Bulk of Buildings

Urban Design Element of the City's General Plan MAY -5 PM 3: 20

DEPARTMENT OF ELECTIONS



URBAN DESIGN GUIDELINES FOR BULK OF BUILDINGS



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→ Delete the shaded areas within the Mission Bay area and add a boundary around the Mission Bay area with a line that leads to a reference that states "See Mission Bay North and Mission Bay South Redevelopment Plans." For Assessor's Blocks 3798 (Lots 1 and 2), 3797 (Lot 1), and a portion of 3880, place a "1" (cross shape) on the parcels with a similar "1" on the bottom of the page that states "See the Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Hunters Point Shipyard area with a line that leads to a reference that states "See Hunters Point Redevelopment Plan and Hunters Point Shipyard Area Plan"

→ Add reference under #2 to Transbay: See Downtown Plan and Transbay Redevelopment Development Controls and Design for Development Plan

→ Delete shadings, add + at A83798 (lots 1&2), 3797 (lot 7) and part of 3880; and add: "See Mission Bay North and South Redevelopment Plans"

→ Add a boundary area around Candlestick Point with a line that leads to a reference that states "See Candlestick Point SubArea Plan and Bayview Hunters Point Redevelopment Plan"

→ Add + under "Also Applies..." and add: "See Mission Bay Guidelines adopted by the Planning Commission"

→ Add a boundary area around the Balboa Park Station plan area with a line that leads to a reference that states "See the Balboa Park Station Area Plan"

→ Add a boundary area around the Visitacion Valley Schlegel Look area with a line that leads to a reference that states "See Redevelopment Plan for the Visitacion Valley Schlegel Look Project"

→ Add a boundary area around Executive Park with a line that leads to a reference that states "See Executive Park SubArea Plan"

→ Add a boundary area around the Mission Rock Height and Bulk District with a line that leads to a reference that states, "See design controls established pursuant to the Mission Rock Affordable Housing, Parks, Jobs and Historic Preservation Initiative."