

Ballot Simplification Committee - DRAFT for Consideration on Tuesday, February 25, 2014

Voter Approval for Waterfront Height Increases *(working title only, subject to change)*

The Way It Is Now:

The City and County of San Francisco, through its Port Commission, owns and controls about 7-1/2 miles of the waterfront along the San Francisco Bay. That property includes piers, land near the piers, and land on the west side of The Embarcadero roadway. The City acquired most of this waterfront property from the State of California and holds that property in trust for the benefit of the people of California. State law restricts the allowable uses of the trust property and requires that the property be managed for trust purposes.

In 1990 the City's voters adopted Proposition H, which required the City to prepare a comprehensive waterfront land use plan with maximum feasible public input. Consistent with Proposition H and public trust requirements, the Port Commission adopted a comprehensive land use plan that governs acceptable waterfront uses.

The City's zoning laws regulate development on that property, including the maximum allowed height. Changes in existing height limits generally require approval of the Planning Commission and Board of Supervisors.

The Proposal:

This measure would prevent any City agency or officer from permitting development on the waterfront to exceed the height limits in effect as of January 1, 2014, unless the City's voters have approved a height limit increase. The measure defines "waterfront" as property that the State transferred to the City to be placed under the control of the Port Commission, as well as any other property that the Port Commission owns or controls as of January 1, 2014 or later acquires. This measure also would require that the ballot question on a measure to increase height limits on the waterfront specify both the existing and proposed height limits.

A "YES" Vote Means: If you vote "yes," you want to prevent the City from permitting development on the waterfront to exceed the height limits in effect as of January 1, 2014, unless the City's voters have approved the height limit increase.

A "NO" Vote Means: If you vote "no," you do not want to make this change.

word count: 346 [suggested word limit: 300]