

NOTE: This version of the Voter Information Pamphlet does not include your sample ballot, because different versions of the sample ballot apply throughout San Francisco. Your sample ballot can be accessed, along with the address of your polling place, at the address below:

sfelections.org/pollsite

Also, the pages in this online version of the pamphlet are arranged in a different order from the printed version. For this reason, we are unable to provide a Table of Contents. To find specific information, please refer to the bookmarks on the left side of this file.

Voter Information Pamphlet & Sample Ballot

Be A Voter

Tuesday, November 5, 2013

from 7 a.m. to 8 p.m.

LOCATIONS OF POLLING
PLACES OFTEN CHANGE!
PLEASE CHECK THE
BACK COVER OF THIS
PAMPHLET FOR YOUR
POLLING PLACE ADDRESS.

請查看封底，以了解您的投票站地址以及郵寄投票申請表。許多投票站地點已經有改動！

重要：如果您已經申請中文版的選舉材料，不久您會收到中文版的《選民資料手冊》。中文版的《選民資料手冊》不包含選票樣本。請保留這份英文版的《選民資料手冊》，以便參閱其中的選票樣本。如果要索取本手冊的中文版或需要其他協助，請致電(415) 554-4367。

Consulte la contraportada para averiguar la dirección de su lugar de votación y encontrar una solicitud de voto por correo. ¡Muchos lugares de votación han cambiado!

IMPORTANTE: Si usted ha solicitado materiales electorales en español, pronto se le enviará un Folleto de Información para los Electores por correo. El folleto en español no contiene la muestra de la boleta. **Guarde este folleto en inglés** para consultar la muestra de su boleta. Para solicitar una copia del folleto en español o recibir algún otro tipo de asistencia, por favor llame al (415) 554-4366.

Published by:
Department of Elections
City and County of San Francisco
sfelections.org



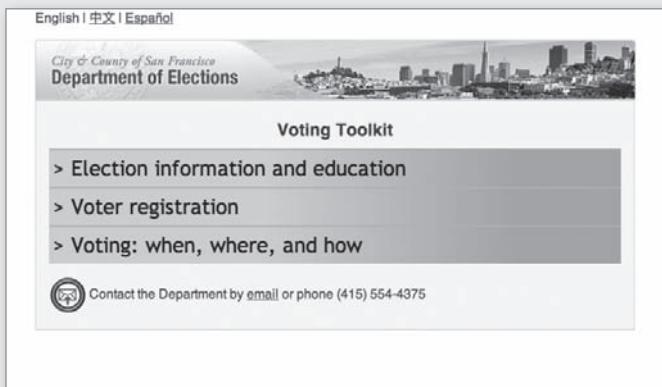
To visit
sfelections.org,
scan this QR code:



Important Dates and Deadlines

First day of early voting at City Hall	Monday, October 7
Deadline to register to vote	Monday, October 21
Deadline to notify the Department of Elections of an address change	Monday, October 21
First weekend of early voting at City Hall	Saturday and Sunday, October 26–27
Deadline for the Department of Elections to receive a request for a vote-by-mail ballot	Tuesday, October 29, 5 p.m.
Last weekend of early voting at City Hall	Saturday and Sunday, November 2–3
Deadline for new citizens naturalized after October 21 to register and vote	Tuesday, November 5, 8 p.m.
Election Day voting hours (all polling places and City Hall)	Tuesday, November 5, 7 a.m. to 8 p.m.

Visit sfelections.org/toolkit to:



- ★ Check your voter registration status, including party affiliation
- ★ Download a voter registration form
- ★ Learn more about ranked-choice voting
- ★ Request a vote-by-mail ballot
- ★ Confirm that your vote-by-mail ballot was mailed or received
- ★ Look up your polling place location
- ★ View your sample ballot

Contact the Department of Elections

Email: use the email form at sfelections.org/sfvote

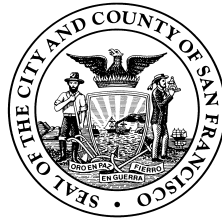
English: (415) 554-4375 中文電話協助: (415) 554-4367

Español: (415) 554-4366 TTY: (415) 554-4386

Office hours are Mondays through Fridays (except holidays) from 8 a.m. until 5 p.m.



DEPARTMENT OF ELECTIONS
City and County of San Francisco
sfelections.org



JOHN ARNTZ
Director

Dear San Francisco Voter:

August 27, 2013

For this election, all voters will receive a ballot card that includes the contests for Assessor-Recorder, City Attorney, and Treasurer on the front of the card and the local ballot measures on the back. Voters who live in Supervisorial District 4 will receive an additional ballot card with the contest for the Board of Supervisors.

For Assessor-Recorder, City Attorney, and Treasurer, only one candidate for each office filed before the deadline to appear on the ballot. Two candidates filed to appear on the ballot for District 4 Supervisor. There may be other people who file to be write-in candidates. Their names are not printed on the ballot but appear on the Certified List of Qualified Write-in Candidates, available at *sfelections.org* beginning October 23 and at polling places on Election Day.

San Francisco uses ranked-choice voting to elect most local offices. With ranked-choice voting, the names of all of the candidates are listed in three repeating columns on the ballot. This allows voters to rank first-, second-, and third-choice candidates for the same office. To rank fewer than three candidates, or if there are fewer than three candidates for an office, leave any remaining columns blank.

Below is more information that might be helpful for this election:

➤ **Check both sides of each ballot card for contests.**

➤ For ranked-choice voting contests, mark **only one** candidate in each column.

➤ Early voting is available at City Hall beginning on Monday, October 7:

- Weekdays: 8 a.m. until 5 p.m. (except the October 14 holiday)
- Weekends: October 26–27 and November 2–3, 10 a.m. through 4 p.m. (enter City Hall from Grove Street)

➤ Election Day voting begins at 7 a.m. on Tuesday, November 5, at all San Francisco polling places, including at the voting station located in City Hall. Polls close at 8 p.m.

➤ **New! Curbside Ballot Drop-off Stations at City Hall**

Beginning the weekend before the election, you can walk, drive, or pedal to City Hall to drop off your ballot. Once you've marked your ballot, bring it in your signed and sealed envelope to special Curbside Drop-off Stations outside every City Hall entrance. Drop your envelope in the secure box and get your "I Voted" sticker from the Elections staff.

- Saturday-Sunday, November 2–3, 10 a.m. to 4 p.m.
- Monday, November 4, 8 a.m. to 5 p.m.
- Election Day, Tuesday, November 5, 7 a.m. to 8 p.m.

For more information, visit *sfelections.org*, or, for mobile devices, *sfelections.org/m*:



Respectfully,
 John Arntz, Director



Purpose of the Voter Information Pamphlet

Before each election, the Department of Elections prepares the Voter Information Pamphlet, which is mailed to every registered voter as required by law. The pamphlet provides voters with information about local candidates and ballot measures, as well as how, when and where to vote.

In this pamphlet, you will find:

- your sample ballot,
- candidates' statements of their qualifications for office,
- information about the duties and compensation of the local elective offices sought by those candidates,

- information about each local ballot measure, including:
 - an impartial summary of the measure, prepared by San Francisco's Ballot Simplification Committee,
 - a financial analysis, prepared by San Francisco's Controller,
 - an explanation of how it qualified for the ballot,
 - arguments supporting and opposing the measure, and
 - the legal text of the measure.

You may bring this pamphlet with you to your polling place. In addition, every precinct is supplied with a copy. Please ask a poll worker if you would like to see it.



GO GREEN!

To stop receiving this paper pamphlet in the future, see page 130.

The Ballot Simplification Committee

The Ballot Simplification Committee works in public meetings to prepare an impartial summary of each local ballot measure in simple language. The Committee also writes or reviews other information in this pamphlet, including the glossary of "Words You Need to Know" and the "Frequently Asked Questions" (FAQs). The Committee members have backgrounds in journalism, education and written communication, and they volunteer their time to prepare these informational materials for voters.

The Committee members are:

Betty Packard, *Chair*
Nominated by
the Northern California Broadcasters Association

June Fraps
Nominated by
the National Academy of Television Arts and Sciences

Ann Jorgensen
Nominated by
the San Francisco Unified School District

Adele Fasick
Nominated by
the League of Women Voters

Christine Unruh
Nominated by
the Pacific Media Workers Guild

Joshua White, *ex officio*
Deputy City Attorney



Always Confirm the Location of Your Polling Place

**Many polling places have changed for the upcoming election!
Check the back cover of this pamphlet for your polling place address.**

For this election, there will be polling place consolidations, which will combine two neighboring precincts, providing a single shared polling place for both. As a result, many voters have a new polling place location for this election.

On the back cover, you will find:

- **Your polling place address.** Please make a note of it. If you request a vote-by-mail ballot, you may turn in your voted ballot at your polling place on Election Day.
- **Your precinct number.**
- An indication of whether your polling place is **accessible for people with disabilities.**
- A **physical description** of your polling place entryway, such as slope or ramped access.

Your polling place address is also available at sfelections.org/toolkit.

If your polling place is not functionally accessible, visit the above website or call (415) 554-4551 prior to Election Day to find the nearest accessible polling place within your district. For accessible polling place information on Election Day, call (415) 554-4375.

Some Precincts Do Not Have a Polling Place

Voting precincts with fewer than 250 registered voters are designated “Mail Ballot Precincts.” An official ballot and postage-paid return envelope will be mailed automatically to all voters in those precincts approximately four weeks before every election.

For voters in those precincts who would prefer to drop off their ballot at a polling place, the addresses of the two polling places nearest to their precinct are provided with the ballot.

Late Polling Place Changes

If a polling place becomes unavailable after the Voter Information Pamphlet is mailed, the Department of Elections notifies affected voters with:

- **“Change of Polling Place” Notification Cards** mailed to all registered voters in the precinct.
- **“Change of Polling Place” Signs** posted at the previous location. For any voters who are unaware of the polling place change, the Department of Elections posts “Change of Polling Place” signs at the address of the old location on Election Day. Voters may take a copy of the new polling place address from a pad attached to the sign.

Be A Voter

**For more election information, visit
sfelections.org/toolkit**



Ranked-Choice Voting

Ranked-choice voting was passed by San Francisco voters as an amendment to the City Charter in March 2002 (Proposition A).

Ranked-choice voting allows voters to rank up to three candidates for the same office. San Francisco voters use ranked-choice voting to elect the Mayor, Sheriff, District Attorney, City Attorney, Treasurer, Assessor-Recorder, Public Defender, and Members of the Board of Supervisors.

How Ranked-Choice Voting Works

Initially, everyone's vote counts for his or her first-choice candidate. If a candidate has the majority—more than half—of these votes, that candidate wins.

- If no candidate has the majority of votes, the candidate in last place is eliminated. Votes for the eliminated candidate transfer to the next-choice candidates marked on those ballots.
- If one candidate has the majority after these votes are transferred, that candidate wins.
- If there is still no candidate with the majority of votes, the process of eliminating candidates and transferring votes continues until one candidate has the majority.



Learn About Ranked-Choice Voting for This Election

San Francisco law requires that most local offices be elected using ranked-choice voting. For this election, all contests on the ballot are determined through ranked-choice voting.

Why do some contests have only one candidate?

For Assessor-Recorder, City Attorney, and Treasurer, only one candidate for each office filed before the deadline to appear on the ballot. Two candidates filed to appear on the ballot for District 4 Supervisor. There may be other people who file to be write-in candidates. Their names are not printed on the ballot but appear on the Certified List of Qualified Write-in Candidates, available at sfelections.org beginning October 23 and at polling places on Election Day.

Why are candidates listed three times?

With San Francisco's ranked-choice voting, the names of all candidates are listed in three repeating columns on the ballot. This allows voters to rank first-, second-, and third-choice candidates for the same office.

How do I mark my ballot when there are fewer than three candidates?

To rank fewer than three candidates, or if there are fewer than three candidates for an office, mark your choice(s) and leave any remaining columns blank.



Voting Early at City Hall

All San Francisco voters may vote on or before Election Day at City Hall, Room 48:

- Monday through Friday, October 7–November 4 (except October 14), 8 a.m. to 5 p.m.
- Saturday and Sunday, October 26–27 and November 2–3, 10 a.m. to 4 p.m. (enter on Grove Street)
- Election Day, Tuesday, November 5, 7 a.m. to 8 p.m.

Voting by Mail

Requesting to Vote by Mail

Any voter may request a vote-by-mail ballot. You can request to vote by mail for the upcoming election only or request to become a permanent vote-by-mail voter. If you become a permanent vote-by-mail voter the Department of Elections will mail you a ballot automatically for every election.

Either way, in order to vote by mail in the November 5, 2013 election, the Department of Elections must receive your request before 5 p.m. on October 29, 2013.

To Vote by Mail for This Election Only

Complete and submit a vote-by-mail request form found:

- On the back cover of this pamphlet
- At sfelections.org/toolkit
 - Click on “Voting: when, where, and how”
 - Click on “Apply online to vote by mail for this election only”
- At the Department of Elections, City Hall, Room 48
- By calling (415) 554-4375

To Vote by Mail Permanently

Requests for permanent vote-by-mail status must include your signature. These requests cannot be made online.

Complete, sign, and submit the vote-by-mail request form found:

- On the back cover of this pamphlet—check the appropriate box
- At sfelections.org/toolkit
 - Click on “Voting: when, where, and how”
 - Click on “Download request to vote by mail for all elections”
- At the Department of Elections, City Hall, Room 48
- By calling (415) 554-4375

Mail your request to the Department of Elections or fax it to (415) 554-4372. All requests must include your signature.

You may also request to vote by mail by sending a written request to the Department of Elections. Remember to include your home address, the address where you want your ballot mailed, your birth date, your name, and your signature.

To find out if you are already registered as a permanent vote-by-mail voter, check the back cover of this pamphlet to see if “PERM” is printed on the vote-by-mail application, use the Voter Registration Status Lookup Tool at sfelections.org/toolkit, or call (415) 554-4375. If you do not vote in four consecutive statewide general elections, you will no longer be a permanent vote-by-mail voter. However, you do remain on the voter roll until the Department of Elections is notified that you no longer live at the address where you are registered. To regain your permanent vote-by-mail status, apply again.



Receiving Your Vote-by-Mail Ballot

Ballots will be mailed starting October 7. To check when your ballot was mailed or received by the Department of Elections, go to [sfelections.org/toolkit](https://www.sfelections.org/toolkit) or call (415) 554-4375.

If you have not received your ballot by October 21, please call.

When you receive your vote-by-mail ballot, carefully read and follow the instructions provided with it.

Returning Your Vote-by-Mail Ballot

Once you have completed marking your choices:

- Remove the stub from the top of each ballot card
- Place all ballot cards inside the return envelope
- Seal the return envelope
- Print your name and address in the space provided on the return envelope
- Sign your name in the space provided on the return envelope

You have three options for returning your ballot in the return envelope:

- Mail your ballot, in the return envelope, so that it is received by the Department of Elections on or before Tuesday, November 5 at 8 p.m. PST. Postmarks do not count!
- Drop off your ballot at any San Francisco polling place on Election Day before 8 p.m. PST.
- **NEW!** Drop off your ballot with Elections Officials stationed at City Hall entrances:
 - Saturday and Sunday, November 2–3, 10 a.m. to 4 p.m.
 - Monday, November 4, 8 a.m. to 5 p.m.
 - Election Day, Tuesday, November 5, 7 a.m. to 8 p.m.



NEW!

Curbside Ballot Drop-off Stations at City Hall

Beginning the weekend before the election, you can walk, drive, or pedal to City Hall to drop off your ballot.

Once you've marked your ballot, bring it in your signed and sealed envelope to special Curbside Drop-off Stations outside every City Hall entrance. Drop your envelope in the secure box and get your "I Voted" sticker from the Elections staff.

Saturday, November 2
open 10 a.m. to 4 p.m.

Sunday, November 3
open 10 a.m. to 4 p.m.

Monday, November 4
open 8 a.m. to 5 p.m.

Election Day, Tuesday, November 5
open 7 a.m. to 8 p.m.



Voting at Your Polling Place on Election Day

Your name is listed in the Roster of Voters at the precinct where you live and are registered to vote. See the back cover for the address of the polling place for your precinct, or look it up at sfelections.org/toolkit.

Getting a Ballot

- Arrive at your polling place between 7 a.m. and 8 p.m. on Election Day
- Tell the poll worker your name and address
- A poll worker will confirm your name and address and find your name in the Roster of Voters
- Sign next to your name
- A poll worker will give you a secrecy folder, paper ballot cards, receipt stubs from the ballot, and a pen (unless you request to vote a touchscreen or audio ballot)
- A sign on the Election Table shows you the number of cards you will receive

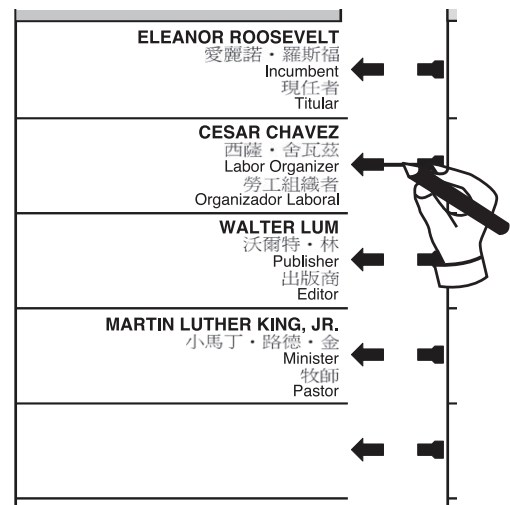
Marking Your Ballot

- Go to an empty voting booth
- You may use your Sample Ballot or other notes when marking your ballot
- You may have up to two people, including poll workers, assist you in marking your ballot
- Complete the arrow pointing to your choice for each contest, as shown in picture ①
- The ballot may be printed on both sides of the page—be sure to read both sides

Preventing an Overvote

- The number of candidates you may select for each contest is printed above the list of candidate names
- If you mark more than the allowed number of candidates, your vote for that contest cannot be counted

① How to mark your choice:



Voting for a Write-in Candidate

- Only votes for qualified write-in candidates can be counted. Ask a poll worker for the list of qualified write-in candidates, or find it at sfelections.org
- To vote for a qualified write-in candidate, write the person's name in the space at the end of the candidate list and complete the arrow, as shown in picture ②

Correcting a Mistake

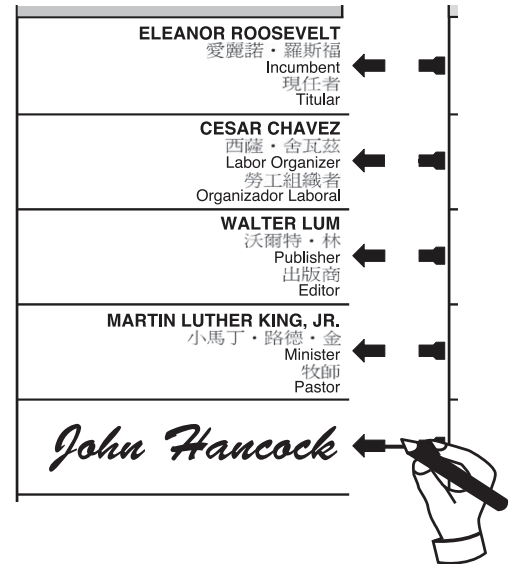
- If you make a mistake on your ballot, ask a poll worker for a replacement
- You may replace up to two complete sets of ballot cards

Casting Your Vote

- Once you have marked all of your ballot cards, place them inside the secrecy sleeve, and go to the voting machine
- Insert your ballot, one card at a time, into the slot in the front of the voting machine
- The voting machine counts the votes as the ballot is inserted and then deposits the ballot in a locked compartment under the machine
- Return the secrecy folder and pen and receive your "I Voted" sticker before leaving the polling place

②

How to vote for a qualified write-in candidate:





Accessible Voting and Services for Voters with Disabilities

Accessible Formats of the Voter Information Pamphlet:

The Department of Elections offers the Voter Information Pamphlet in audiocassette, audio CD and large-print formats. It is also available on our website in a format that can be used with a screen reader and in MP3 format. To request a copy of this pamphlet in an accessible format, go to sfelections.org or call (415) 554-4375.

Audio copies of the Voter Information Pamphlet are also available from the San Francisco Library for the Blind and Print Disabled at 100 Larkin Street, or call (415) 557-4253.

Voting by Mail: Prior to each election, vote-by-mail voters are mailed an official ballot with a postage-paid return envelope. Any voter may request to vote by mail in any election. Find a Vote-by-Mail Application on the back cover of this pamphlet or online at sfelections.org/toolkit. For more information, see page 6.

Early Voting in City Hall: Beginning 29 days prior to each election, any voter may vote at the Department of Elections on the ground floor of City Hall. City Hall is accessible from any of its four entrances. The polling place at City Hall has all of the assistance tools provided at polling places on Election Day. For more information, see page 6.

Access to the Polling Place: A “YES” or “NO” printed below the accessibility symbol on the back cover of this pamphlet indicates whether your polling place entrance and voting area are functionally accessible. If your polling place is not accessible and you would like the location of the nearest accessible polling place within your district, please go to sfelections.org/toolkit or call (415) 554-4375.

Accessible Voting Machine: Voters have the option to use an accessible voting machine, available at every polling place. This machine allows voters with sight or mobility impairments or other specific needs to vote independently and privately. Voters may vote using a touchscreen or audio ballot. The machine will provide visual or audio instructions, including an indication of whether a contest uses ranked-choice voting. For ranked-choice voting contests, the machine presents one list of all candidates, from which voters may select up to three candidates in order of preference. After each selection, there will be a visual or audio confirmation of the candidate’s ranking. In accordance with Secretary of State requirements, votes from the accessible voting machine will be transferred onto paper ballots, which will



be tallied at City Hall after Election Day. If you would like to use the accessible voting machine, please tell a poll worker the mode you prefer:

Touchscreen Ballot: Voters may make ballot selections using a touchscreen and review their selections on a paper record before casting their vote. Large-print text is provided on the screen, and voters can further increase text size.

Audio Ballot and Handheld Keypad: For audio voting, the accessible voting machine is equipped with headphones and a Braille-embossed handheld keypad with keys coded by color and shape. The voting machine provides audio instructions to guide you through the ballot. Use the keypad to move through the ballot and make selections.

The machine has a feature for voters to connect a personal assistive device such as a sip/puff device. The Department of Elections can also provide multi-user sip/puff switches or headpointers at the polling place in City Hall, or dispatch them to a polling place for Election Day. To request that one of these devices be sent to your polling place, please go to selections.org or call (415) 554-4375, preferably 72 hours prior to Election Day to help ensure availability and assist in scheduling.

Other Forms of Assistance at the Polling Place:

Personal Assistance: A voter may bring up to two people, including poll workers, into the voting booth for assistance in marking his or her ballot.

Curbside Voting: If a voter is unable to enter a polling place, poll workers can bring voting materials to the voter outside the polling place.

Reading Tools: Every polling place has large-print instructions on how to mark a ballot and optical sheets to magnify the print on the paper ballot. The accessible voting machine provides large-print text on the screen, and voters can further increase text size.

Seated Voting: Every polling place has at least one voting booth that allows voting while seated.

Voting Tools: Every polling place has two easy-grip pens for signing the roster and marking the ballot.

TTY (Teletypewriter Device): To reach the Department of Elections via TTY, call (415) 554-4386.



Multilingual Voter Services

多種語言選民服務

Servicios multilingües para los electores

In compliance with federal law and local ordinance, the Department of Elections provides services to voters and official election materials in Chinese and Spanish, in addition to English. Multilingual voter services include:

- Voter information in English, Chinese and Spanish at: sfelections.org/toolkit.
- Translated election materials: ballots, voter registration forms, voter notices, vote-by-mail ballot applications and instructions, and Voter Information Pamphlets.
- Instructional signs in English, Chinese and Spanish at all polling places on Election Day.
- Chinese and Spanish bilingual poll worker assistance at designated polling places on Election Day.
- Telephone assistance in English, Chinese and Spanish, available Monday through Friday, 8 a.m. to 5 p.m., and from 7 a.m. to 8 p.m. on Election Day.
 - English: (415) 554-4375
 - Chinese: (415) 554-4367
 - Spanish: (415) 554-4366

中文選民服務

依照聯邦法律和地方法令，選務處提供選民中文服務和官方選舉資料。中文服務包括：

- 在選務處網站 sfelections.org/toolkit_ch 提供中文選舉資料。
- 已翻譯的選舉資料：選票、「選民登記表」、選舉預告、「郵寄投票申請表」和指南以及《選民資料手冊》。
- 於選舉日在每個投票站提供中文的說明標牌。
- 於選舉日在指定的投票站有雙語工作人員提供中文語言協助。
- 於星期一至星期五的上午8時至下午5時及選舉日上午7時正至晚上8時正提供的中文電話協助：(415) 554-4367。

中文版的《選民資料手冊》

除了英文版《選民資料手冊》之外，選務處還提供中文版的《選民資料手冊》。如果您想要選務處郵寄給您一本中文版的《選民資料手冊》，請致電：(415) 554-4367。

Asistencia en español para los electores

Conforme a la ley federal y el reglamento municipal, el Departamento de Elecciones proporciona materiales electorales y asistencia en español para los electores. Los servicios en español incluyen:

- Información electoral en español en nuestro sitio web: sfelections.org/toolkit_sp.
- Materiales electorales traducidos: la boleta electoral, el formulario de inscripción para votar, avisos a los electores, solicitudes e instrucciones para votar por correo y el Folleto de Información para los Electores.
- Rótulos con instrucciones en español en los lugares de votación el Día de las Elecciones.
- Trabajadores electorales bilingües en ciertos lugares de votación el Día de las Elecciones.
- Asistencia telefónica en español disponible de lunes a viernes de 8 a.m. a 5 p.m. y el Día de las Elecciones de 7 a.m. a 8 p.m. llamando al (415) 554-4366.

El Folleto de Información para los Electores en español

Además del Folleto de Información para los Electores en inglés, el Departamento de Elecciones provee un Folleto de Información para los Electores en español a los electores que lo soliciten. Si quiere recibir un Folleto de Información para los Electores en español, por favor llame al (415) 554-4366.

Frequently Asked Questions (FAQs)

by the Ballot Simplification Committee

Q: Who can vote?

A: U.S. citizens, 18 years or older, who are registered to vote in San Francisco on or before the registration deadline.

Q: What is the deadline to register to vote or to update my registration information?

A: The registration deadline is October 21, fifteen days prior to Election Day.

Q: When and where can I vote on Election Day?

A: You may vote at your polling place or at the Department of Elections on Election Day from 7 a.m. to 8 p.m. Your polling place address is shown on the back cover of your Voter Information Pamphlet. You can also find it at sfelections.org/toolkit or call (415) 554-4375. The Department of Elections is located in City Hall, Room 48.

Q: Is there any way to vote before Election Day?

A: Yes. You have the following options:

- **Vote by mail.** Fill out and mail the Vote-by-Mail Application printed on the back cover of this pamphlet or complete one online at sfelections.org/toolkit. A vote-by-mail ballot will be sent to you. Your request must be **received** by the Department of Elections no later than 5 p.m. on October 29, or
- **Vote in person** at the Department of Elections in City Hall, Room 48, during early voting hours (see inside back cover for dates and times).

Q: If I don't use an application, can I get a vote-by-mail ballot some other way?

A: Yes. You can send a written request to the Department of Elections. This request **must** include: your printed home address, the address where you want the ballot mailed, your birth date, your printed name and your **signature**. Mail your request to the Department of Elections at the address on the back cover of this pamphlet or fax it to (415) 554-4372. Your request must be **received** no later than 5 p.m. on October 29.

Q: If I was convicted of a crime, can I still vote?

A: If you have been convicted of a crime, California law allows you to register and vote if:

- you were convicted of a misdemeanor (even if you are currently in county jail, on probation, or on supervised release for that misdemeanor),
- your sentence for a felony conviction is suspended,
- you are on federal or state probation for a felony conviction, or
- you have **completed** your felony sentence, including any period of parole, post-release community supervision, mandatory supervision, or supervised release for a felony conviction. In this case, you must complete and return a voter registration form to restore your right to vote. No other documentation is required.

If you are awaiting trial or are currently on trial, but have not been convicted, you may register and vote.

Q: My 18th birthday is after the registration deadline but on or before Election Day. Can I vote in this election?

A: Yes. You can register to vote on or before the registration deadline and vote in this election—even though you are not 18 when you register.

Q: I have just become a U.S. citizen. Can I vote in this election?

A: Yes.

- If you became a U.S. citizen on or before the registration deadline (October 21), you can vote in this election, but you must register by the deadline;
- If you became a U.S. citizen *after* the registration deadline but on or before Election Day, you may register **and** vote at the Department of Elections by the close of polls on Election Day with proof of citizenship.

Q: I have moved within San Francisco but have not updated my registration prior to the registration deadline. Can I vote in this election?

A: Yes. You have the following options:

- Come to the Department of Elections in City Hall, Room 48, on or before Election Day, complete a new voter registration form **and** vote at the Department of Elections; or
- Go to your new polling place on Election Day and cast a provisional ballot. You can look up the address of your new polling place by entering your new home address at sfelections.org/toolkit, or call (415) 554-4375.

Q: I am a U.S. citizen living outside the country. How can I vote?

A: You can register to vote and be sent a vote-by-mail ballot by completing the Federal Post Card Application. Download the application from fvap.gov or obtain it from embassies, consulates or military voting assistance officers.

Q: What do I do if my polling place is not open on Election Day?

A: Call the Department of Elections immediately at (415) 554-4375 for assistance.

Q: If I don't know what to do when I get to my polling place, is there someone there to help me?

A: Yes. Poll workers at the polling place will help you, or you may visit sfelections.org/toolkit or call the Department of Elections at (415) 554-4375 for assistance on or before Election Day. (See page 8 for information about voting at your polling place.)

Q: Can I take my Sample Ballot or my own list into the voting booth?

A: Yes. Deciding your votes before you get to the polls is helpful. You may use either a Sample Ballot or the Ballot Worksheet in this pamphlet for this purpose.

Q: Do I have to vote on every contest and measure on the ballot?

A: No. The votes you cast will be counted even if you have not voted on every contest and measure.



Voter Bill of Rights

1. **You have the right to cast a ballot if you are a valid registered voter.**
A valid registered voter means a United States citizen who is a resident in this state, who is at least 18 years of age and not in prison or on parole for conviction of a felony, and who is registered to vote at his or her current residence address.
2. **You have the right to cast a provisional ballot if your name is not listed on the voting rolls.**
3. **You have the right to cast a ballot if you are present and in line at the polling place prior to the close of the polls.**
4. **You have the right to cast a secret ballot free from intimidation.**
5. **You have the right to receive a new ballot if, prior to casting your ballot, you believe you made a mistake.**
If, at any time before you finally cast your ballot, you feel you have made a mistake, you have the right to exchange the spoiled ballot for a new ballot. Vote-by-mail voters may also request and receive a new ballot if they return their spoiled ballot to an election official prior to the closing of the polls on Election Day.
6. **You have the right to receive assistance in casting your ballot, if you are unable to vote without assistance.**
7. **You have the right to return a completed vote-by-mail ballot to any precinct in the county.**
8. **You have the right to election materials in another language, if there are sufficient residents in your precinct to warrant production.**
9. **You have the right to ask questions about election procedures and observe the election process.**
You have the right to ask questions of the precinct board and election officials regarding election procedures and to receive an answer or be directed to the appropriate official for an answer. However, if persistent questioning disrupts the execution of their duties, the board or election officials may discontinue responding to questions.
10. **You have the right to report any illegal or fraudulent activity to a local election official or to the Secretary of State's office.**



If you believe you have been denied any of these rights, or you are aware of any election fraud or misconduct, please call the Secretary of State's confidential toll-free **Voter Hotline at 1 (800) 345-VOTE (8683)**.

Confidentiality and Voter Records

Permissible Uses of Voter Registration Information

Information on your voter registration form will be used by election officials to send you official information on the voting process, such as the location of your polling place and the issues and candidates that will appear on the ballot. Commercial use of voter registration information is prohibited by law and is a misdemeanor. Voter information may be provided to a candidate for office, a ballot measure committee, or other person for election, scholarly, journalistic, political, or governmental purposes, as determined by the Secretary of State. Driver's license, state identification and Social Security numbers, or your signature as shown on your voter registration form cannot be released for these purposes. If you have any questions about the use of voter information or wish to report suspected misuse of such information, please call the Secretary of State's Voter Hotline: 1 (800) 345-VOTE (8683).

Safe at Home Program

Certain voters facing life-threatening situations may qualify for confidential voter status. For more information, please contact the Secretary of State's safe at home program toll-free at 1 (877) 322-5227, or visit the Secretary of State's website at sos.ca.gov.

Any voter has the right under California Elections Code Sections 9295 and 13314 to seek a writ of mandate or an injunction, prior to the publication of the Voter Information Pamphlet, requiring any or all of the materials submitted for publication in the Pamphlet to be amended or deleted.



You Can Stop Receiving this Paper Pamphlet

You have a choice of how to receive your Voter Information Pamphlet and Sample Ballot. State and municipal laws now allow voters to “go green” and stop receiving a Voter Information Pamphlet and Sample Ballot by mail and read it online instead.

To request that mail delivery of your Voter Information Pamphlet and Sample Ballot be stopped, OR to resume mail delivery if you previously had it stopped:

- Complete and mail this form, or
- Fill out the form at sfelections.org/toolkit.



Submit this form at least 50 days before an election in order for the change to take effect for that election and onward. If the request is received after this deadline, the change will likely take effect for the next election.

OPT OUT: Stop mail delivery of the Voter Information Pamphlet and Sample Ballot

Approximately 40 days prior to an election, your Voter Information Pamphlet and Sample Ballot will be available at: sfelections.org/toolkit. At that time, the Department will email a notification to the address you have provided on this form. (If the email address is invalid, we must resume sending you the information by mail.)

OPT IN: Restart mail delivery of the Voter Information Pamphlet and Sample Ballot

If you previously opted out of receiving your Voter Information Pamphlet and Sample Ballot by mail, you can restart mail delivery by submitting this form at least 50 days prior to an election.

OPT OUT

I no longer want to receive my Voter Information Pamphlet and Sample Ballot by mail. I'll use the online version instead.

OPT IN

I previously opted out of receiving my Voter Information Pamphlet and Sample Ballot by mail, but I would like to start receiving it by mail again.

Printed Full Name

Date of Birth (MM/DD/YYYY)

Residential Address (Number, Street, Apt./Unit, ZIP Code)

Email Address (name@domain.end) This email address will be kept confidential pursuant to California Government Code § 6254.4 and Elections Code § 2194, and legally may be provided to a candidate for office, a ballot measure committee, or other person for election, scholarly, journalistic, political, or governmental purposes, as determined by the Secretary of State.

Signature

Date

Mail this form to:

Department of Elections, 1 Dr. Carlton B. Goodlett Place, City Hall, Room 48, San Francisco, CA 94102.





Ballot Worksheet

Fill in your choices – Cut out and take with you to the polls

Not all voters are eligible to vote on all contests. Your sample ballot includes the contests for which you are eligible to vote. For more information, see your sample ballot.

OFFICES	
	<i>Rank up to three choices</i>
Assessor-Recorder	<i>First choice</i>
	<i>Second choice</i>
	<i>Third choice</i>
City Attorney	<i>First choice</i>
	<i>Second choice</i>
	<i>Third choice</i>
Treasurer	<i>First choice</i>
	<i>Second choice</i>
	<i>Third choice</i>
Member, Board of Supervisors, District 4 <i>(if applicable)</i>	<i>First choice</i>
	<i>Second choice</i>
	<i>Third choice</i>

PROPOSITIONS		
TITLE:	YES	NO
A: Retiree Health Care Trust Fund		
B: 8 Washington Street—Initiative		
C: 8 Washington Street—Referendum		
D: Prescription Drug Purchasing		

NOTES:





Candidate Information

Notice about Candidate Statements of Qualifications

Not all candidates submit a statement of qualifications. A complete list of candidates appears on the sample ballot, which begins on page 12 of this pamphlet.

Each candidate's statement of qualifications, if any, is volunteered by the candidate and printed at the expense of the candidate.



Statements are printed as submitted by the candidates, including any typographical, spelling, or grammatical errors. The statements are not checked for accuracy by the Director of Elections nor any other City agency, official or employee.

City and County of San Francisco Offices To Be Voted on this Election

City Attorney

The City Attorney is the lawyer for the City and County of San Francisco in all civil actions. The City Attorney serves as the legal advisor to the Mayor, the Board of Supervisors, all City departments and all City commissions. The City Attorney prepares or approves the form of all City laws, contracts, bonds and any other legal documents that concern the City. The City Attorney appoints deputy city attorneys to assist with this work.

The term of office for the City Attorney is four years. The City Attorney is currently paid \$228,688 per year.

Treasurer

The Treasurer is responsible for receiving, paying out and investing all City and County funds. The Treasurer manages the day-to-day cash flow of the City and County, directs the Office of the Tax Collector, works closely with City departments to ensure timely deposit of funds received, and is a major participant in the issuance of General Obligation Bonds, Revenue Bonds and Tax and Revenue Anticipation Notes.

The term of office for the Treasurer is four years. The Treasurer is currently paid \$173,057 per year.

The term of office for the City Attorney and the Treasurer is four years. However, Proposition D, a Charter Amendment that was approved by the voters at the November 2012 election, changes the election cycle for City Attorney and Treasurer. Under Proposition D, the persons elected as City Attorney and Treasurer in 2013 will serve a two-year term. In November 2015 and every fourth year after that, the City will elect a City Attorney and Treasurer for a four-year term.

Assessor-Recorder

The Assessor-Recorder decides what property in the City is subject to property tax, and the value of that property for tax purposes.

This office appears on the ballot to fill the remainder of the current four-year term because of a vacancy created in December 2012. The term of office for the person elected by voters at this election will be one year. The Assessor-Recorder is currently paid \$177,558 per year.

Member, Board of Supervisors

The Board of Supervisors is the legislative branch of government for the City and County of San Francisco. Its members make laws and establish the annual budget for City departments.

There are eleven members of the Board of Supervisors. Only voters in District 4 will vote for their member of the Board of Supervisors this election. This office appears on the ballot to fill the remainder of the current four-year term because of a vacancy created in February 2013. The term of office for the person elected by voters at this election will be one year. Supervisors are currently paid \$108,049 per year.



Candidate for Assessor-Recorder

CARMEN CHU

My occupation is San Francisco Assessor-Recorder.

My qualifications are:

San Francisco depends on a strong tax base to fund essential city services like fire and police, health services, schools, programs for children and seniors, and neighborhood improvements. The majority of local funding for these programs is from property tax assessments.

As your Assessor-Recorder, it is my responsibility to ensure that the assessment process is fair and transparent, and to maintain public records. Providing excellent customer service and implementing professional management practices are my highest priorities.

Since taking office in February, I have launched a new paperless recording process for agencies and companies that submit documents to the Assessor-Recorder's office, increasing efficiency and organization of records.

I was delighted to welcome same-sex couples to City Hall when marriages resumed on June 28, and am proud of the excellent service provided by my staff. Hundreds of couples were married that weekend, and we worked hard to minimize wait times and ensure that the process was smooth.

I am honored to be endorsed by US Senator Dianne Feinstein, Leader Nancy Pelosi, State Senator Mark Leno, Mayor Ed Lee, District Attorney George Gascón, and San Francisco firefighters, police and teachers.

I ask for your support to continue my service to San Francisco residents.

www.carmenchu.org

Carmen Chu



Candidate for City Attorney

DENNIS J. HERRERA

My occupation is City Attorney.

My qualifications are:

I'm perhaps best known for my legal advocacy to win marriage equality in California. But I'm equally proud of all my work to do justice and protect San Francisco.

- **STANDING UP TO THE WAR-ON-WOMEN**, I worked to defend reproductive rights and medical privacy from rightwing attacks, and I helped end discriminatory gender pricing by insurers.
- **ON GUN SAFETY**, I fought the NRA to preserve San Francisco's common sense laws. I won concessions from gun dealers, and sued to keep deadly high-capacity weapons out of California.
- **FOR WORKING FAMILIES**, I secured millions in unpaid wages and benefits for employees of law-breaking businesses—while protecting honest competitors who follow the rules.
- **ON HOUSING**, I successfully defended affordability programs, and expanded enforcement to protect renters, eradicate blight, and ensure better, safer habitability conditions.
- **FOR OUR ENVIRONMENT**, I negotiated the closure of the filthy Mirant Power Plant, and sued polluters for fouling our neighborhoods and bay.
- **ON CONSUMER PROTECTION**, my team fights illegal business practices and ripoffs. And it's funded by litigation recoveries—not taxpayer dollars.

I'm proud to lead an award-winning office, and of the stellar array of endorsements I've earned at www.herrera2013.com/endorsements.

I respectfully ask for your vote.

Dennis J. Herrera



Candidate for Treasurer

JOSÉ CISNEROS

My occupation is San Francisco Treasurer.

My qualifications are:

As Treasurer, I've used my business and public service financial expertise to maximize City revenue through smart investments and fair tax collection while recognizing a greater responsibility to San Francisco and its residents.

Safe money management means more for Muni, healthcare, and vital services. I have also expanded social responsibility screens for banking and investments, while increasing deposits in local banks and credit unions to match our values.

The Treasurer's Office faces its greatest change in a generation with the gross receipts tax. I will leverage enhanced customer service, technological improvements and community outreach to ensure the implementation is transparent, responsive, and fair.

As a proponent of financial justice, I created programs to assist San Franciscans in opening bank accounts, avoiding predatory lending, accessing tax benefits, getting paid more safely, and opening children's saving accounts for college.

My outstanding record of safe money management, revenue collection and financial justice has helped San Franciscans. I would appreciate your vote.

www.josecisneros.com

Endorsements (partial):

Senator Dianne Feinstein
Minority Leader Nancy Pelosi

State Legislators:

Senator Mark Leno
Attorney General Kamala Harris
Assemblymember Tom Ammiano
Assemblymember Phil Ting

Mayor Ed Lee

All 11 Members - Board of Supervisors
Assessor Carmen Chu

San Francisco Labor Council

José Cisneros



Candidates for Board of Supervisors, District 4

IVAN SEREDNI

My occupation is Accountant.

My qualifications are:

I have worked as an accountant for the past 30 years. I was the Controller of a Radio Station, KNVR FM, the Business Manager of a CBSTV Station, KHSLTV, and the Accountant for a leading employment agency in Northern California. I am currently on staff with San Francisco Suicide Prevention. I am a NERT member with the San Francisco Fire Department. I have been a Poll Supervisor in the last 4 elections and worked for a candidate in the last mayoral election. I help with the San Francisco Official Homeless count. I fell in love with this city back in the late 60's while visiting for the first time between 2 Vietnam tours. It was not until my youngest left home for college that my wife asked me what I wanted to do. My immediate response was that my dream was always to live in San Francisco. My wife is also the reason I am running for office. After telling her about yet another frustrating day on Muni, she said, "Stop complaining and do something". I will represent the will of the people of District #4 to make San Francisco the best place to live, work and play.

Ivan Seredni

KATY TANG

My occupation is Supervisor, San Francisco District 4.

My qualifications are:

I am honored to represent San Francisco's Outer Sunset and Parkside neighborhoods on the Board of Supervisors.

I grew up in District 4. I went to our neighborhood schools and climbed the play structures on our playgrounds. I learned to ride a bike on our streets and swam at our neighborhood pools.

My parents moved here because they wanted to raise their family where their children could go to good schools, play safely outside and experience the cultural richness that is San Francisco.

I am committed to preserving and improving our quality of life by building on my experience as a lifelong resident and my work as a community advocate.

As an aide to former Supervisor Carmen Chu, I drafted legislation to revitalize our local merchant corridors and to increase protections for victims of domestic violence. I served as lead staff in developing the City's first two-year, balanced \$6.8 billion annual budget.

Now, as your Supervisor, I'm working to improve public transportation, improve public and pedestrian safety, encourage economic development, and improve our parks, playgrounds and Ocean Beach.

I'm proud to be endorsed by Senator Dianne Feinstein, Congresswoman Nancy Pelosi, Mayor Ed Lee, and Assessor Carmen Chu.

www.katytang.com

Katy Tang



Local Ballot Measure and Argument Information

Digest and Argument Pages, Legal Text

The Ballot Simplification Committee has prepared a digest for each local ballot measure. A statement by the City Controller about the fiscal impact or cost of each measure and a statement of how the measure qualified to be on the ballot are also included. Arguments for and against each measure follow the digest. The legal text for all local ballot measures begins on page 76.

Proponent's and Opponent's Arguments

For each measure, one argument in favor of the measure ("proponent's argument") and one argument against the measure ("opponent's argument") are printed in the Voter Information Pamphlet free of charge.

The designations "proponent's argument" and "opponent's argument" indicate only that the arguments were selected in accordance with criteria in Section 540 of the San Francisco Municipal Elections Code and printed free of charge.

Selection of Proponent's and Opponent's Arguments

The proponent's argument and the opponent's argument are selected according to the following priorities:

Proponent's Argument	Opponent's Argument
1. The official proponent of an initiative petition; or the Mayor, the Board of Supervisors, or four or more members of the Board, if the measure was submitted by same.	1. In the case of a referendum, the person who files the referendum petition with the Board of Supervisors.
2. The Board of Supervisors, or any member or members designated by the Board.	2. The Board of Supervisors, or any member or members designated by the Board.
3. The Mayor.	3. The Mayor.
4. Any association of citizens, combination of voters and association of citizens, or any individual voter.	4. Any association of citizens, combination of voters and association of citizens, or any individual voter.

Rebuttal Arguments

The author of a proponent's argument or an opponent's argument may also prepare and submit a rebuttal argument, to be printed free of charge. Rebuttal arguments are printed below the corresponding proponent's argument and opponent's argument.

Paid Arguments

In addition to the proponents' arguments, opponents' arguments, and rebuttals, which are printed without charge, any eligible voter, group of voters, or association may submit paid arguments.

Paid arguments are printed in the pages following the proponent's and opponent's arguments and rebuttals. All of the paid arguments in favor of a measure are printed together, followed by the paid arguments opposed to that measure. Paid arguments for each measure are printed in order of submission.



All arguments are strictly the opinions of their authors. Arguments and rebuttals are printed as submitted, including any typographical, spelling, or grammatical errors. They are not checked for accuracy by the Director of Elections nor any other City agency, official, or employee.

Words You Need to Know

Affordable housing (Proposition B): Residential units that persons or households within a certain range of incomes would be able to afford.

Affordable housing fund (Proposition B): The Citywide Affordable Housing Fund was established by the City to collect fees from residential development projects to fund affordable housing projects in San Francisco.

Charter amendment (Proposition A): A change to the City's Charter. The Charter is the City's Constitution. The Charter can only be changed by a majority of the votes cast.

Declaration of policy (Proposition D): A statement or expression of the will of the voters.

Early voting (Frequently Asked Questions): Voting in person at City Hall before Election Day or mailing a vote-by-mail ballot before Election Day. See page 6 for more information.

Facilities (Propositions B and C): Buildings or structures used for particular purposes.

Fully funded (Proposition A): A trust fund account is fully funded when assets in the account are sufficient to pay then-projected retiree health care costs as they come due.

General Fund (Proposition A): That part of the City's annual budget used for basic City services such as public safety, health and human services and public works. Each year, the Mayor and the Board of Supervisors decide how the General Fund will be used. Money for the General Fund comes mainly from property, business, sales, and other taxes and fees. Currently, the General Fund is 50% of the City's budget.

Initiative (Propositions B and D): A proposition placed on the ballot by voters. Any voter may place an initiative on the ballot by gathering the required number of signatures of registered voters on a petition.

Inpatient services (Proposition D): Services provided to a patient who is admitted to a hospital or clinic for treatment that requires at least one overnight stay.

Institutional health services (Proposition D): Health services provided at the San Francisco Jail.

Jurisdiction (Propositions B and C): The authority to develop, manage, and maintain property.

Legal building height limits (Propositions B and C): Limits set by the City as to how tall a building may be built.

Mixed-use building (Proposition B and C): A building that has more than one significant use, such as housing, restaurants, recreation and retail shops.

Ordinance (Propositions B and C): A local law passed by the Board of Supervisors or by the voters.

Outpatient services (Proposition D): Services provided to a patient who does not remain in a hospital or clinic overnight.

Proposition (Propositions A–D): Any measure that is submitted to the voters for approval or disapproval.

Provisional ballot (Frequently Asked Questions): A ballot cast at a polling place that will not be counted until the Department of Elections verifies the voter's eligibility to cast that ballot.

Qualified write-in candidate: A person who has completed the required paperwork and signatures for inclusion as a write-in candidate. Although the name of this person will not appear on the ballot, voters can vote for this person by writing the name of the person in the space on the ballot provided for write-in votes and following specific ballot instructions. The Department of Elections counts write-in votes only for qualified write-in candidates. See page 9 for more information.

Referendum (Proposition C): The process by which voters can approve or reject legislation enacted by the Board of Supervisors.

Retiree Health Care Trust Fund (Proposition A): An account that is kept separate from other accounts and contains assets that can only be used to pay retiree health care costs.

Revenue (Proposition B): Income.

San Francisco Port Commission (Propositions B and C): The City commission responsible for managing and maintaining the seven and one-half miles of the City's waterfront along the San Francisco Bay.

Site (Propositions B and C): A specific plot of land.

Special use district (Proposition B): An area where some rules, including zoning, can be different from those that would otherwise apply.

Trust fund (Proposition A): See "Retiree Health Care Trust Fund."

Vote-by-mail ballots (Frequently Asked Questions): Ballots mailed to voters or given to voters in person at the Department of Elections. Vote-by-mail ballots can be mailed to the Department of Elections, turned in at the Department of Elections office in City Hall, or turned in at any San Francisco polling place on Election Day. Also known as absentee ballots. See page 6 for more information.

Walkways (Propositions B and C): Any passage for walking, including sidewalks, paths, and trails.



A

Retiree Health Care Trust Fund

Shall the City change its Charter to allow payments from the Retiree Health Care Trust Fund only when the Trust Fund is fully funded or only under specified circumstances?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: Retiree health care costs are currently paid from the General Fund of the City and County of San Francisco (City) as they come due each year. In January 2009, the City established the Retiree Health Care Trust Fund (Fund) to set aside money to pay for future retiree health care costs, which are expected to substantially increase. A five-member Trust Fund Board (Trust Board) administers the Fund.

The City and its employees make contributions to the Fund. The Trust Board may not use these contributions to pay for retiree health care costs until January 1, 2020.

The San Francisco Unified School District, San Francisco Superior Court, and the San Francisco Community College District can also choose to participate in the Fund. Currently, the Community College District is the only agency, besides the City, that participates in the Fund.

The City has its own account and contributions from each agency are placed into separate accounts.

The Proposal: In an attempt to keep the Trust Fund from being depleted, Proposition A would allow the Trust Board to make payments toward City retiree health care costs from the City's account in the Fund only if:

- The City's account balance in any fiscal year is fully funded. The account is fully funded when it is large enough to pay then-projected retiree health care costs as they come due;
- The City's retiree health care costs exceed 10% of the City's total payroll costs in a fiscal year. The Controller, Mayor, Trust Board and a majority of the Board of Supervisors must agree to allow payments from the Fund for that year. These payments can cover only retiree health care costs that exceed 10% of the City's total payroll costs. The payments are limited to no more than 10% of the City's account; or

- The Controller, Mayor, Trust Board and two-thirds of the Board of Supervisors approve changes to these limits.

The proposed Charter amendment would allow other agencies to spend money in their Fund accounts only if:

- The agency's Fund account is fully funded; or
- Two-thirds of the agency's governing board and a majority of the Trust Board approve.

A "YES" Vote Means: If you vote "yes," you want to change the Charter to allow payments from the Retiree Health Care Trust Fund only when it is fully funded or only under specified circumstances.

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

Controller's Statement on "A"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition A:

Should the proposed Charter amendment be approved by the voters, in my opinion, the City's ability to withdraw from the Retiree Health Care Trust Fund (the "Trust Fund") would be restricted. The restrictions would ensure that the Trust Fund more rapidly accumulates sufficient funding and investment earnings to pay for required City retiree health costs and would therefore reduce the burden of these costs on the City's annual budget.

The City currently pays for the health care benefits of retired employees through the annual budget. These expenses are now approximately \$150 million annually, or about six percent of payroll expenditures, but are expected to grow over time to approximately \$250 million, or about ten percent of payroll expenses. Instead of bearing this cost in the annual budget, as a sound financial management practice, employers can instead set-aside funds during a worker's career and use investment income from those funds to pay for the benefits.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 76. Some of the words used in the ballot digest are explained on page 27.

Through earlier Charter amendments, the City established a Retiree Health Care Trust Fund into which both the City and employees are required to contribute funds. Deposits are now required on behalf of employees hired after 2009 and, beginning in 2016, will be required on behalf of all employees. No withdrawals are currently permitted from the Trust Fund until 2020, ensuring that the balance will grow until that time, however no such prohibitions are in place following that date. The City's most recent actuarial analysis estimates that the cost of health benefits already earned by current and future retirees as of July 1, 2010 is \$4.4 billion, of which only \$3.2 million has been set-aside to date.

The proposed Charter amendment would prohibit withdrawals from the Trust Fund until sufficient funds are set-aside to pay for all future retiree health care costs as determined by an actuarial study. Limited withdrawals prior to accumulating sufficient funds would be permitted only if annually budgeted retiree health care costs rise above ten percent of payroll expenses, and would be limited to no more than ten percent of the Trust Fund balance. The proposed Charter measure allows for revisions to these funding limitations and requirements only upon the recommendation of the Controller and an external actuary, and if approved by the Retiree Health Care Trust Fund Board, two-thirds of the Board of Supervisors, and the Mayor.

The City's external actuary has estimated that given these proposed provisions, the Trust Fund would be fully-funded in approximately 30 years. At that time, the City's annual costs would drop to approximately \$50 million in current dollars or about two percent of payroll expenses. Current and future projections of the benefit costs and of the Trust's status are dependent on assumptions of future medical inflation, investment returns, and other trends, which will likely differ from those assumed. Higher rates of medical inflation or lower rates of investment returns would delay the shift to a fully-funded Trust Fund.

The proposed Charter measure also; (1) further clarifies the required segregation of moneys within the Trust Fund into sub-trusts for other participating employers such as the School District, (2) limits withdrawals from these sub-trusts by other participating government employers until their governing board has adopted a funding strategy by a two-thirds vote, and (3) allows the Treasurer, Controller, and General Manager of the Retirement System to serve on the Trust Fund Board, rather than appoint members to the Board.

This measure requires 50%+1 affirmative votes to pass.

How "A" Got on the Ballot

On July 16, 2013, the Board of Supervisors voted 11 to 0 to place Proposition A on the ballot. The Supervisors voted as follows:

Yes: Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener, Yee.

No: None.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 76. Some of the words used in the ballot digest are explained on page 27.



Proponent's Argument in Favor of Proposition A

Proposition A Protects Health Care Benefits Owed To City Retirees, While Securing San Francisco's Financial Future

Proposition A creates a lockbox to secure the Retiree Health Care Trust Fund (RHCTF) so that money set aside for health care benefits promised to retired city workers cannot be raided by the City for other purposes.

Proposition A protects the Health Care Trust Fund to ensure San Francisco can meet its commitment to provide health care for retired workers including firefighters, police officers and nurses who made sacrifices to protect our community. San Francisco made a commitment – these retired workers are depending on that commitment.

To honor our commitment to San Francisco's retirees:

- Proposition A prevents the City from raiding the Retiree Health Care Trust Fund for uses other than paying retiree health care benefits.
- Proposition A eliminates our city's \$4.4 billion liability in about 30 years.
- Proposition A switches from a pay-as-you-go model to a fully funded model to pay for retiree health care costs now and in the future.
- Proposition A ensures we don't shift costs to future generations.

- Proposition A will provide major cost savings for San Francisco with fiscal oversight, smarter money management and sound investing.

Proposition A is supported by a broad coalition of San Franciscans including San Francisco Firefighters Local 798, San Francisco Police Officers Association, IFPTE Local 21, Municipal Executives Association (MEA), business organizations including the San Francisco Chamber of Commerce, the San Francisco Council of District Merchants Association, and retiree organizations including Protect Our Benefits.

Join us in honoring our commitment to our retirees, vote Yes on Proposition A!

Mayor Ed Lee
Supervisor John Avalos
Supervisor London Breed
Supervisor David Campos
Supervisor David Chiu
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee

Rebuttal to Proponent's Argument in Favor of Proposition A

5 Facts About A:

1. It's no "lockbox". The city can immediately draw against the trust fund, even though it's underfunded.

Currently, the trust fund is off limits until 2020. No more under Proposition A. Withdrawals are allowed if the city's retiree health care costs exceed 10% of payroll, about \$130 million. The SF Chronicle notes the city will exceed the target **every year for the foreseeable future**.

2. It won't protect retiree health care money from misappropriation. RHCTF funds are reserved for retiree health care costs under today's law. Proposition A doesn't change that.

3. It won't close the city's retiree health care deficit, nor protect future generations. Proposition A won't protect taxpayers from rising health care costs, and low withdrawal limits mean the supervisors will mismanage the RHCTF.

4. The savings from A benefit the city's highest-paid employees, like the supervisors. Their health care plans will be off limits for budget cuts, meaning providers can **bill city taxpayers excessively**. Basic services like police and fire get no such protection.

5. Even the Author of A admits the city leaders backing it want to "raid" retiree health care money. Why should you trust them to protect what they've said they'd rather spend?

Proposition A will protect health plans of imminent retirees like the supervisors, but threaten them for later retirees. Surely elementary teachers don't want their students funding their retirement benefits.

Please join us in voting **NO on A**.

Libertarian Party of San Francisco



Opponent’s Argument Against Proposition A

There is a key sentence in this Charter Amendment that isn’t mentioned in the ballot summary. It appears twice, once with respect to employees hired on or before January 9, 2009, and once with respect to employees hired after that date.

That sentence reads as follows:

“In the event that the contribution rates set forth above do not cover the entire Normal Cost, the Employer shall contribute the balance into the RHCTF (Retiree Health Care Trust Fund).”

What this means in plain English:

If retiree health care costs end up not being fully covered by the 2% or less of their salaries that city employees are required to pay toward those costs, their employer – YOU, the taxpayer – will be required to make up the difference!

Even if the city were near bankrupt, with schools closing, roads full of potholes, hospitals falling apart, parks full of trash and weeds, and police and fire protection virtually non-existent, it wouldn’t matter. The gold-plated health care plans provided to people

who worked for the city decades ago, and their dependents, would still have first claim on your tax dollars if Prop. A passes.

- There’s no trust fund for MUNI maintenance.
- There’s no trust fund for the upkeep of San Francisco parks.
- There’s no trust fund to ensure our streets are properly paved.

But well-paid government employees – including the Supervisors who put this measure on the ballot – want to make sure *THEY* have a trust fund that will take care of them.

We say let them share an uncertain future with the rest of us. Vote NO on Prop. A.

Libertarian Party of San Francisco

P.S. – If a ballot measure is too long, unclear, confusing, or complicated, it’s best to vote it down. *If you don’t understand it, it’s irresponsible to pass it.*

Rebuttal to Opponent’s Argument Against Proposition A

San Franciscans have voted in recent years to make improvements to our pension and retiree health care systems. We believe that they understand that sound fiscal management is good for our employees and retirees, and good for taxpayers.

In 2011, City employees agreed to pay a larger share of their earnings towards their retirement health care. Prop A protects these funds set aside for retiree health care so they don’t get depleted.

By changing from a pay-as-you-go model to a system where funds are set aside and allowed to grow through investments, the contributions of today’s workers will help build funds for their future retirement health care costs.

Proposition A will result in major cost savings for San Francisco. While other cities struggle to pay for retiree health care, San Francisco is taking steps to make sure it can fulfill its obligations when the time comes.

City workers and retirees, including firefighters and police, as well as businesses, Democrats and Republicans all agree that Prop A is good for employees and retirees, and good for the City’s financial future.

By voting Yes on Prop A, you can help ensure that we honor our commitment to retirees without passing on years of accumulated health care costs to future generations.

Vote YES on Prop A.

*Mayor Ed Lee**
Supervisor John Avalos
Supervisor London Breed
Supervisor David Campos
Supervisor David Chiu
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Paid Argument IN FAVOR of Proposition A

SOLVE SAN FRANCISCO'S RETIREE HEALTHCARE LIABILITY - VOTE YES ON A

San Francisco's unfunded retiree healthcare liability is \$4.4 BILLION, representing the future cost of healthcare benefits for city employees and retirees.

Prop. A provides sufficient funds to cover every dollar of these healthcare costs without reducing benefits. It creates a fully prefunded retiree healthcare system resulting in major cost-savings for San Francisco's future taxpayers and employees.

Join business, labor and civic organizations and VOTE YES ON PROP A.

San Francisco Chamber of Commerce

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument IN FAVOR of Proposition A

Proposition A is a common-sense initiative to bring fiscal stability to the City. The current system is not yet secure. Without this prudent reform, taxpayers would be left to foot the bill for ever-escalating health care costs.

San Francisco Republican Party

Daniel Brown, VC Political Affairs
Harmeet K. Dhillon, Chairman SFRCCC
Brooke Chappell, Vice Chair, Events
Dana Walsh
Charles Cagnon
David Kiachko
Stephanie Jeong
Matthew Del Carlo
Keith Larkin
Richard Worner
Barry Graynor
Christopher L. Bowman
Howard Epstein
Alisa Farenzena
John Dennis
Christine Hughes
Rowena Itchon

The true source(s) of funds for the printing fee of this argument: All Authors of Argument.

Paid Argument IN FAVOR of Proposition A

The San Francisco Democratic Party Supports Prop A

Our retirees should be able to count on the commitment San Francisco made to ensure they receive quality health care in their retirement.

As Democrats, we believe that accessible, affordable, high quality health care is a right that every person should enjoy.

Like all San Franciscans, our retired city workers such as nurses, firefighters, police officers, and janitors deserve the security that comes with health care. No one, particularly in their retirement and often living on a fixed income, should have to worry they can't afford to see their doctor or visit the hospital in an emergency.

Proposition A ensures that San Francisco keeps its promise of health care to our retired workers.

San Francisco's Democratic Party Urges You To Vote Yes on Prop A!

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Protect Retirees and Taxpayers.

The sole contributor to the true source recipient committee: Committee on Jobs.

Paid Argument IN FAVOR of Proposition A

Proposition A Honors Our Commitment To Our Retired First Responders

Proposition A protects the commitment our city made to fund the Retiree Health Care Trust Fund for our retired city firefighters, police officers and nurses.

As first responders we make a commitment to keep San Francisco's safe, often putting our lives on the line to protect people's health and welfare.

Now we are asking the City to keep its commitment to ensure health care for our retired firefighters, police officers and nurses by voting Yes on Proposition A.

Proposition A protects the Retiree Health Care Trust Fund by preventing the city from raiding it for other purposes.

Vote Yes on Proposition A to honor San Francisco's commitment to our retired first responders.

San Francisco Firefighters Local 798
San Francisco Police Officers Association

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Protect Retirees and Taxpayers.

The sole contributor to the true source recipient committee: Committee on Jobs.

Paid Argument IN FAVOR of Proposition A

Retirees support safeguards to the health trust fund to provide long-term financial stability and predictability for the City Budget and ensure that our earned benefits remain.

Retirees, like all taxpayers, expect accuracy, transparency, and honesty from City Hall. Disbursements from the trust fund are serious, and although allowed under Prop A, require that the methods be clear, documented and certified by a professional actuary.

The commitment by the City to provide health care to retired employees for the work we performed is a promise that must be kept.

Proposition A secures critical health care for San Francisco's retired workers, while protecting the City of San Francisco's financial health.

Vote YES on Proposition A - it's prudent planning for protecting retiree health care benefits.

Protect Our Benefits

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Protect Retirees and Taxpayers.

The sole contributor to the true source recipient committee: Committee on Jobs.

Paid Argument IN FAVOR of Proposition A

San Francisco's Business Community Supports Proposition A

Proposition A will protect our city's financial health by protecting the City's Retiree Health Care Trust Fund.

Proposition A will save taxpayers money by preventing the City from raiding the Health Care Trust Fund, ensuring the fund will earn investment income that can be used to pay future benefit costs.

Proposition A eliminates our city's \$4.4 billion retiree health care liability in about 30 years.

Proposition A ensures the current generation of workers and taxpayers pays the costs for the current generation's benefits, rather than shifting the costs to future generations.

Proposition A will result in major cost savings for San Francisco, and future tax payers and employees, as prefunded assets earn investment income that will be used to pay portions of the benefit costs.

Proposition A makes financial sense for San Francisco!

*San Francisco Council of District Merchants Association
Alliance for Jobs and Sustainable Growth
Small Business Network*

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Protect Retirees and Taxpayers.

The sole contributor to the true source recipient committee: Committee on Jobs.

Paid Argument IN FAVOR of Proposition A

POLICE RETIREES FOR A SECURE HEALTHCARE SYSTEM

Proposition A is designed to protect the Retiree Health Care Trust Fund. It will allow the fund to grow untouched, except under extraordinary and very carefully controlled conditions, so it can finance the health-care needs of future retirees and save the City millions of dollars each year after it's fully funded.

When Proposition B was passed in 2008 it quickly became apparent that it was seriously flawed. Though Proposition B established the fund, which was supposed to end the \$4.4 Billion unfunded employee healthcare liability, it allowed the funds to be raided in 2020. This would have drained the fund and negated any effort to establish a fully funded employee health-care system.

The retired police officers of the City and County of San Francisco support the common sense changes that Proposition A makes to the Retiree Healthcare Trust Fund.

Vote YES on Proposition A.

San Francisco Veteran Police Officers Association

The true source(s) of funds for the printing fee of this argument: San Franciscans to Protect Retirees and Taxpayers.

The sole contributor to the true source recipient committee: Committee on Jobs.



Paid Argument IN FAVOR of Proposition A

San Francisco Retirees Support Prop A

Most retirees live on fixed incomes, struggling to make ends meet. We depend on the commitment made to us by the City to provide health care.

Without that commitment and our health care, many would be forced to choose between paying for critical medication or to see their doctor, or putting food on the table or keeping a roof over their head – choices no one should ever have to make.

Proposition A secures critical health care for San Francisco's retired workers, while protecting the City of San Francisco's financial health.

Proposition A is a win-win for everyone.

Sue Blomberg, President of Retired Employees of the City and County of San Francisco

The true source(s) of funds for the printing fee of this argument: San Franciscans United to Protect Retirees and Taxpayers.

The sole contributor to the true source recipient committee: Committee on Jobs.

End of Paid Arguments IN FAVOR of Proposition A

Paid Argument AGAINST Proposition A

While we strongly support a secure Retiree Healthcare Trust Fund, we urge a NO vote on Proposition A.

This flawed measure does not save the taxpayers a dime but creates a situation that could cost the employee/beneficiaries additional monthly contributions to healthcare costs during the current "pay as you go" time period lasting until the Trust Fund is fully funded in 2043 to 2045. Taxpayers themselves could be financially impacted during the 31 years these funds are fundamentally locked up.

The current system, approved by the voters in 2008, makes the Retiree Healthcare Trust funds available in 2020 based on the decisions of a 5 member Trust Fund Board. Proposition A would give the Board of Supervisors and Mayor control of these funds and allows them to change their added, newly created spending rule limitations, as they see fit. Proposition A does not guarantee that General Fund money saved, if any, will be spent on what San Franciscans need but instead can be used to fund projects for the wealthy.

A is neither an ethical nor intelligent design - Keep our fund safe for the legal beneficiaries. VOTE NO!

San Francisco City Employees and Retirees For Responsible Governance

The true source(s) of funds for the printing fee of this argument: S.F. City Employees and Retirees for Responsible Governance.



B

8 Washington Street—Initiative

Shall the City allow a development project at the 8 Washington Street Site that would include new housing, retail and recreational facilities, and open space, and would increase the legal building height limits on a portion of the Site?

YES ←

NO ←

Digest by the Ballot Simplification Committee

The Way It Is Now: The site proposed for development as 8 Washington Street is 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 80% of the Site is owned by Golden Gateway Center and used as walkways and a privately operated tennis and swim facility. The remaining 20% is a public parking lot under the jurisdiction of the City and County of San Francisco’s Port Commission.

In 2012 the Board of Supervisors (the Board) approved a development project for the Site involving construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a privately operated fitness and swim facility, a public park and open spaces, and underground public and private parking.

In approving the development project, the Board also adopted an Ordinance to increase the legal building height limits on a portion of the project. Then a referendum (Proposition C) qualified for the ballot requiring that the Ordinance be submitted to the voters.

Later, this initiative (Proposition B) dealing with the same Site qualified for the ballot.

The Proposal: Proposition B would create a special use district known as the 8 Washington Parks, Public Access and Housing District. The district would require the 8 Washington Street Site project to include:

- two buildings housing a total of between 121 and 141 residential units;
- an increase in the legal building height limits on an approximately half-acre portion (16% of the Site) along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another;

- a privately operated fitness and swim facility, with a two-story height limit;
- a height limit of 6 stories for the residential building along the Embarcadero;
- payment by the developer to the affordable housing fund of the City and County of San Francisco as required by law;
- a public park, open space, walkways and sidewalks on at least 20% of the Site;
- new and expanded pedestrian access to the waterfront and enhanced bicycle and pedestrian safety;
- ground floor retail and cafés;
- underground private and public automobile and bicycle parking; and
- increased revenue for the Port and the City.

A “YES” Vote Means: If you vote “yes,” you want to approve the 8 Washington Street Site development project, which includes new housing, retail and recreational facilities and open space. It would also increase the building height limits on a portion of the Site.

A “NO” Vote Means: If you vote “no,” you do not want to approve the 8 Washington Street Site development project.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 78. Some of the words used in the ballot digest are explained on page 27.



Controller's Statement on "B"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition B:

Should the proposed ordinance be approved by the voters and the proposed project at 8 Washington Street be built as currently approved, in my opinion, it would result in near-term tax revenues of approximately \$4 million which can be used by the City for any public purpose, approximately \$11 million in fee payments to fund affordable housing and approximately \$4.8 million in fee payments to fund transit improvements. The Port of San Francisco would receive approximately \$3 million in near-term revenues from the sale of a seawall lot for the project, as well as a percentage of property sales. In addition, the developer would construct a public park and improve public utilities and infrastructure.

The ordinance provides for the establishment of a special use district on a 3.2-acre site on the northern waterfront and other approvals required for construction of the development referred to as 8 Washington Street. As noted above, the financial terms benefitting the City and the Port in the proposed project include an affordable housing fund contribution, transit impact development fees, and a percentage of property sales to be paid directly to the Port.

Estimated future revenues that would be generated by the project would vary depending on market conditions and other factors, but certainly the assessed value of the area would increase and result in significant additional property tax and sales tax revenues to the City and the Port. Over the long-term life (sixty-six years) of the project, tax revenues, added property value and park and open space improvements accruing to the City and the Port are projected at more than \$350 million, valued at approximately \$82 million in today's dollars.

The above amounts do not include potential operating and infrastructure costs for other City departments. This statement does not address the potential impacts of the project on businesses, private property or the local economy.

How "B" Got on the Ballot

On July 12, 2013, the Department of Elections certified that the initiative petition calling for Proposition B to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,702 signatures were required to place an initiative ordinance on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 8, 2013, submission deadline showed that the total number of valid signatures was greater than the number required.

Propositions B and C concern the same subject matter. If both measures are adopted by the voters, and if there is a conflict between provisions of the two measures, then some or all of the measure approved by fewer votes would not go into effect.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 78. Some of the words used in the ballot digest are explained on page 27.



Proponent's Argument in Favor of Proposition B

Prop B Means Parks, Housing, Jobs and Greater Public Access to San Francisco's Waterfront

Currently, the 8 Washington site along the Embarcadero is home to an exclusive "members only" private club, a 28,000-square-foot asphalt parking lot and a massive 1,735-foot chain-link fence – more than five football fields long -- that blocks public views and access to the waterfront.

Prop B will tear down the fence, unpave the parking lot, and replace it with a new waterfront park and neighborhood housing.

The plan is part of the larger revitalization of the waterfront and is the product of seven years of planning and over 100 community meetings. It has been studied and approved by the San Francisco Board of Supervisors, the San Francisco Planning Commission, the Port Commission and the State Lands Commission.

Here's what Prop B means:

- **A New Waterfront Park:** Prop B creates a new waterfront park, with dedicated open space and a 4,500-square-foot children's playground on the Embarcadero.
- **More Public Access to the Waterfront:** Prop B will open views and pedestrian access with widened and enlivened sidewalks and better bicycle safety.

- **More Sustainable Neighborhood Housing & Sidewalk Cafes:** The project is environmentally LEED Certified, includes a green rooftop and generates \$11 million for affordable housing.
- **Jobs for San Franciscans:** It will create 250 new construction jobs, 140 permanent jobs and \$100 million for San Francisco's economy.

Open up the waterfront by voting YES on B.

*Mayor Ed Lee**

Former Mayor Gavin Newsom

*Supervisor Mark Farrell**

*Supervisor Scott Wiener**

*Supervisor Katy Tang**

Will Travis, former Executive Director of the Bay Conservation and Development Commission

*Mark Buell, Parks Commission President**

Rodney Fong, Planning Commission President and Fong Real Estate*

Isabel Wade, founder of Neighborhood Parks Council

San Francisco Housing Action Coalition

San Francisco Firefighters

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Proponent's Argument in Favor of Proposition B

DON'T BUILD A NEW WALL ON THE WATERFRONT. NO ON B & C.

The proponents' argument NEVER EVEN MENTIONS their initiative's central issue: raising waterfront height limits to 136 feet, twice the height of the old Embarcadero Freeway. What they *do* talk about is equally deceptive and misleading.

- **Blocking off, not "revitalizing," the waterfront.** Raising waterfront height limits doesn't revitalize the waterfront – it sets a horrible precedent that will encourage massive towers from Fisherman's Wharf to the Ferry Building.
- **Bogus housing claims.** They call it "neighborhood housing." But behind closed doors the developer says these luxury condos will cost an average of \$5 million each – with zero affordable housing built on site.
- **Private, not public open space.** Proponents criticize current recreation as "members only." Yet *all of their* proposed recreation would be private and most of *their* proposed new open space would be "members only," including a gated plaza and private terraces accessible to luxury condo owners only!

- **You call that a park?** The added "park" space touted by the developer is actually smaller than a tennis court. Is that worth ruining our waterfront for?

Don't be fooled. Vote NO on B & C.

Sierra Club

San Francisco Tomorrow

Affordable Housing Alliance

AIDS Housing Alliance/SF

San Francisco Tenants Union

Harvey Milk LGBT Democratic Club

Coalition for San Francisco Neighborhoods

Barbary Coast Neighborhood Association

Friends of the Waterfront Playground

North Mission Neighbors

Potrero Boosters Neighborhood Association

Richmond Community Association

Rincon Point Neighbors Association

Russian Hill Improvement Association

Twin Peaks Open Space Conservancy

Opponent's Argument Against Proposition B

PROPS B & C "OPEN" THE WATERFRONT TO MASSIVE DEVELOPMENT AND TALL TOWERS. DON'T BE FOOLED.

Deep in the developer's 13,000 word initiative is the disaster they don't want you to see: raising waterfront height limits to 136 feet, twice the height of the old Embarcadero Freeway. If you oppose tall towers from Fisherman's Wharf to the Ferry Building, vote NO on Props B & C.

Raises waterfront height limits

Props B & C raise waterfront height limits from 84 feet to 136 feet – 12 stories high – a 62% increase. The developer's luxury condo tower soars to the height of two double-decker Embarcadero freeways stacked on top of each other.

Builds luxury condos, not affordable homes

The 134 luxury condos built by B & C will cost an average \$5 million each. With NO on-site affordable housing, this raises rents and housing costs for everyone else.

Creates private , not public recreation and open space

Two-thirds of the new recreation and open space the developer promises will actually be PRIVATE, not for the general public.

Risks raw sewage spill

Engineer experts testify that the developer is building too close to a sewer line that carries 20 million gallons of raw sewage every day. It's at risk of rupture during an earthquake -- an environmental and fiscal disaster with taxpayers on the hook.

Sierra Club, Democratic Party and Coalition for San Francisco Neighborhoods say "NO."

Tearing down the Embarcadero Freeway gave us a wonderful waterfront. Let's not build a new wall that blocks it again. Vote NO on B & C.

Sierra Club

San Francisco Democratic Party

Board of Supervisors President David Chiu

Former Mayor Art Agnos

Former City Attorney Louise Renne

San Francisco Tomorrow

Affordable Housing Alliance

Harvey Milk LGBT Democratic Club

Coalition for San Francisco Neighborhoods, representing 48 neighborhood organizations from across San

Francisco

Rebuttal to Opponent's Argument Against Proposition B

YES on B for Housing, Open Space and a New Waterfront Park

Prop B addresses two of San Francisco's most acute problems: shortages of housing and green space.

Today 8 Washington Street is an eyesore on the waterfront. A 27,000-square-foot asphalt parking lot and a massive chain-link fence surrounds a private club, marring views and blocking pedestrian access to the Embarcadero.

Prop B replaces these eyesores with neighborhood housing and 30,000-square-feet of waterfront open space. The project includes a recreation center, cafes with outdoor seating and greater public access to the waterfront with new walkways and bikeways.

Heights Are Consistent with Community Plan

Opponents' claims regarding project heights are simply misleading. The design follows seven years of community outreach, and variances in heights affect just sixteen percent of the site.

More for Affordable Housing

Housing advocates support Prop B because B expands the City's housing stock and generates \$11 million for affordable housing.

Highest Environmental Standards

Prop B will be built according to LEED-certified environmental standards, including protections for sewer lines, dedicated open space and a green rooftop.

Vote YES on B to open up the waterfront.

*Mayor Ed Lee**

Former Mayor Gavin Newsom

*Supervisor Mark Farrell**

*Supervisor Scott Wiener**

*Supervisor Katy Tang**

Will Travis, former Executive Director of the Bay

*Conservation and Development Commission**

*Mark Buell, Recreation & Parks Commission President**

*Rodney Fong, Planning Commission President**

Isabel Wade, founder of Neighborhood Parks Council

San Francisco Housing Action Coalition

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Paid Argument IN FAVOR of Proposition B

OPEN UP THE WATERFRONT - VOTE YES ON B

Don't be misled - the only wall on the waterfront is the chain link fence around a private club on Drumm and Washington Streets.

Your YES vote on B will reconnect the Jackson Square neighborhood to the Embarcadero for pedestrians and bicyclists, create new public open space, a playground, construct 134 housing units and generate \$11 million for the city's affordable housing fund.

Join business, labor and civic organizations and VOTE YES ON B.

San Francisco Chamber of Commerce

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument IN FAVOR of Proposition B

As Proposition B's citizen proponents we urge you to vote YES on Prop. B!

Together we have a combined experience that stretches decades—working to make San Francisco a better place for all of us. From fighting for good paying jobs to advocating for fair housing policy to working for smarter city planning—we have been there fighting for a city that is accessible and works for everyone.

Our common cause of advocating for a better city is what has brought us together for YES on Prop B and the 8 Washington plan. A smart plan that is good for San Francisco.

This is what Prop. B is about:

- Tears down the massive fence and removes the asphalt parking lot.
- Transforms Jackson Street and Pacific Avenue into public open spaces with pedestrian access to The Embarcadero.
- Replaces the asphalt parking lot with underground public parking, and enlivens the Embarcadero with outdoor cafes and restaurants.
- Creates housing and dedicates \$11 million for new affordable housing.
- Immediately creates 250 new union construction jobs and 140 permanent jobs.
- Generates over \$100 million in City benefits that includes millions of dollars to the Port to improve dilapidated infrastructure and provide long term job creation.

Prop B will support smart planning that adds vibrancy to our waterfront and delivers benefits that contribute to the long-term health of our city. 8 Washington is a fully-vetted plan—the kind that we need!

VOTE YES ON B!

Alec Bash, Retired City Planner and Grassroots Activist
Tim Colen, Housing Advocate and Executive Director of the San Francisco Housing Action Coalition
Michael Theriault, Executive Secretary-Treasurer of the San Francisco Building & Construction Trades Council

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings and Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop. B!

Creating new parks and open spaces on the waterfront at no cost to the City is something we can get behind. Our waterfront is one of our city's greatest treasures that should be open to all. Yes on Prop. B gets it done.

Today, the site at 8 Washington is a parking lot and a private club in the middle of what should be a beautiful network of parks, open space and active public walkways along The Embarcadero. Voting Yes on Prop. B will make this a reality by transforming an asphalt parking lot into a new privately funded public park, including a 4,500 square foot children's playground.

These new parks and open spaces will cost the City nothing—construction and maintenance is fully provided by private funding, but kept 100% public and under the jurisdiction of the City.

With new parks and plazas totaling over 30,000 square feet, improved sidewalks and streetscape, approving Prop. B will benefit our shared waterfront park infrastructure and create public access where none exists today.

It's clear: Voting YES on Prop. B is a win-win for our city and our waterfront.

*Mark Buell, San Francisco Recreation and Parks Commission President**

*Allan Low, Recreation and Parks Commission Vice President**

*Thomas P. Harrison, Recreation and Parks Commissioner**

*Jim Lazarus, Former Recreation and Parks Commissioner**



*Mike Sullivan, Former Recreation and Parks Commissioner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

We build and support San Francisco

As the workers who build and repair our city’s infrastructure, **we urge you vote YES on Prop B.**

It is a shame that opponents of the 8 Washington plan, such as Supervisor David Chiu, have resorted to scare tactics to oppose a smart plan that is good for our city.

8 Washington is a plan that has been developed over the course of seven years during which time it was reviewed at over 100 community meetings, underwent and extensive Environmental Impact Report, and received the approvals from the Port Commission, Planning Commission and the Board of Supervisors.

This is a good plan that is not only safe, but will serve as an opportunity for our city to repair infrastructure that dates back 100 years. And the city can undertake these improvements at a cost-savings.

Don’t be fooled by the political games—take it from the boots in the ground who get this work done.

Vote YES on Prop. B!

Operating Engineers Local 3

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Yes on Prop B! It’s a simple choice!

More than anything, the 8 Washington project demonstrates the importance of making sensible land use choices and the opportunity costs this project starkly illustrates.

If voters can get past the opposition’s overheated rhetoric, the 8 Washington project presents a pretty simple land use choice: Should valuable public waterfront

land be preserved as a surface parking lot that benefits only a few, or should it be used to deliver enormous design and financial benefits for all San Franciscans?

Of particular importance is an \$11 million payment by the plan sponsor to the City to fund low-income housing. It’s actually much more than that since the City can leverage it with matching public grants. The City’s own calculations show the project would fund 50-55 low-income homes in one of the more privileged neighborhoods of the City. Shouldn’t all neighborhoods offer affordable housing opportunities?

More broadly, over the long run, the project will generate \$140 million in today’s dollars to the Port and the City – that is, to the people of San Francisco. It includes huge contributions to the Port’s crumbling infrastructure as well as for other public benefits like new parks, wider sidewalks and underground parking.

Why do the opponents never mention how little revenue the current parking lot generates for the City?

A choice that preserves an ugly surface parking lot with virtually no benefit to the City compared to all the public benefits delivered by 8 Washington makes no sense! Worse, preserving this parking lot is the same as the City subsidizing a small group of very privileged people. Is this fair?

Vote YES on B for affordable housing and HUGE benefits for our City!

SF Housing Action Coalition

The true source(s) of funds for the printing fee of this argument: SF Action Housing Coalition.

Paid Argument IN FAVOR of Proposition B

VOTE YES ON PROPOSITION B

8 Washington is an example of smart planning, thoughtful urban design and an innovative way to open up the Embarcadero to the rest of the city.

The current site is a relic from the days of the Embarcadero Freeway – a toxic asphalt parking lot and a private, members-only tennis club on the site of an old gas station. It’s fenced off from the general public, cuts off two major streets that should otherwise connect to the Embarcadero, and generally represents an eyesore on the waterfront where so much has been improved in recent years.

The 8 Washington proposal has undergone seven years of public planning, revision and debate, and it



deserves our support. It would replace this asphalt artifact of the freeway with a vibrant mix of homes, restaurants and cafes, parks and open spaces. And it would reconnect Pacific and Jackson Streets to the Embarcadero, providing a critical publicly accessible link between our waterfront and the neighborhoods immediately to the West.

Vote Yes on Prop. B!

*Rodney Fong, Planning Commission President**
*Mike Antonini, Planning Commissioner**
*Gwyneth Borden, Planning Commissioner**
*Richard Hillis, Planning Commissioner**
*Ron Miguel, Former Planning Commission President**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings and Merrill LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

San Francisco deserves a waterfront that is flourishing and inviting for all in the City. The 8 Washington Plan will make over a section of the waterfront that today is closed off by 1,735 foot fence and an asphalt parking lot and open it up with new parks and open space, open air cafes and enhance pedestrian and bicycle access by opening up Jackson Street and Pacific Avenue to The Embarcadero.

The plan will also build new housing and generate over \$100 million in city benefits, which include money to the Port to support waterfront improvements and \$11 million for new affordable housing.

This good plan has been fully approved and studied and will deliver many needed benefits for our City—starting with the transformation of a much underutilized stretch of our waterfront.

The San Francisco Democratic Club says YES.

San Francisco Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

Prop. B is good for this city. It is good for jobs that support middle class families. And it is good for our waterfront—a major economic driver.

Approving Prop. B will create 250 union construction jobs and 140 permanent jobs. As our economy continues to recover from the worst economic downturn since the Great Depression, these are jobs San Franciscans want and need.

Approving Prop. B will also generate close to \$60 million for a cash-strapped Port that will fund much needed infrastructure improvements—which will also generate good paying jobs today and well into the future.

Prop. B delivers the right combination of economic generators and benefits to ensure our city is working for all San Franciscans.

Vote Yes on Prop B!

San Francisco Building and Construction Trades Council

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings and Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

The Ferry Building Waterfront with its historic buildings, ferry terminals, parks and open spaces is a wonderful destination for San Franciscans and visitors alike. Removal of the freeway and the Port's creative public-private partnerships have led this renaissance.

However, three blocks along The Embarcadero from Washington to Broadway are leftovers from freeway days, deadening the Embarcadero and blighting what could be. A surface parking lot and 3-block long, 12' tall fence surrounding a private club deaden the sidewalks and cut Jackson Street and Pacific Avenue off from the waterfront.

To achieve the Ferry Building Waterfront's full potential, the 8 Washington Parks, Public Access and Housing plan proposes:

- 134 family housing units over sidewalk cafes, shops & restaurants



- new public parks connecting Jackson & Pacific with the waterfront
- a smaller recreation facility, no longer blocking Jackson & Pacific
- an underground public garage with car, car share and bicycle parking
- \$11M contribution to the City’s affordable housing
- 250 union construction jobs, 140 permanent jobs
- over \$100M to the City and Port

Pacific Waterfront Partners, committed waterfront stakeholders who historically renovated Piers 1 ½, 3 & 5 across the Embarcadero, have been pursuing this for over seven years and already have Port Commission, Planning Commission, Board of Supervisors and State Lands Commission approvals to proceed. Now they need our votes.

8 Washington will take down fences; open streets as walkways to the waterfront; enliven the waterfront with its parks and public access, its shops and cafes along widened sidewalks; and provide an improved aquatic and fitness center.

Let’s stop accepting three blocks of waterfront sidewalks deadened by a parking lot and tall fence. Every part of the Ferry Building Waterfront should contribute to and enhance our city!

Yes on B!

Alec Bash, Retired City Planner, Proponent and Grassroots Activist

The true source(s) of funds for the printing fee of this argument: Alec Bash.

Paid Argument IN FAVOR of Proposition B

Please vote YES on Prop B!

Support new waterfront parks and open space, open air cafes and neighborhood housing!

It’s time to tear down the fence and asphalt parking lot at Washington Street and turn into a space that works for all of us. The City deserves an open waterfront that is accessible to all.

We ask you to support a vibrant waterfront and vote YES on Prop. B!

Asian Pacific Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

Support jobs, economic growth and, equally important, a fully-vetted, smart plan to create new parks and open space, residential housing and vibrancy in our city and waterfront.

Approving Prop. B is a win-win for our city:

- New waterfront parks and open space
- \$11 million for the creation of new affordable housing
- 250 union construction jobs and 140 permanent jobs
- Millions of dollars in new funding for the Port to support infrastructure improvements and job creation

8 Washington is the right kind of plan to keep our city working today and well into the future, while also improving vibrancy and access on our waterfront.

This is a win-win for San Francisco!

Vote YES on Proposition B!

Alliance for Jobs and Sustainable Growth

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

Prop B creates new parks and open space at no-cost to the city, opening up thoroughfares for pedestrian access, building new housing, and generating over \$100 million in funding for new affordable housing and infrastructure improvements at the Port.

We have a choice: keep the eyesore of an asphalt parking lot and a fenced-in private club or approve a plan to transform the site with parks, housing a swimming facility, and open air cafes—while generating millions of dollars in benefits.

Support parks, jobs and progress, and vote YES on Prop B!



Plan C

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Construction, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop. B!

Approving Prop. B will deliver much needed financial support to our Port.

Our city's port is an important economic engine that creates jobs and generates economic activity for our city. Our Port serves as a gateway for goods and tourism. Whether it's a cruise ship or an exporting freight, our Port is moving goods and people every day. But outdated infrastructure continues to be an issue that threatens the functionality of our port.

Voting YES on Prop. B will generate over \$60 million to support the work of our port and the jobs it creates today and in the future.

Help ensure our port is healthy and working for all of us.

Vote YES on Prop. B!

San Francisco Bay and Vicinity Port Maritime Council, AFL-CIO

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners LLC, 2. Cahill Construction, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

We urge you to vote YES on Prop B!

Prop B will usher in new parks, housing, jobs and increased access to The Embarcadero Waterfront.

This is a smart plan that will deliver new vibrancy to the waterfront, while generating significant city benefits our city deserves.

Westside Chinese Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

I founded Waterfront For All (WFA) in response to my experience with the Northeast Embarcadero Study (NES) planning process. For 17 months, I and other WFA members weighed in on the study, which lays out guidelines for development along the Embarcadero. The NES was approved by the Port and Planning Commission in 2010.

Unfortunately, most planning discussions in San Francisco are dominated by a loud few protecting their personal interests. As they fight change, the average San Franciscan's voice, and the interest of the City as a whole, often goes unheard. A YES vote on Prop B will change that.

As a former land-use attorney, I have seen the influence that some can have on the planning process – in this case the rich neighbors and out-of-town corporate interests who oppose 8 Washington.

I would be the first to oppose a poorly conceived project along the waterfront, but 8 Washington is an excellent addition to the community we're building in this area. A well thought-out development can enliven an underused part of the City, increase the housing stock and provide jobs, tax revenue and funds for low-income housing. Truly great projects can inspire and create a sense of place. 8 Washington represents all of that.

Despite the fact that the proposed plan will benefit everyone who lives and works nearby, as well as those who visit the waterfront, the well-funded opposition remains determined to block public access to their private club site.

Let's tell them the waterfront is for everyone.

Vote YES on Prop B.

Justin Allamano, Founder of Waterfront For All

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

VOTE "YES" ON PROPOSITION B

The project proposed for 8 Washington was carefully developed over seven years, with input from over 100 community meetings. It is consistent with San Francisco's Northeast Embarcadero Study. It has been



approved by the San Francisco Planning Commission, San Francisco Board of Supervisors, the Port Commission and the California State Lands Commission.

8 Washington steps down in height to respect the Waterfront. It is downright short compared to Embarcadero Center and Golden Gateway towering above across the street! 8 Washington preserves and improves the Golden Gateway Swim Club. Over half of the footprint of 8 Washington is recreation and public open space- including new parks and pathways that will open up visual and pedestrian access to the waterfront at Jackson Street and Pacific Avenue to The Embarcadero. 8 Washington will generate over \$100 million in benefits - funding affordable housing and Port infrastructure, not to mention increasing property tax revenue.

The carefully sculpted design is articulated to allow light and visual passage from all perspectives, is architecturally contextual, and a totally appropriate reuse of surface parking lots and privately owned tennis courts surrounded by an ugly green fence.

VOTE “YES” ON PROP B

*Planning Commissioner Michael J. Antonini**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

The choice before us is clear: protect an asphalt parking lot and an exclusive club or support a plan that creates parks, jobs and housing in San Francisco.

Supporting a plan that delivers improvements on our waterfront while generating over \$100 million in city benefits is the right choice.

8 Washington will revitalize an ugly stretch of the waterfront and create 250 union construction jobs, 140 permanent jobs and generate \$11 million for affordable housing. In stark contrast, the status quo—an asphalt parking lot and a fenced off club—will not create jobs or benefits for the city.

The choice is clear: Vote YES ON PROP B!

Bay Cities Metal Trades Council

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

Prop B opens up our waterfront to all of us – not just a privileged few adjoining property owners – while establishing new parks and open spaces, creating jobs, funding new affordable housing and generating new revenues for the Port and the City.

The 8 Washington plan represents smart planning and it’s good for our city.

This plan revitalizes an ugly, underused stretch of the waterfront that today is cut off from the rest of the city by a fenced-in members-only club and an asphalt parking lot. Prop B will lead to creation of parks and open space that all San Franciscans can enjoy while also generating millions of dollars in city benefits which include:

- \$11 million for new affordable housing
- Over \$60 million for the Port and City for infrastructure improvements

In turn, this will build affordable housing, help our financially strapped Port pay for public improvements, and support economic vibrancy and job creation in our city. This is the progress our city needs and deserves.

The 8 Washington plan is also in line with the City’s General Plan and the Northeast Embarcadero Study—official documents adopted by the City—which recommended the plan’s good use of space for housing, recreation and public open space. After seven years of community input, planning and approvals, this plan has emerged as product all San Franciscans will be proud of.

Yes on Prop B is good for our city!

*Jim Chappell, Former President of SPUR**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Jim Chappell.



Paid Argument IN FAVOR of Proposition B

Vote YES on Prop B!

Prop B is good for workers, good for our city and good for our waterfront.

Lets get behind a plan to open up the waterfront for all San Franciscans, while creating the right benefits that build affordable housing, generate 250 union construction jobs and deliver over \$100 million in financial benefits to our Port and City.

San Francisco wins with YES on Prop B!

Laborers International Union 261

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings and Merrill LLP.

Paid Argument IN FAVOR of Proposition B

YES on B

Prop B moves our city's waterfront forward through a good sense plan.

Yes on Prop B is about approving a plan that delivers long-term benefits for our waterfront and throughout our city.

We encourage you to vote YES on Prop B!

District 2 Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on B!

Voters have the opportunity to approve a good plan for our waterfront and generate millions of dollars in city benefits.

Voting YES on Prop. B means transforming a stretch of our waterfront that is an eyesore and defined by an asphalt parking lot and a 1,735-foot fence that surrounds a private club.

The plan will create parks and open space and funding for affordable housing.

8 Washington is a smart plan that improves our city's landscape and delivers concrete benefits.

YES on Prop B!

A New San Francisco Majority

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

Yes on B!

As a San Franciscan who has worked tirelessly for smart planning in our city, I urge you to vote Yes on Prop. B!

Our Port and our waterfront are among our city's greatest treasures, and Prop. B will open the way for a fully-vetted plan to transform one of the last remaining underutilized stretches into a vibrant and active space for all to enjoy.

Our waterfront has come alive again, thanks to a resurgence that has brought people back to enjoy The Embarcadero. But the uninviting space that today is home to an asphalt parking lot, a 1,735 foot fence and a private use that cuts pedestrian and bicycle access undermines the progress that has been made.

Voting 'yes' on Prop. B will open the way for a plan that was approved by the Port Commission, Planning Commission and approved twice by the Board of Supervisors and that activates this 3.2 acre site with parks, housing, open air cafes and wider sidewalks for pedestrians and bicyclists.

This is the smart planning our city deserves.

I urge you to vote yes on Prop. B!

*Ellen Joslin Johnck, Former Executive Director of Bay Planning Coalition and SF Historic Preservation Commissioner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings and Merrill LLP.

Paid Argument IN FAVOR of Proposition B

Vote YES on Proposition B for waterfront JOBS and HOUSING!

Prop B is a plan that creates 250 new union construction jobs and 140 permanent jobs, generates economic activity and benefits for our City with new revenue for affordable housing, infrastructure and services. Yes on Prop B is a vote for the jobs and benefits that the middle class deserves.

VOTE YES ON B FOR WATERFRONT REVITALIZATION!

UA Local 38 Plumbers & Pipefitters Union

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition B

VOTE YES ON PROP B.

WHAT YOU SEE NOW at the 8 Washington site

- An extremely ugly, block-long parking lot at the corner of Washington and The Embarcadero.
- A private swim/tennis club requiring a monthly fee, serving only the wealthy few. It stretches for three blocks along the Embarcadero.
- Pedestrians from Chinatown or Showplace Square must detour 2 to 3 blocks around the swim club to reach the waterfront.
- A 12-foot high, ugly, opaque green fence along the Embarcadero, which says to the public, “you don’t belong here.” It is true dead space.

THE FUTURE 8 WASHINGTON SITE

- + A handsomely designed building by an acclaimed architect that San Franciscans will enjoy viewing. The building steps down to the waterfront from 12 stories 5 stories.
- + \$11 million will be contributed by the development to the City’s affordable housing trust fund. These funds help to replace California’s cuts to affordable housing.
- + The City will be reunited with its waterfront along Pacific and Jackson Streets. Bicyclists and pedestrians will now be able go directly to the waterfront, and view corridors will be restored.

- + Retail on the ground floor for all of us to enjoy will help to enliven a group of now dead blocks.
- + A charming children’s park; a well-designed contemporary swim club and fitness center; and a parking garage to serve the Ferry building and the farmer’s market will be included.

VOTE YES ON PROP B.

*Toby Levine, Former Planning Commissioner, member of the Waterfront Land Use Planning Board and Co-Chair of the Central Waterfront Advisory Group, including Pier 70**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Toby Levine.

End of Paid Arguments IN FAVOR of Proposition B

Paid Argument AGAINST Proposition B

PROPS B & C - BAD WATERFRONT PLANNING

The devil is in the details on Props B & C.

I served for eight years as Director of San Francisco’s Department of City Planning, where I learned time and again that pretty proposals are often dangerous and deceptive.

The developers have hidden the most important words deep inside the text of the initiatives and have made them nearly impossible to decipher. Section 4(a) makes amendments to the San Francisco general plan that revise the height and bulk classifications for Block 0201, Lot 012 from 84-E to 136-E.

In plain English, that means increasing waterfront height limits - from 84 feet to 136 feet, or TWICE the height of the old Embarcadero Freeway.

Props B & C are playing a piecemeal game with public planning policy in order to benefit just a few wealthy developers at the expense of all of us.

Please, VOTE NO ON PROP B & C

Allan Jacobs, Former Director of the San Francisco Planning Department

The true source(s) of funds for the printing fee of this argument: Jim Cunningham, Elizabeth Roman.



Paid Argument AGAINST Proposition B

SIERRA CLUB OPPOSES B & C

8 Washington poses an enormous threat to our Bay environment.

- **Risks massive raw sewage spills:** Experts have found critical errors in the project plans that could cause huge damage to a major city sewage line in the event of an earthquake, risking spilling 20 million gallons of human waste per day right into our Bay.
- **Blocks waterfront access:** 8 Washington raises waterfront height limits to 136 feet – twice as tall as the old Embarcadero Freeway. The project opens the door to more tall towers from the Ferry Building to Fisherman’s Wharf.

Vote NO on B & C.

Sierra Club

The true source(s) of funds for the printing fee of this argument: Sierra Club.

The three largest contributors to the true source recipient committee: 1. East Bay Young Democrats, 2. Sierra Club, San Francisco Bay Chapter, 3. Sierra Club, Marin Regional Group.

Paid Argument AGAINST Proposition B

AFFORDABLE HOUSING ADVOCATES SAY NO ON B & C

The developers behind Props B & C claim that their project is about affordable housing, but they aren’t being honest with you.

- **Zero on-site affordable housing.** The 8-Washington development builds no on-site affordable housing, only 134 luxury condominiums averaging a price of \$5 million each. Who can afford that?
- **Raises housing costs for the rest of us.** A condo development with only luxury housing for the super-wealthy will result in increased housing and rent costs for average San Franciscans.

Tenants rights organizations and affordable housing advocates agree: **Vote NO on Props B & C.**

*Affordable Housing Alliance
San Francisco Tenants Union
Housing Rights Committee
AIDS Housing Alliance SF*

The true source(s) of funds for the printing fee of this argument: Golden Gateway Tenants Association.

Paid Argument AGAINST Proposition B

FORMER MAYOR ART AGNOS OPPOSES B & C

Twenty-five years ago, when I was mayor, San Francisco made a great decision – we tore down the Embarcadero Freeway. San Franciscans hated the ugly wall that blocked them from their waterfront. When the earthquake hit in 1989 and damaged the freeway, we were faced with a choice to either rebuild it or tear it down. We decided to tear it down to make way for a waterfront that San Franciscans are proud of.

Now, the supporters of Props. B & C are trying to build a new wall on the waterfront called 8 Washington. This luxury condo development will be 136 feet tall – meaning 13 stories and TWICE the height of the old Embarcadero Freeway.

Let’s NOT build a new wall on the waterfront.

Vote NO on B & C.

Art Agnos, Former Mayor of San Francisco

The true source(s) of funds for the printing fee of this argument: Diane Root, Bill Benkavitch.

Paid Argument AGAINST Proposition B

PARKS & OPEN SPACE ADVOCATES OPPOSE B & C

The proposed 8 Washington developers have been making misleading claims about parks and open space from the start. This kind of false advertising is called “greenwashing.” The luxury condo developers behind Props B & C are not interested in creating parks - they are interested in making money.

- **The “park” created by the project is tiny.** The new area they would add to the existing open space to create the “park” is smaller than the size of a tennis court -- a fact the developers have been trying to hide.
- **Two-thirds of the new “recreation and open space” the project claims to create will be PRIVATE.** It will be for luxury condo owners and club members ONLY.

Don’t fall for the deception.

Vote NO on B & C.

*Sierra Club
Twin Peaks Open Space Conservancy
Golden Gate Park Preservation Alliance
Friends of the Waterfront Playground
SF Green Party*

The true source(s) of funds for the printing fee of this argument: Sierra Club.

The three largest contributors to the true source recipient committee: 1. East Bay Young Democrats, 2. Sierra Club, San Francisco Bay Chapter, 3. Sierra Club, Marin Regional Group.

Paid Argument AGAINST Proposition B

FORMER CITY ATTY LOUISE RENNE SAYS NO ON B & C

As a City Attorney for fifteen years, I fought to protect San Franciscans from the illegal business practices of tobacco companies, big banks, and weapons manufacturers.

Now, I'm here to warn you about Propositions B & C. The proposed development project proposed has flawed plans that could lead to disastrous environmental and financial consequences for the people of our city.

Independent experts report that both during construction and in a major earthquake, this enormous luxury condo tower could rupture a major sewer line near the waterfront with damage to a system that carries a fourth of our city's sewage. If so, raw human waste would begin spilling into the streets adjacent to the Bay through a system that carries 20 million gallons of sewage per day.

To make matters worse, there is every reason to believe that it won't be the developer who will pay the bill - millions and millions in cleanup and repair costs - but citizens like you and me.

Almost as troublesome is the fact that this important safety and seismic information did not become public until *after* Board of Supervisors and environmental reviews! Another reason to vote no on these propositions.

Please vote NO on Props B & C

Louise Renne, Former San Francisco City Attorney

The true source(s) of funds for the printing fee of this argument: Louise Renne.

Paid Argument AGAINST Proposition B

NO ON B & C - BAD AND COSTLY FOR TAXPAYERS

Props B & C are filled with hidden taxpayer liabilities. If built, the 8 Washington project would be a ticking time-bomb, planned in such a way that it could cause damage to a major nearby sewer line in the event of an earthquake.

Raw human waste would then be pouring into the Bay – and San Francisco taxpayers would be left to foot the bill for millions of dollars in cleanup and repairs.

Props B & C give away prime public land on the waterfront to build an unsound project that could end up costing us all. Vote No on Propositions B & C – they're poor investments for the stability and safety of our city.

Former State Senator and Judge Quentin L. Kopp

The true source(s) of funds for the printing fee of this argument: Barbara Stewart.

Paid Argument AGAINST Proposition B

DEMOCRATIC CLUBS SAY NO ON B & C

San Francisco is a city that prides itself on its differences, but it doesn't happen often that an issue comes forward that everyone can agree on.

Local neighborhood Democratic clubs representing the diversity of our city have come together to say NO on Props B & C.

These organizations from all over San Francisco know that the 8 Washington project will impact everyone by increasing housing costs, taking away recreation, and building a new wall on the waterfront.

Don't let a few wealthy 1% developers ruin our waterfront. Unite with San Franciscans from all backgrounds and vote NO on B & C.

*Central City Democrats
District 3 Democratic Club
District 8 Democratic Club
Harvey Milk LGBT Democratic Club
Joni Eisen, President, Potrero Hill Democratic Club*
Richmond District Democratic Club
South Beach Democratic Club*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Barbara Stewart.

Paid Argument AGAINST Proposition B

Waterfront height limits were set to protect public views and preserve the relationship between our Bay and City. Propositions B & C would break those long-standing protections.

Vote No on B & C

San Francisco Tomorrow



The true source(s) of funds for the printing fee of this argument: San Francisco Tomorrow.

Paid Argument AGAINST Proposition B

S.F. DEMOCRATIC PARTY SAYS NO ON B & C

Props B & C are an assault on the identity and accessibility of our city's waterfront. The efforts to build this new wall on the waterfront are being bankrolled by wealthy developers who are out to maximize profits at the expense of the people of San Francisco.

- **The plan exceeds legal waterfront height limits.**

At 136 feet tall, the 8 Washington project would be over 50 feet taller than is currently allowed.

- **Builds NO on-site affordable housing**

In fact, the project would raise housing and rent costs for average San Franciscans.

- **Creates mostly PRIVATE open space.**

Two-thirds of the promised "new open space and recreation" in 8 Washington won't be accessible to the public.

Stand with the S.F. Democratic Party to prevent these developers from ruining San Francisco's waterfront.

Vote NO on B & C.

State Assemblyman Tom Ammiano
Board of Supervisors President David Chiu
Former Mayor Art Agnos
Former City Attorney Louise Renne
Supervisor David Campos
Supervisor John Avalos
Former Board of Supervisors President Aaron Peskin
Former Board of Supervisors President Matt Gonzalez
Former Supervisor Jake McGoldrick
Jane Morrison, Former Women's Chair, California Democratic Party
Kim-Shree Maufus, Member, San Francisco Board of Education
*John Rizzo, President, San Francisco Community College Board of Trustees**
*Steve Ngo, Member, San Francisco Community College Board of Trustees**
Chris Jackson, Member, San Francisco Community College Board of Trustees
Rafael Mandelman, Member, San Francisco Democratic County Central Committee
Kelly Dwyer, Member, San Francisco Democratic County Central Committee
Leah Pimentel, Member, San Francisco Democratic County Central Committee

Alix Rosenthal, Member, San Francisco Democratic County Central Committee
Hene Kelly, Member, San Francisco Democratic County Central Committee
Matt Dorsey, Member, San Francisco Democratic County Central Committee
Petra DeJesus, Member, San Francisco Democratic County Central Committee

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Louise Renne, Timothy Gerachi, Barbara Stewart.

Paid Argument AGAINST Proposition B

ASIAN AMERICAN LEADERS SAY NO ON B & C

Propositions B & C are a bad deal for San Francisco.

The 8 Washington project will replace what is now a sports and recreation area used by thousands of San Francisco children, families, and seniors, with an enormous new luxury condo development. The new development will be 136 feet tall, surpassing waterfront height limits and blocking access to our waterfront. The project creates no on-site affordable housing, and actually increases housing costs for members of our community.

Props B & C also include potential financial liabilities for taxpayers. Poor planning could lead to massive sewer line damage in the event of an earthquake. If raw sewage begins to spill, loopholes in the ballot measure could force the repair costs onto the people of San Francisco.

Please join with leaders from our community in opposing Props B & C. It's a bad choice for San Francisco.

VOTE NO ON B & C.

David Chiu, Board of Supervisors President
*Angela Chan, San Francisco Police Commissioner**
*Steve Ngo, Member, San Francisco Community College Board of Trustees**
*Warren Mar, Vice President, San Francisco Building Inspection Commission**
*Howard Wong, Former Board Member, San Francisco Planning and Urban Research (SPUR)**

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The true source(s) of funds for the printing fee of this argument: Janice Holloway and Maurice Holloway.

Paid Argument AGAINST Proposition B

NEIGHBORHOODS UNITED AGAINST B & C

The waterfront belongs to all San Franciscans. The wealthy developers behind the 8 Washington project are using spot zoning tactics and ballot box planning to evade waterfront height limits. The effects of this project will be felt citywide, setting a bad precedent for ALL of San Francisco's neighborhoods.

Neighborhood organizations from all around the city OPPOSE the B & C development plans. Let's make sure that the waterfront is something we can all share.

Vote NO on B & C.

Coalition for San Francisco Neighborhoods, representing 48 neighborhood organizations from across San Francisco including:

*Barbary Coast Neighborhood Association
Alan Beach-Nelson, President, Castro/Eureka Valley Neighborhood Association*
Eastern Neighborhoods United Front
Middle Polk Neighborhood Association
North Mission Neighbors
Potrero Boosters Neighborhood Association
Richmond Community Association
Rincon Point Neighbors Association
Russian Hill Improvement Association
Sunset Heights Association of Responsible People (SHARP)
Twin Peaks Council
Gary Weiss, President, Corbett Heights Neighbors**

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The true source(s) of funds for the printing fee of this argument: Janice Holloway and Maurice Holloway.

Paid Argument AGAINST Proposition B

LGBT LEADERS AGREE - VOTE NO ON B & C

Rising housing costs are hurting everyone. Our community is not immune. In a recent citywide census, almost a third of homeless people surveyed identified as LGBT, and that number could be growing.

The 8 Washington project is tone deaf to this issue. Now is not the time to be giving away publicly-owned land to a developer to build luxury condos that only the top 1% can afford.

Props B & C will raise housing costs for all San Franciscans and put more people from the LGBT community at risk of becoming homeless.

Vote NO on B & C.

*State Assemblyman Tom Ammiano
Supervisor David Campos
Harry Britt, former Board of Supervisors President
Eileen Hansen, former Ethics Commissioner*
Rafael Mandelman, Member, SF Community College Board
Harvey Milk LGBT Democratic Club
Debra Walker, Member, SF Building Inspection Commission*
Brian Basinger, AIDS Housing Alliance SF
Tommi Avicelli Mecca, Affordable Housing advocate*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Janice Holloway and Maurice Holloway.

Paid Argument AGAINST Proposition B

REPUBLICANS SAY NO ON B AND C

San Francisco Republicans, over the years, have supported the construction of high rise residential and office buildings in the Financial District and South of Market, so that our City can continue to attract new businesses and retain existing ones wishing to expand. However, we have opposed spot zoning and construction of housing and commercial spaces incompatible with the character of our unique neighborhoods.

The resumption of new construction citywide in the past 18 months has resulted in a proliferation of high-density housing projects that are completely out of scale with our neighborhoods. New construction along Upper Market and south of Mission Creek illustrates what the City planners and bureaucrats have in store for San Francisco. It isn't pretty.

The 8 Washington project is equally egregious and out of place. Its 134 foot height violates the Planning Commission's decades long height restrictions on waterfront development. It is out of character with the Golden Gateway Commons and sets a dangerous precedent for similar construction along the Embarcadero north of Broadway.

San Franciscans need to decide what kind of a City we want. **The only way for that to happen is to vote NO on B & C.** Tell City Hall to go back to the drawing board on 8 Washington and to reject any future high-density housing development in San Francisco that is incompatible with the character of an existing neighborhood.



Current and Former Members of the San Francisco Republican County Central Committee:*

*Christopher L. Bowman, Member, SFRCCC, 1989-1997, 2003-2009**

*Harold M. Hoogasian, Member, SFRCCC, 1990-2009**

*Dana Walsh, Member, SFRCCC, 1995-2003, 2005-present**

*Mike DeNunzio, Member, SFRCCC, 1998-2011**

*Stephanie Jeong, Member, SFRCCC, 2007-present**

*Joan Leone, Member, SFRCCC, 2011-present**

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The true source(s) of funds for the printing fee of this argument: Richard Stewart.

Paid Argument AGAINST Proposition B

BOARD PRESIDENTS SAY NO ON B

San Francisco Board of Supervisors Presidents who have served our city over the last five decades from across the political spectrum have come together to preserve our waterfront for future generations by opposing Proposition B.

Proposition B is bad ballot box planning. Prop B is an attempted end-run around a half century of an open and transparent citizen planning process that has made San Francisco the vibrant city we all love.

Vote NO on the deceptive and damaging Proposition B.

Board of Supervisors President David Chiu

Former Board of Supervisors President Aaron Peskin

Former Board of Supervisors President Matt Gonzalez

Former Board of Supervisors President Tom Ammiano

Former Board of Supervisors President Harry Britt

Former Board of Supervisors President Quentin L. Kopp

The true source(s) of funds for the printing fee of this argument: Janice Holloway, Maurice Holloway, Golden Gateway Tenants Association.

Paid Argument AGAINST Proposition B

Vote No on Proposition B

As a former Supervisor and City Attorney, I urge you to vote “No” on Proposition B. While some try to paint this measure as simply an effort to track what the Board of Supervisors already approved, the fact is that it is not. What this developer-drafted measure does represent is an effort by a developer to rewrite our planning and safety codes to suit their own needs.

Any large-scale development should require important building, health, and other environmental permits, such as health and sewage permits, to ensure the public safety. Yet this measure tries to rewrite our laws to severely restrict or eliminate the public right of review, cut out the role of the Zoning Administrator and the Board of Appeals entirely, and limit the Planning Director’s time and discretion to review a proposed plan for the 8 Washington Site.

Since when do we let a developer rewrite our laws for themselves? And what kind of precedent does that set? Prop B is bad for San Francisco. Vote No.

Former City Attorney Louise Renne

The true source(s) of funds for the printing fee of this argument: Louise Renne.

Paid Argument AGAINST Proposition B

PAID ARGUMENT OPPOSING PROPOSITION B

Proposition B would violate the longstanding 84-foot height limit along the Embarcadero and allow a developer to build a luxury condominium complex reaching a height of 136 feet, partly on land owned by the Port of San Francisco. If approved, this change will spur other developers to follow suit to push more high-rise buildings onto our waterfront.

San Francisco does not need multi-million dollar condominiums built on public land. Instead, we need affordable housing. Although the developer would contribute to an affordable housing fund, this would not provide any affordable housing at the 8 Washington site.

The proposed complex includes an underground parking garage with 200 spaces for public parking plus 127 spaces for private parking. This will increase traffic congestion at the T-intersection of Washington Street and the Embarcadero, creating a permanent bottleneck, and making the intersection nearly impassable during 2 or 3 years of construction work.

Climate change is widely expected to cause a rise in sea level in the coming decades. The proposed site is only a few feet above sea level. The underground parking garage may be exposed to permanent flooding.

We tore down a freeway to restore our waterfront. We don’t want it blighted again. Please vote NO on Proposition B. No high-rises on the waterfront!

*Bill Hannan, president
Golden Gateway Tenants Association*

The true source(s) of funds for the printing fee of this argument: Richard Stewart.

Paid Argument AGAINST Proposition B

A reduction of the present outdoor recreational facility by over 70,000 sq. feet, to build the most expensive high rise condominiums in San Francisco, that exceed the present height limits by 50% is a sham and frankly dishonest. The outdoor recreational facility used by thousands of middle class families, for over 40 years, their youngsters and retirees would no longer exist. The successful 15 year Summer Kids Camp, averaging 700 youngsters every summer, would be reduced to a shadow of itself with the limited facilities, and the Scholarship program that provides funds donated by many individual citizens for dozens low income housing kids could not function.

VOTE NO on B.

Lee Radner
Chair, Kids Camp Scholarship Committee*

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Barbara Stewart.

Paid Argument AGAINST Proposition B

Please consider the Proposition B initiative for what it really is. It is not about parks and recreation, or open green spaces, or small playgrounds, or a small recreation center, or extra jobs, or about more retail spaces. The only purpose of the initiative is to achieve a 50% increase in the allowable height limit allowed on The Embarcadero in order for the sponsoring developer to build a very profitable and massive condominium of 135 luxury apartments selling for an average of \$5,000,000 each. It is nothing more than that. Vote NO on Proposition B.

*James Cunningham
Margaretta Kildebeck*

The true source(s) of funds for the printing fee of this argument: Margaretta Kildebeck.

Paid Argument AGAINST Proposition B

8 WASHINGTON STREET – A TRAGEDY FOR ACTIVE, OPEN RECREATION

The proposed development will destroy the existing tennis community and all the programs that have existed here for 45 years. Nine tennis courts, 60,000 square feet of active, open recreation.

ALL GONE for high-rise luxury condominiums.

From spontaneous play to USTA Leagues, these neighborhood courts are the best OUTDOOR courts in San Francisco. Thousands of players from San Francisco and the SF Bay Area use these courts regularly. These courts should be cherished, not demolished.

This community will all be destroyed if you vote YES for Proposition B.

The flawed Northeast Embarcadero Study (NES) upon which 8 Washington development is based, never attempted to address the value of the existing tennis facility to San Francisco, in spite of requests from the beginning of the 'planning' process to do so. The words in the initial draft of the NES remained UNCHANGED in the final report. Key words in Design Principle 5: page 26 are "Whether such a replacement facility serves a broader public beyond the immediate neighborhood, however, is not relevant to the current discussion."

The fix was in from the beginning.

The voters of San Francisco now have the opportunity to overturn what the politicians have done.

Vote NO on Proposition B.

William Benkavitch

The true source(s) of funds for the printing fee of this argument: Janice Holloway and Maurice Holloway.

Paid Argument AGAINST Proposition B

**A 60% Increase In Building Height Limit,
For A Huge New Waterfront Structure,
Urban Destruction of Historic Recreation,
And Massive Developer Profits,
To Benefit The Nonresident Elite.**

Charles Dutkin, San Francisco resident

The true source(s) of funds for the printing fee of this argument: Charles Dutkin.



Paid Argument AGAINST Proposition B

Support Sue Bierman - VOTE NO ON B AND C

There is **already** a WONDERFUL children's playground at Washington and The Embarcadero. In **Sue Bierman Park**, named after **my mother Sue Bierman**. Late Planning Commissioner, Supervisor and Port Commissioner.

Sue fought the battle to remove freeways in San Francisco. **Particularly the Embarcadero Freeway**. When that freeway finally came down the open space south of Washington was named for her.

Area residents worked with Rec Park to fund the **children's playground** that just opened.

Sue worked hard for kids. To open up the waterfront for ALL the people

For affordable **rental** housing. On the Planning Commission Sue led the battle to **DOWNZONE GOLDEN GATEWAY HEIGHT LIMITS**. Which would be undone by Propositions B and C.

The developer says luxury condos need a childrens park. THERE IS AN EXISTING KIDS PLAYGROUND.

Fight for KIDS and for low heights at the waterfront - for ALL the people of San Francisco. Not just the rich.

VOTE NO ON B and C

Megan Bierman
Jane Morrison
Bill Maher
June Gutfleisch
Sue Hestor

The true source(s) of funds for the printing fee of this argument: Megan Bierman, June Gutfleisch, Sue Hestor.

Paid Argument AGAINST Proposition B

Tenants oppose B and C.

The last thing San Francisco needs is more extreme luxury condos.

The City needs *work force* and *low income rental housing*. Land for benefit of Golden Gateway rental apartments is being taken away to build 8 Washington.

VOTE NO on B and C.

*Sarah Shortt, Executive Director, Housing Rights Committee of SF**
Rafael Mandelman
Tommi Avicolli Mecca

Barbara Blong
*Ted Gullickson, Director, SF Tenants Union**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Sue Hestor.



C

8 Washington Street—Referendum

Shall the City ordinance increasing legal building height limits on an approximately half-acre portion of the 8 Washington Street Site along Drumm Street take effect?

YES  
NO  

Digest by the Ballot Simplification Committee

The Way It Is Now: The site proposed for development as 8 Washington Street is 3.2 acres bounded by the Embarcadero, Washington Street and Drumm Street (the Site). Approximately 80% of the Site is owned by Golden Gateway Center and used as walkways and a private tennis and swim facility. The remaining 20% is a public parking lot under the jurisdiction of the City and County of San Francisco’s Port Commission.

In 2012 the Board of Supervisors (the Board) approved a development project for the Site involving construction of two mixed-use buildings containing 134 residential units, ground floor restaurants and retail, a private fitness and swim facility, a public park and open spaces, and underground public and private parking.

In approving the development project, the Board also adopted an Ordinance (the Ordinance) to increase the legal building heights on an approximately half-acre portion (16% of the Site). The existing height limit is 84 feet. The Ordinance would increase the height limit to 92 feet in one section along Drumm Street and 136 feet in another.

A referendum was filed requiring that the Ordinance be submitted to the voters. The Ordinance will not go into effect unless a majority of voters vote in favor of it.

The Proposal: Proposition C is a Referendum to approve an Ordinance passed by the Board of Supervisors. The Ordinance would increase the legal building height limits on an approximately half-acre portion of the Site along Drumm Street from 84 feet to 92 feet in one section and from 84 feet to 136 feet in another section.

A “YES” Vote Means: If you vote “yes,” you want the Ordinance increasing legal building height limits on an approximately half-acre portion of the 8 Washington Street Site along Drumm Street to take effect.

A “NO” Vote Means: If you vote “no,” you do not want the Ordinance increasing legal building height limits on an approximately half-acre portion of the 8 Washington Street Site along Drumm Street to take effect.

Controller’s Statement on “C”

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition C:

Should the proposed ordinance be approved by the voters, in my opinion, it would in and of itself, have no direct impact on the cost of government. However, approval of the ordinance would allow the 8 Washington Street project to be built as approved by the City. This project would result in new tax and fee revenues and other benefits to the City and to the Port of San Francisco.

Construction of the proposed project at 8 Washington Street would result in near-term tax revenues of approximately \$4 million which can be used by City for any public purpose, approximately \$11 million in fee payments to fund affordable housing and approximately \$4.8 million in fee payments to fund transit improvements. The Port of San Francisco would receive approximately \$3 million in near-term revenues from the sale of a seawall lot for the project, as well as a percentage of property sales. Estimated future revenues that would be generated by the project would vary depending on market conditions and other factors, but certainly the assessed value of the area would increase and result in significant additional property tax and sales tax revenues to the City and the

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.

An excerpt of the text of this measure begins on page 109. The full text of this measure is available online at sfelections.org/PropC and in every public library. If you desire a copy of the full text of the measure to be mailed to you, please contact the Department of Elections at (415) 554-4375 and svote@sfgov.org and a copy will be mailed at no cost to you. Some of the words used in the ballot digest are explained on page 27.



Port. Over the long-term life (sixty-six years) of the project, tax revenues, added property value and park and open space improvements accruing to the City and the Port are projected at more than \$350 million, valued at approximately \$82 million in today's dollars.

The above amounts do not include potential operating and infrastructure costs for other City departments. This statement does not address the potential impacts of the project on businesses, private property or the local economy.

How "C" Got on the Ballot

On August 1, 2012, the Department of Elections certified that the initiative petition calling for Proposition C to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

19,405 signatures were required to place a referendum on the ballot. This number is equal to 10% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 8, 2013, submission deadline showed that the total number of valid signatures was greater than the number required.

Propositions B and C concern the same subject matter. If both measures are adopted by the voters, and if there is a conflict between provisions of the two measures, then some or all of the measure approved by fewer votes would not go into effect.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow.

An excerpt of the text of this measure begins on page 109. The full text of this measure is available online at sfelections.org/PropC and in every public library. If you desire a copy of the full text of the measure to be mailed to you, please contact the Department of Elections at (415) 554-4375 and sfvote@sfgov.org and a copy will be mailed at no cost to you. Some of the words used in the ballot digest are explained on page 27.



Proponent's Argument in Favor of Proposition C

A YES vote on Prop C Means Parks, Housing, Jobs and Greater Public Access to San Francisco's Waterfront.

A YES vote on Prop C affirms decisions of the Board of Supervisors, the Mayor, the Planning Commission, the Port Commission and the State Lands Commission to replace the private club and asphalt parking lot at 8 Washington Street with neighborhood housing and a new waterfront park.

To deceive voters into overturning the 8 Washington plan, opponents drafted a ballot question focusing exclusively on project heights -- rather than providing a complete and transparent description of the proposal and its history. In fact, 8 Washington's design steps DOWN to the waterfront and is the product of seven years of community outreach incorporating the very heights called for in the Northeast Embarcadero Study.

Here's What a YES Vote Means:

- **A New Waterfront Park:** Prop C creates a new waterfront park, dedicated public open space including a 4,500-square-foot children's playground.
- **More Public Access to the Waterfront:** Prop C opens views and pedestrian access to the Embarcadero with enhanced sidewalks and improved pedestrian and bicycle safety.

- **More Sustainable Neighborhood Housing:** Prop C creates new neighborhood housing and generates \$11 million to create affordable housing.
- **Jobs for San Franciscans:** Prop C creates 250 new construction jobs and 140 permanent jobs and generates more than \$100 million for San Francisco's economy.

VOTE YES on C to open up the waterfront.

*Mayor Ed Lee**

Former Mayor Gavin Newsom

*Supervisor Scott Wiener**

*Supervisor Mark Farrell**

*Supervisor Katy Tang**

*Will Travis, former Executive Director of the Bay Conservation and Development Commission**

*Mark Buell, Parks Commission President**

*Rodney Fong, Planning Commission President**

San Francisco Firefighters Local 798

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Proponent's Argument in Favor of Proposition C

31,000 SAN FRANCISCANS PUT PROP C ON THE BALLOT TO LET VOTERS DECIDE. WHO'S REALLY TRYING TO "DECEIVE" YOU?

Proponents fail to say that Prop C is really a special exemption to the law for one developer that raises waterfront height limits to 136 feet, twice the height of the old Embarcadero Freeway. And that's not their only deception:

- **Blocking off, not "opening up," the waterfront.** Raising waterfront height limits doesn't open up the waterfront – it blocks the waterfront by opening the door for massive towers from Fisherman's Wharf to the Ferry Building.
- **Spot-zoning instead of smart planning.** The proponents hide the fact that Prop C selectively increases height limits in one spot on the waterfront in violation of decades of waterfront planning designed to avoid this kind of "patchwork" development that always favors politically-connected special interests.
- **Private – not public – recreation and open space.** Proponents criticize the existing family recreation center and swimming pools for kids and seniors as

"private" and "members only." Yet *most of their* promised new recreation and open space would be "members only" and "private," including a gated plaza with a private security guard and private terraces for multi-million dollar luxury condo owners only!

Don't be fooled. Vote NO on special exemptions from the law written by and for special interests. Vote NO on B & C.

Sierra Club

San Francisco Tomorrow

Affordable Housing Alliance

Harvey Milk LGBT Democratic Club

Coalition for San Francisco Neighborhoods

Opponent's Argument Against Proposition C

NO WALL ON THE WATERFRONT. NO ON B & C.

After the Loma Prieta earthquake in 1989, San Francisco tore down the damaged Embarcadero Freeway – a massive concrete wall that encircled our waterfront, blocking views and access. Props B & C threaten our waterfront by allowing a new wall to be built.

Raises waterfront height limits

Props B & C raise waterfront height limits to 136 feet – 12 stories high – a 62% increase over current limits.

Twice the height of Embarcadero Freeway

The developer's luxury condo tower soars to the height of two double-decker Embarcadero freeways stacked on top of each other.

Luxury condos, not affordable homes

The 134 luxury condos built by B & C will cost an average \$5 million each. With NO on-site affordable housing, this raises rents and housing costs for everyone else.

Misleading claims about open space

Two-thirds of the new recreation and open space the developer promises will actually be PRIVATE, not for the general public.

Risks raw sewage spill

Engineer experts testify that the developer is building too close to a sewer line that carries 20 million gallons of raw sewage every day. It's at risk of rupture during an earthquake -- an environmental and fiscal disaster, with taxpayers on the hook.

Sierra Club, Democratic Party & Coalition for San Francisco Neighborhoods say NO.

Props B & C are opposed by a diverse coalition representing every community and neighborhood in San Francisco. Protect the waterfront that belongs to all of us. No new wall on the waterfront. Vote NO on B & C.

Sierra Club
San Francisco Democratic Party
Board of Supervisors President David Chiu
Former Mayor Art Agnos
Former City Attorney Louise Renne
San Francisco Tomorrow
Affordable Housing Alliance
Harvey Milk LGBT Democratic Club
Coalition for San Francisco Neighborhoods, representing 48 neighborhood organizations from across San Francisco

Rebuttal to Opponent's Argument Against Proposition C

Prop C Means Housing, Open Space and a New Waterfront Park

Opponents of Prop C have it backwards. Prop C embodies the same approach to urban design that replaced the Embarcadero Freeway and revitalized the waterfront from the Ferry Building to the ballpark.

Prop C will tear down a 1,735-foot fence, private club and asphalt parking that currently mar views and block pedestrian access to the waterfront.

Prop C replaces these eyesores with neighborhood housing, street cafes, improved walkways and bike paths and a 30,000-square-foot waterfront park.

Heights are Consistent with Community Plan

Opponents' claims regarding project heights are simply misleading. The design follows seven years of community outreach, and changes in heights affect just sixteen percent of the site.

More for Affordable Housing

Housing advocates support Prop C because C expands the City's housing stock and generates \$11 million for affordable housing.

Highest Environmental Standards

Prop C will be built according to LEED-certified environmental standards, including protections for sewer lines, dedicated open space and a green rooftop.

San Franciscans deserve an open and vibrant waterfront.

Vote YES on C.

*Mayor Ed Lee**
Former Mayor Gavin Newsom
*Supervisor Scott Wiener**
*Supervisor Mark Farrell**
*Supervisor Katy Tang**
*Will Travis, former Executive Director of the Bay Conservation and Development Commission**
*Mark Buell, Recreation & Parks Commission President**
Rodney Fong, Planning Commission President and Fong Real Estate*
San Francisco Housing Action Coalition

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Paid Argument IN FAVOR of Proposition C

HOUSING - JOBS - OPEN SPACE: VOTE YES ON C

Join the Port Commission, Planning Commission and Board of Supervisors and vote YES on C to approve housing, open space, public access and recreational facilities at Drumm and Washington Streets.

Vote YES on C to ratify approvals already given to the 8 Washington project.

San Francisco Chamber of Commerce

The true source(s) of funds for the printing fee of this argument: San Francisco Chamber of Commerce.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop. C!

Creating new parks and open spaces on the waterfront at no cost to the City is something we can all get behind. Our waterfront is one of our city's greatest treasures that should be open to all.

Yes on Prop. C will open way for a plan that gets it done. Don't be fooled by misinformation, 8 Washington will add vibrancy and parks where none exist today.

Currently, the site at 8 Washington is a parking lot and a private club in the middle of what should be a beautiful network of parks, open space and active public walkways along The Embarcadero. Voting Yes on Prop. C will make this a reality by transforming an asphalt parking lot into a new privately funded public park, including a 4,500 square foot children's playground.

These new parks and open spaces will cost the City nothing—construction and maintenance is fully provided by private funding, but kept 100% public and under the jurisdiction of the City.

It's clear: Voting YES on Prop. C is a win-win for our city and our waterfront.

*Mark Buell, San Francisco Recreation and Parks Commission President**

*Allan Low, Recreation and Parks Commission Vice President**

*Tom Harrison, Recreation and Parks Commissioner**

*Jim Lazarus, Former Recreation and Parks Commissioner**

*Mike Sullivan, Former Recreation and Parks Commissioner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Ownigs & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

We build and support San Francisco

As the workers who build and repair our city's infrastructure, **we urge you vote YES on Prop C.**

It is a shame that opponents of the 8 Washington plan, such as Supervisor David Chiu, have resorted to scare tactics to oppose a smart plan that is good for our city.

8 Washington is a plan that has been developed over the course of seven years during which time it was reviewed at over 100 community meetings, underwent and extensive Environmental Impact Report, and received the approvals from the Port Commission, Planning Commission and the Board of Supervisors.

This is a good plan that is not only safe, but will serve as an opportunity for our city to repair infrastructure that dates back 100 years. And the city can undertake these improvements at a cost-savings.

Don't be fooled by the political games—take it from the boots in the ground who get this work done.

Vote YES on Prop. C!

Operating Engineers Local 3

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

VOTE YES ON PROP C AND TEAR DOWN THE EXISTING WALL ON THE WATERFRONT!

The opponents of 8 Washington say there should be "No Wall on the Waterfront."

But, there is already a "wall on the waterfront," and it should be removed! It's the existing 10-foot-high chain link fence along the Embarcadero that encloses private tennis courts and borders a parking lot. It's more than five footballs fields long and covered with tattered green plastic. The current uses for this valuable public land are ugly and do NOT benefit the public.

The 8 Washington project, however, would replace the existing wall with something nicer:

- A new public park and children’s playground
- New 15-foot-wide sidewalks
- New open air cafes and shops in a handsome residential building,
- New broad landscaped walkways that provide access and views of the waterfront from inland neighborhoods
- A new open-membership aquatics and fitness center, with “living green walls” and a café with roof terrace seating.

The 8 Washington plan would create design improvements that everyone could enjoy, while opponents want to preserve the existing wall and an ugly, unfriendly pedestrian environment – the way it is now.

The “wall” that Prop C supporters yell about is really the small part of the 8 Washington plan. What the opponents fail to mention is that this plan has been reviewed for seven years to reflect smart planning, and has been approved by the Port Commission, Planning Commission and by the Board of Supervisors. With the removal of the elevated freeway, our waterfront should be developed for the enjoyment of everyone, not just frozen in time for the privileged few.

Why should we preserve the ugly existing wall and parking lot? VOTE YES ON PROP C!

San Francisco Housing Action Coalition

The true source(s) of funds for the printing fee of this argument: San Francisco Housing Action Coalition.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

Since the Embarcadero Freeway was torn down, our waterfront has emerged as a vibrant urban corridor connecting the city’s downtown core with adjacent neighborhoods, tourist attractions and the Bay.

We now have the opportunity to continue this renaissance with 8 Washington, which has been praised by urban design critics for its promise to improve waterfront access, open views of the Bay, and create new public space for residents and visitors.

Developed over seven years with input from the community, the project was re-worked several times to accommodate neighborhood concerns. The plan now includes a stepped design so that it tapers down from 12 stories to five stories near the waterfront, with more than half the site dedicated to open space with

no buildings at all. In fact, the height of the highest portion is half the height of the nearest residential building and a quarter the height of the nearest commercial building.

8 Washington will deliver housing, retail, restaurants, parks, recreation and open space to an area that screams out for something better than a private club and parking lot – and the economic benefits are significant.

As cities across the state struggle to keep redevelopment efforts alive, San Francisco should not squander an opportunity of this magnitude.

Don’t be fooled by the false rhetoric. The 8 Washington project is good for the waterfront and good for San Francisco.

Vote YES on Prop C!

*Rodney Fong, Planning Commission President**
*Michael J. Antonini, Planning Commissioner**
*Gwyneth Borden, Planning Commissioner**
*Richard Hillis, Planning Commissioner**
*Ron Miguel, Former Planning Commission President**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings and Merrill LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

San Francisco deserves a waterfront that is flourishing and inviting for all in the City. The 8 Washington Plan will make over a section of the waterfront that today is closed off by 1,735 foot fence and an asphalt parking lot and open it up with new parks and open space, open air cafes and enhance pedestrian and bicycle access by opening up Jackson Street and Pacific Avenue to The Embarcadero.

The plan will also build new housing and generate over \$100 million in city benefits, which include money to the Port to support waterfront improvements and \$11 million for new affordable housing.

This good plan has been fully approved and studied and will deliver many needed benefits for our City—starting with the transformation of a much underutilized stretch of our waterfront.



The San Francisco Democratic Club says YES.

San Francisco Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

VOTE YES ON PROP C – IT DOES NOT CREATE A PRECEDENT!

Opponents claim that raising the height limit to allow a portion of one building (occupying only 16% of the 3.2 acre development site) to exceed 84 feet would “create a precedent, allowing height increases and tall buildings to proliferate along the waterfront.”

Not so. This limited increase was permitted for good urban design reasons, reasons that do not apply elsewhere.

The City’s Urban Design Plan calls for heights of buildings adjacent to clusters of tall buildings to taper down toward the edges to provide gradual transitions to other areas and the Bay.

Consequently, the Planning Department’s study to determine appropriate development controls for the Northeast Waterfront recommended controls that allow a building that tapers down from the immediately adjacent 230-foot Golden Gateway Tower (and the much taller buildings beyond) in increments: in the building section adjacent to the 230 tower it is 136 feet, then steps down to 92 feet. On the section facing the Embarcadero, it is 70 feet, then steps down to 59 feet.

Heights on the rest of the Site, being adjacent to much lower (60 feet) development to the west, were limited to 1 or 2 stories from Jackson to Pacific, and to open space everywhere else.

The existing low height limits on properties further north along the Waterfront were recommended to remain unchanged, there being no adjacent tall building clusters that might justify higher heights.

Allowing this modest height increase on one building, adjacent to the only cluster of tall buildings on the Northeast Waterfront, will not set a precedent.

*Dean Macris, former San Francisco Planning Director
George Williams, former Assistant Planning Director
Amit Ghosh, former Director, Citywide Planning*

*Lawrence Badiner, former Zoning Administrator
Alec Bash, former Deputy Zoning Administrator*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

Don’t be fooled by the rhetoric. Prop. C is good for this city. It is good for jobs that support middle class families. And it is good for our waterfront—a major economic driver.

Prop. C will open the way for a plan that has been closely reviewed to fall in line with our City’s General Plan and the Northeast Embarcadero Study. The 8 Washington plan was also presented and considered at over 100 community meetings and approved by the Board of Supervisors, the Planning Commission and the Port Commission. For seven years this plan has been examined for every nook and cranny—as result we have a plan we can support.

Approving Prop. C will open the road for the creation of 250 union construction jobs, 140 permanent jobs and will generate close to \$60 million for a cash-strapped Port.

Vote Yes on Prop C and ensure our City receives the right combination of economic generators and benefits that work for all San Franciscans.

San Francisco Building and Construction Trades Council

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings and Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

Don’t be fooled by the hype against 8 Washington. Smart planning led to the City’s approving a plan that opens up the waterfront and brings it alive with housing, cafes and shops, and parks that open Jackson Street and Pacific Avenue as walkways to the waterfront.

8 Washington’s three blocks along The Embarcadero from Washington to Broadway are sad leftovers from freeway days, deadening these sidewalks. A 12’ tall,



1,735-foot fence blocks Jackson and Pacific from the waterfront. The surface parking lot and fence surrounding a private club are unworthy of the Ferry Building Waterfront's historic buildings, ferry terminals, parks and open spaces.

The City's modest height increase on 16% of the site from 84 feet to 92-136 feet helps transition from tall downtown and Golden Gateway buildings to the waterfront, as called for in San Francisco's Urban Design Plan. The project's 5-6 stories on The Embarcadero and 8-12 stories back from the waterfront on Drumm Street step up to the existing 22-story Golden Gateway Tower and 45-story Embarcadero Center across Sue Bierman Park.

Prop C will create:

- 134 family housing units over sidewalk cafes, shops & restaurants
- new public parks connecting Jackson & Pacific with the waterfront
- an underground public garage with car, car share and bicycle parking
- \$11M contribution to the City's affordable housing
- 250 union construction and 140 permanent jobs
- over \$100M to the City and Port

Pacific Waterfront Partners, committed waterfront stakeholders who historically renovated Piers 1 ½, 3 & 5 across the Embarcadero, have all necessary City and State approvals. Now they need our votes to keep this plan alive. Don't accept a waterfront deadened by a parking lot and huge fence.

Yes on C!

Alec Bash, Retired City Planner, Proponent and Grassroots Activist

The true source(s) of funds for the printing fee of this argument: Alec Bash.

Paid Argument IN FAVOR of Proposition C

Please vote YES on Prop C!

Support new waterfront parks and open space, open air cafes and neighborhood housing!

It's time to tear down the fence and asphalt parking lot at Washington Street and turn into a space that works for all of us. The City deserves an open waterfront that is accessible to all.

The 8 Washington plan has been fully vetted during the last seven years. The time for obstruction is over— it's time to usher in new life and accessibility at Washington Street.

We ask you to support a vibrant waterfront and vote YES on Prop. C!

Asian Pacific Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

Support jobs, economic growth and, equally important, a fully-vetted, smart plan to create new parks and open space, residential housing and vibrancy in our city and waterfront.

Approving Prop. C will open the way for a fully vetted plan that was approved by the Port Commission, Planning Commission and twice by the Board of Supervisors.

Vote on the facts and don't fall for the rhetoric.

Yes on Prop. C will move forward a plan that includes:

- New waterfront parks and open space
- \$11 million for the creation of new affordable housing
- 250 union construction jobs and 140 permanent jobs
- Millions of dollars in new benefits to the Port to support infrastructure improvements and job creation

8 Washington is the right kind of plan to keep our city working today and well into the future, while also improving vibrancy and access on our waterfront.

This is a win-win for San Francisco!

Vote YES on Proposition C!

Alliance for Jobs and Sustainable Growth

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.



Paid Argument IN FAVOR of Proposition C

Vote YES on Prop. C!

Approving Prop. C will deliver much needed financial support to our Port.

Don't fall into the deception, approving Prop. C is really about making progress for our city and supporting a plan that will deliver over \$100 million in city benefits.

Voting YES on Prop. C will generate over \$60 million to support the work of our port and the jobs it creates today in the future.

Help ensure our port is healthy and working for all of us.

Vote YES on Prop. C!

*San Francisco Bay and Vicinity Port Maritime Council
AFL-CIO*

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Construction, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition C

We urge you to vote YES on Prop C!

After undergoing a seven year approval process, it is time to move the 8 Washington plan forward.

This plan will usher in new parks, housing, jobs and increased access to The Embarcadero Waterfront.

This is a smart plan that will deliver new vibrancy to the waterfront, while generating significant city benefits our city deserves.

Vote YES on Prop C!

Westside Chinese Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Contractors, Inc, 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

I founded Waterfront For All (WFA) in response to my experience with the Northeast Embarcadero Study (NES) planning process. For 17 months, I and other WFA members weighed in on the study, which lays out guidelines for development along the Embarcadero.

The NES was approved by the Port and the Planning Commission in 2010.

I am proud of the results of that study, and saddened that opponents of 8 Washington have ignored our community process and put this referendum on the ballot simply to protect their private tennis club and prevent change.

As they fight change, the average San Franciscan's voice, and the interest of the City as a whole, is being ignored. A YES vote on Prop C will make our voices heard.

As a former land-use attorney, I have seen the influence that some can have on the planning process – in this case, rich neighbors and out-of-town corporate interests who oppose 8 Washington.

I would be the first to oppose a poorly conceived project along the waterfront, but 8 Washington is an excellent addition to the community we're building in this area. A well thought-out development can enliven an underused part of the City, increase the housing stock and provide jobs, tax revenue and funds for low-income housing. Truly great projects can inspire and create a sense of place. 8 Washington represents all of that.

Despite the fact that this proposal will benefit everyone who lives and works nearby, as well as those who visit the waterfront, the well-funded opposition remains determined to keep their asphalt parking lot and private tennis club.

Let's tell them the waterfront is for everyone.

Vote YES on Prop C.

Justin Allamano, Founder of Waterfront For All

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Contractors, Inc., 3. Skidmore Owings & Merrill LLP.

Paid Argument IN FAVOR of Proposition C

VOTE "YES" ON PROPOSITION C

The project proposed for 8 Washington was carefully developed over seven years, with input from over 100 community meetings. It is consistent with San Francisco's Northeast Embarcadero Study. It has been approved by the San Francisco Planning Commission, San Francisco Board of Supervisors, the Port Commission and the California State Lands Commission.



8 Washington steps down in height to respect the Waterfront. It is downright short compared to Embarcadero Center and Golden Gateway towering above across the street! 8 Washington preserves and improves the Golden Gateway Swim Club. Over half of the footprint of 8 Washington is recreation and public open space- including new parks and pathways that will open up visual and pedestrian access to the waterfront at Jackson Street and Pacific Avenue to The Embarcadero. 8 Washington will generate over \$100 million in benefits - funding affordable housing and Port infrastructure, not to mention increasing property tax revenue.

The carefully sculpted design is articulated to allow light and visual passage from all perspectives, is architecturally contextual, and a totally appropriate reuse of surface parking lots and privately owned tennis courts surrounded by an ugly green fence.

VOTE “YES” ON PROP C

*Planning Commissioner Michael J. Antonini**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans For Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings and Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

The choice before us is clear: protect an asphalt parking lot and exclusive club or support a plan that creates parks, jobs and housing in San Francisco.

I think most people would agree that supporting a plan that delivers improvements on our waterfront while generating over \$100 million in city benefits is the right choice.

Approving Prop. C will allow the 8 Washington plan to revitalize an ugly stretch of the waterfront and create 250 union construction jobs, 140 permanent jobs and generate \$11 million for affordable housing. In stark contrast, the status quo—an asphalt parking lot and a fenced off club—will not create jobs or benefits for the City.

Vote YES ON PROP C!

Bay Cities Metal Trades Council

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC, 2. Cahill Construction, Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

The 8 Washington plan has received all needed approvals from every City and State agency it has appeared before. This plan opens up our waterfront to everyone, establishes new parks and open spaces, creates housing, creates jobs, funds new affordable housing and generates millions of dollars of badly needed funds for the Port and the City – all at no cost to the tax payers.

8 Washington represents the best in planning and design. It fulfills the City’s General Plan and the Northeast Embarcadero Study—official documents adopted by the City. It’s a win-win for the neighborhood and the whole city.

What today is an unsightly and underutilized stretch of waterfront cut off from the rest of the city by a fenced-in members-only club and an asphalt parking lot will be parks and open space open to all San Franciscans.

This plan has been seven years in the making, with hundreds of community meetings, and has received all the needed planning and other public approvals.

Don’t be fooled by the rhetoric of the opponents. Yes on Prop C is good for all of us!

*Jim Chappell, Former President of SPUR**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Jim Chappell.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

Yes on Prop C is good for workers, good for our city and good for our waterfront.

After a seven year vetting process, it is time for our city to welcome a plan that will create parks and open space, 250 good paying union jobs, housing and over \$100 million in city benefits.

San Francisco wins with YES on Prop C!



Laborers International Union 261

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore Owings and Merrill LLP.

Paid Argument IN FAVOR of Proposition C

YES on C

Prop C moves our city's waterfront forward through a good sense plan.

Yes on Prop C is about approving a plan that delivers long-term benefits for our waterfront and throughout our city.

We encourage you to vote YES on Prop C!

District 2 Democratic Club

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Prop C!

Voters have the opportunity to approve a good plan for our waterfront and generate millions of dollars in city benefits.

The 8 Washington plan has had over 100 community meetings and approvals from the Port Commission, Planning Commission, and the Board of Supervisors.

Voting YES on Prop. B means transforming a stretch of our waterfront that is an eyesore and defined by an asphalt parking lot and a 1,735-foot fence that surrounds a private club.

Don't be fooled by the self-interest of the opponents trying to trick you.

The plan will create parks and open space and funding for affordable housing.

8 Washington is a smart plan that improves our city's landscape and delivers concrete benefits.

Vote YES on Prop C!

A New San Francisco Majority

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors Inc., 3. Skidmore Owings & Merrill, LLP.

Paid Argument IN FAVOR of Proposition C

As a San Franciscan who has worked tirelessly for smart planning in our city, I urge you to vote Yes on Prop. C!

Don't be fooled by the smoke and mirrors. Yes on Prop C is about activating an underutilized space on our waterfront by creating new parks and public space, family housing and new accessibility to The Embarcadero.

Yes on Prop. C will open the way for a fully-vetted plan that has undergone review at over 100 community meetings and was approved by the Port Commission, Planning Commission and approved twice by the Board of Supervisors. This plan is representative of the smart planning our city needs and deserves.

Our Port and our waterfront are one of our city's greatest treasures and they should be available for all to enjoy not just a privileged few. I urge you to vote yes on Prop. C and help us open our waterfront to all!

*Ellen Joslin Johnck, Former Executive Director of Bay Planning Coalition and San Francisco Historic Preservation Commissioner**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs and Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors, Inc., 3. Skidmore, Owings and Merrill LLP.

Paid Argument IN FAVOR of Proposition C

Vote YES on Proposition C for waterfront JOBS and HOUSING!

Don't be fooled by this misleading ballot measure – VOTE YES TO SUPPORT JOBS.

Prop C is a plan that creates 250 new union construction jobs and 140 permanent jobs, generates economic activity and benefits for our City with new revenue for affordable housing, infrastructure and services. Yes on Prop C is a vote for the jobs and benefits that the middle class deserves.

VOTE YES ON C FOR WATERFRONT REVITALIZATION!

UA Local 38 Plumbers & Pipefitters Union



The true source(s) of funds for the printing fee of this argument: San Franciscans for Parks, Jobs & Housing.

The three largest contributors to the true source recipient committee: 1. Pacific Waterfront Partners, LLC., 2. Cahill Contractors Inc., 3. Skidmore Owings & Merrill, LLP.

End of Paid Arguments IN FAVOR of Proposition C

Paid Argument AGAINST Proposition C

It takes TWO votes to defeat 8 Washington. Vote No on Prop. B AND No on Prop. C.

Props B & C are being supported by a group of deep-pocketed developers who will stop at nothing to make profits at the expense of all San Franciscans. In contrast, our campaign to save the waterfront is grass-roots, homegrown, and low-budget.

We cannot afford more than one paid argument in this Prop. C section, but the arguments against Props. B & C are one and the same.

Please see the Prop. B section in this booklet for arguments against Props B & C from:

- **The San Francisco Democratic Party**
- **Sierra Club**
- **United Neighborhood Organizations**
- **Parks & Open Space Advocates**
- **Former Mayor Art Agnos**
- **Affordable Housing Advocates**
- **Asian American Leaders**
- **Board of Supervisors President David Chiu**
- **LGBT Leaders**
- **San Francisco Republicans**
- **Former Director of the Planning Department Allan Jacobs**
- **Former City Attorney Louise Renne**
- **Citywide Democratic Clubs & Organizations**

Vote NO on Props B & C.

No Wall on the Waterfront
www.NoWallOnTheWaterfront.com

The true source(s) of funds for the printing fee of this argument: Lee Radner, Helen Hui, Mary Pecci, Sierra Club.

The three largest contributors to the true source recipient committee: 1. East Bay Young Democrats, 2. Sierra Club, San Francisco Bay Chapter, 3. Sierra Club, Marin Regional Group.

Paid Argument AGAINST Proposition C

Waterfront height limits were set to protect public views and preserve the relationship between our Bay and City. Propositions B & C would break those long-standing protections.

Vote No on B & C

San Francisco Tomorrow

The true source(s) of funds for the printing fee of this argument: San Francisco Tomorrow.



D

Prescription Drug Purchasing

Shall it be City policy to use all available opportunities to reduce the City's cost of prescription drugs and to ask state and federal representatives to sponsor legislation to reduce drug prices paid by the government?

YES ←  
NO ←  

Digest by the Ballot Simplification Committee

The Way It Is Now: The City and County of San Francisco (City) purchases prescription drugs for health services provided by the City. The City provides inpatient health services at San Francisco General Hospital and Laguna Honda Hospital. It also provides outpatient health services at City hospitals and clinics and institutional health services in the San Francisco jail.

The City spends more than \$23 million per year on prescription drugs.

To ensure the City receives the lowest possible price on prescription drugs, City law authorizes San Francisco's Public Health Department to use outside companies to negotiate prices.

- For inpatient medications and medications for jail inmates, the City uses a company that negotiates drug prices with drug manufacturers.
- For outpatient medications, the City participates in a federal program that offers a significant discount on prescription drugs. To ensure that it remains eligible for this program, the City uses a federally selected company to negotiate prices and purchase outpatient prescription drugs.

The Proposal: Proposition D would make it City policy to use all available opportunities to reduce the City's cost of prescription drugs. It would also establish as policy that the City continue to negotiate directly with drug manufacturers to reduce its cost for medications.

Proposition D would also establish as policy that the City ask its state and federal government representatives to sponsor legislation to reduce by one-third the drug prices paid by all levels of government.

A "YES" Vote Means: If you vote "yes," you want to make it City policy to use all available opportunities to reduce the City's cost of prescription drugs and you want the City to ask state and federal representatives to sponsor legislation to reduce drug prices paid by government.

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

Controller's Statement on "D"

City Controller Ben Rosenfield has issued the following statement on the fiscal impact of Proposition D:

Should the proposed declaration of policy be approved by the voters, in my opinion, it would not affect the cost of government.

How "D" Got on the Ballot

On February 22, 2013, the Department of Elections certified that the initiative petition calling for Proposition D to be placed on the ballot had a sufficient number of valid signatures to qualify the measure for the ballot.

9,702 signatures were required to place a declaration of policy on the ballot. This number is equal to 5% of the total number of people who voted for Mayor in 2011. A random check of the signatures submitted by the proponents of the initiative petition prior to the July 8, 2013, submission deadline showed that the total number of valid signatures was greater than the number required.

This measure requires 50%+1 affirmative votes to pass.

The above statement is an impartial analysis of this measure. Arguments for and against this measure immediately follow. The full text begins on page 129. Some of the words used in the ballot digest are explained on page 27.



Proponent's Argument in Favor of Proposition D

PROP D HELPS LOWERS PRESCRIPTION DRUG COSTS FOR SAN FRANCISCO

Prescription drug costs are skyrocketing, and San Francisco taxpayers are paying the price. The average cost for healthcare for a family of four is over \$22,000 per year, and at-risk seniors continue to pay more for essential prescriptions than anyone else.

Over \$23 million of taxpayer money is spent on prescriptions for city-run medical programs in San Francisco. These drugs are for our neighbors who need it most – seniors, working families, women, HIV/AIDS patients and high-risk individuals throughout the city.

Prop D will allow San Francisco to have more control over healthcare policy and drug prices. It won't cost San Francisco a dime, but the potential savings are huge. Drug prices are so expensive that even if we lower them by a fraction, taxpayers could save millions.

Prop D is on the ballot this year because San Franciscans have had enough of high prescription drug prices, and it's time for our officials to act.

Yes on D will give the city a mandate to take action, and find smart, innovative and flexible policies to bring down healthcare costs - especially for women, seniors and working families.

San Francisco has a long history of taking on issues that have been ignored at the federal and state level, particularly on healthcare policy. When San Francisco acts, the country follows.

Yes on D ensures that the issue of skyrocketing drug prices is addressed and will send a clear signal to drug manufacturers that San Francisco stands for fair drug pricing.

San Francisco can lead the way.

VOTE YES ON D!

*Board President David Chiu
Supervisors
Scott Wiener
David Campos
Eric Mar
Malia Cohen
Norman Yee
Jane Kim
Mark Farrell
Katy Tang
London Breed*

Rebuttal to Proponent's Argument in Favor of Proposition D

POORLY WORDED PROPOSITION D RAISES COMPLEX ETHICAL ISSUES – JUST HOW FAR SHOULD LIFESAVING MEDICAL RESEARCH BE SLOWED DOWN???

Lifesaving medical progress should be encouraged by all ethical methods.

Unfortunately, many of the supporters of Proposition D seem to strongly object to corporations like Gilead Sciences getting involved in the development of new cutting edge health cures.

Gilead Sciences is a stock corporation, whose shares are publicly traded daily. Gilead has a reputation for producing top quality medical results. That's important.

Good research saves lives. It attracts further investment funds for more medical projects.

We would be mistaken to cut back on Gilead's profits to much – especially since lots of the money will be spent on more research and development...saving more lives.

Like Faust in Boito's *Mephistopheles* (currently being produced by the San Francisco Opera), we should say "NO!" to evil advice.

DONATING TO RESEARCH BY NON-PROFIT MEDICAL FOUNDATIONS IS PRAISEWORTHY TOO:

Here's a short list of the many donation-worthy non-profit medical research foundations (with phones): American Cancer Society (800-227-2345, 415-394-7100), American Institute for Cancer Research (800-843-8114), American Heart Association (800-242-8721), National Cancer Institute (800-422-6237), American Diabetes Association (800-342-2382), Arthritis Foundation (415-356-1230), and Breast Cancer Fund (415-246-8223).

During the 1900 United State Census, the average American lived to age 46...more or less.

A lot of progress has been made in the last 113 years.

Vote "NO!" on Proposition D.

*Dr. Terence Faulkner, J.D.
State of California Certified Farmers' Market
Advisory Board Committeeman (1999-2005)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.



Opponent's Argument Against Proposition D

DON'T KILL THE GOLDEN GOOSE:

About 2,000 years ago – around the time of Christ, the Roman Empire, and Han Dynasty China – the average person lived for about 30 years.

A census under Augustus placed the diseased population of the Roman Empire at around 44,000,000. A similar Han Dynasty census produced a figure of about 48,000,000 for China.

Hippocrates of Kos (circa 460-377 BCE or B.C.), called the Greek "Father of Medicine," gave case histories in his *Epidemics III*...but could do little else.

With no penicillin (which only became available in the 1940's), many died from what we now consider minor infections.

Life in the ancient world was hard and short.

Drug and medical research gradually improved, the world's population expanding.

In the present day United States, the average American can expect to live about 80 years. Some survive longer.

Thanks to where and when she was born – and a little luck – my Aunt Catherine (Catherine Murphy) will have her 99th birthday on November 14, 2013.

Sharply, attempting to cut back on the money paid to drug research companies is *a very dangerous and mistaken crusade*.

There are *big risks* in drug research and development.

If there were not firms like Gilead Sciences – willing to spend hundreds of millions of dollars on highly uncertain drug projects – many HIV patients and others with serious illnesses would be *dead*.

Large losses regularly occur.

On August 9, 2013, the stock of Dendreon *suddenly fell over 26% in one day* (from \$4.59 to \$3.39 per share). A cancer drug they were working on ran into problems.

You or your relative might need one of those new drugs.

Don't kill the golden goose.

Vote "**NO!**" on Proposition D.

Dr. Terence Faulkner, J.D.

*U.S. President's Federal Executive Awards Committeeman (1988)**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

Rebuttal to Opponent's Argument Against Proposition D

This November, Prop D allows San Franciscans to speak out against the skyrocketing cost of prescription medications.

Rising drug prices are one of the main reasons why health care is so expensive, and even with the new health care law more must be done to reign in costs.

Drug manufacturers have the ability to set drug prices at any amount, no matter how high the cost - even for the essential medications that patients suffering with chronic illnesses need to take every day. Because of this, drug companies are making billions and are one of the most profitable industries in the world.

And all San Franciscans pay for these costs through our tax dollars and higher insurance premiums.

All San Franciscans should Vote Yes on D because we can't wait for solutions at the national and state level any longer.

VOTE YES ON D!

*Board President David Chiu
Supervisors
Scott Wiener
David Campos
Eric Mar
Malia Cohen
Norman Yee
Jane Kim
Mark Farrell
Katy Tang
London Breed*



Paid Argument IN FAVOR of Proposition D

PROP D MEANS FAIR DRUG PRICING FOR ALL SAN FRANCISCANS

As President of your Board of Supervisors, I am a lead supporter of Prop D because the issue of skyrocketing drug costs is hurting too many San Franciscans, and we must take a stand.

The United States spends more on prescription drugs than any other country. Even though the new health care law addresses major problems within the health-care system, the issue of high prescription drug costs is left virtually untouched.

To keep up with these skyrocketing costs, San Francisco's **Department of Public Health has increased its spending on prescription drugs by nearly 25% over the last 5 years** – paid for by millions of taxpayer dollars – all while drug manufacturers make billions in profits.

All San Franciscans suffer because of rising drug prices. Tax dollars that should be used to help our schools, improve MUNI, or make our neighborhoods safer instead go to pay drug manufacturers for excessive costs. And even residents with good insurance coverage face rising premiums as medications become more expensive.

Prop D is simple. By making it **official city policy to employ all available resources to reduce the price of prescription drugs**, we will have the opportunity to adopt smart policy changes that will bring **21st century solutions** to a long-standing problem.

Prop D won't cost San Francisco anything, but the potential savings are huge. Drug prices are so expensive that even if we lower them by a fraction, our city and taxpayers will save millions.

The fight to ensure fair drug pricing won't be solved overnight, but by voting Yes On D, **San Francisco can advocate for a critical issue facing all of us.**

President of the Board of Supervisors, David Chiu

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D

Prop D Ensures Fair Drug Pricing is Part of the Healthcare Debate

With the implementation of the new healthcare law this year, healthcare reform is being discussed at the city, state, and national levels.

But the issue of skyrocketing cost of prescription medication is currently missing from this debate.

By voting Yes on D, you can ensure that the issue of rising drug prices is part of this conversation, and will send a clear signal to the country that we stand for fair drug pricing, especially for so many living with HIV/AIDS in the LGBT community of San Francisco.

It's time to bring transparency to the drug manufacturing market through smart policy, and San Franciscans have a chance this November.

Vote Yes on D, and let's make Fair Drug Pricing a reality for all San Franciscans.

*Martha Knutzen, Co-Chair – Alice B. Toklas LGBT Democratic Club**

*Ron Flynn, Co-Chair – Alice B. Toklas LGBT Democratic Club**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D

PHARMACISTS SUPPORT PROP D

As Pharmacists, we come face to face with San Franciscans who are struggling to keep up with rising cost of prescription drugs every day.

We see firsthand how medications – some that cost merely pennies to make – are sold at staggeringly high prices. For those with good insurance, a typical medication may be only a few dollars. **But for others – that exact same drug could cost thousands of dollars per month.**

And many simply can't afford it. There is nothing worse than seeing a patient struggle between buying life-saving medications or buying other essential items such as food or clothing. Sadly, some patients have had to leave the pharmacy because they simply could not afford their medications.

San Francisco must act, and we must Vote Yes on D.

Prop D is a smart way to address an issue that is not being addressed in Sacramento or Washington— drug manufacturers have worked for years to make sure there are no limits to what they can charge for medications.

By making it policy to directly negotiate with drug manufactures, we will ensure that our city officials are doing everything they can do make sure we are getting the best deal on our medication for the San Franciscans that need it most.

Vote Yes on D, and together we can make sure no San Franciscan is unable to receive the essential medications they need most.

*Tom Male, Pharmacy Manager**
Dao Lieu, Pharmacy Manager
Laura Sezonov, PharmD

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: The AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D

State Senator Mark Leno & State Assemblymember Phil Ting Support Prop D

As your representatives in Sacramento, we support Prop D because it is a common sense approach to reigning in the soaring costs of medications that so many San Franciscans rely on every day.

The US spends more on prescription drugs than any other country, and even though the new health care law addresses major problems within the healthcare system, more must be done to ensure all San Franciscans receive fair prices on the prescription drugs they need most.

In 2012, prescription drug prices rose 3.6 percent, twice the rate of healthcare inflation, and the average cost of healthcare for a family of four is \$22,000 a year.

With so many San Franciscans hurting because of these rising costs, we must take action.

Vote Yes on D to ensure San Francisco stands for fair drug pricing.

State Senator Mark Leno
State Assemblymember Phil Ting

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D

THE AIDS HEALTHCARE FOUNDATION SUPPORTS PROP D

For over 13 years, AIDS Healthcare Foundation has provided not for profit HIV primary care, pharmacy and prevention services for tens of thousands of San Franciscans. Our work has shown us first-hand how the increased cost of medications is impacting the nearly 20,000 San Franciscans living with HIV/AIDS.

Patients with lifelong illnesses requiring daily medication should not have to check their bank accounts before taking a simple trip to the pharmacy – but this is becoming the reality for too many San Franciscans.

In recent years, the cost of medications has seen a drastic increase. In 2012 alone, spending on prescription drug increased by billions nationwide due to higher drug prices.

Specialty medications - drugs used to treat HIV/AIDS, cancer, diabetes, and other complex diseases - are at the core of this trend. In 2012, spending on specialty medication increased by over 23 percent nationwide!

Recently a Bay Area pharmaceutical company released a new HIV/AIDS drug priced at over \$28,000 a year – per patient – making it the most expensive AIDS drug ever. To make matters worse – that same drug retails for only \$16,000 in Canada.

Behind these statistics are real people – every day San Franciscans struggle to afford the medicine they need to live a healthy life.

Enough is enough.

Prop D creates policy reform needed to ensure San Francisco takes on high drug prices and reign in costs at a time when we need it most.

Prop D is a first step towards securing the policy changes we need at all levels of government to reign in out of control drug price increases.

VOTE YES ON D

AIDS Healthcare Foundation

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.



Paid Argument IN FAVOR of Proposition D

SUPERVISORS DAVID CAMPOS & SCOTT WIENER SUPPORT PROP D

Every day at City Hall, we fight to make sure every San Franciscan is getting a fair shot to live his or her life to the fullest. And, as Supervisors representing some of the most diverse neighborhoods in San Francisco, we know all too well how skyrocketing drug costs hurt people's ability to achieve this goal.

As members of the LGBT community, we're keenly aware that high drug costs - especially rising prices for HIV/AIDS medication - are becoming a bigger problem every day in our city.

San Francisco has a long history of fighting for smart, progressive healthcare policies. It's time to take on the critically important issue of drug pricing, an issue that is hurting so many in our community.

We support Prop D because we must take action - and Prop D is a smart first step.

*Supervisor David Campos
Supervisor Scott Wiener*

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D

Prop D Provides Relief for Patients Suffering With Life-Long Diseases

As a therapist who provides counseling to patients who suffer with life-long diseases, I see how harmful the issue of runaway drug prices is for San Franciscans who simply can't afford their medication.

Living with diseases like HIV/AIDS, cancer, and other chronic diseases already comes with the high cost of physical and emotional suffering.

These patients don't deserve to struggle with the added cost of high drug prices.

Recent studies show that almost *25 million Americans struggle to afford the medication they are prescribed by their doctors, with many of them either skipping daily doses or going without the medication entirely.*

As a mental health professional - seeing that number is not only seriously troubling, it is morally wrong.

With no relief coming at the state or federal levels - we have to take this issue into our own hands. It's time for San Franciscans to stand up not only for the thousands of patients living with life-long diseases, but for every person who suffers from the skyrocketing cost of drugs.

Prop D gives us that opportunity, and I'm proud to take a stand for fair drug pricing.

VOTE YES ON D!

*Dr. Frank DiPelesi, PsyD**

*For identification purposes only; author is signing as an individual and not on behalf of an organization.

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, Fair/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D

SENIORS & PEOPLE WITH DISABILITIES SUPPORT FAIR DRUG PRICING

The rising cost of prescription medication is becoming a major problem for the senior and disabled community in San Francisco, and Prop D is the kind of policy that we deserve.

Seniors pay more for prescription drugs than anyone else in the United States. These medications are essential to our daily lives, and we have little flexibility when it comes to purchasing the medications we need every day.

And every year, costs are rising. Recent studies show that the cost of drugs used most by seniors rose almost 26% from 2005-2009 - and even with the new health reform law, costs for drugs keep going up.

Many members of the senior and disabled community in San Francisco are choosing between filling their medication and paying for essentials such as food, transportation, and phone.

We deserve better.

Prop D is essential for taking on the issue of skyrocketing drug prices. By making it city policy to lower the cost of prescription drugs, our city officials will finally take the steps needed to address this issue at a local level.

We must do more to make sure all San Franciscans - especially seniors and people with disabilities - can afford the medications they need.

**VOTE YES ON D!***Senior & Disability Action
CA Alliance For Retired Americans*

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D**The San Francisco Democratic Party (DCCC)
Unanimously Supports Prop D**

The price of prescription drugs is at an all time high and San Franciscans are paying the price.

Democrats in San Francisco have always stood up for progressive health care reform measures, and it's time for us to take a stand again. Prop D is a smart approach to bring transparency and affordability to the drug manufacturing market. By making it the official policy to lower the cost of prescription drugs that the city purchases, San Francisco can be a model for the rest of the country.

We know that when San Francisco makes change, the country listens.

Join the San Francisco Democratic Party in supporting Prop D.

San Francisco Democratic Party

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

Paid Argument IN FAVOR of Proposition D**SAN FRANCISCANS LIVING WITH HIV/AIDS SUPPORT PROP D**

There are nearly 20,000 San Franciscans currently living with HIV/AIDS. We are fortunate to live in a city that affords us access to healthcare and advocates for our well being.

But recently, the average cost of prescription drugs has risen drastically - the average price of new HIV/AIDS medicines has increased nearly 70% over the past few years.

Some medications cost more per year than the average HIV/AIDS patient makes in year!

As San Franciscans living with HIV/AIDS, we know all too well the impact of skyrocketing prescription drugs have on the ability to have a peaceful, enjoyable way of life.

This is about dignity and respect. We were told by our doctors that we had a manageable disease, but the skyrocketing cost of HIV/AIDS medication is **anything but manageable**. Even with insurance, we still have to struggle to balance our budgets and afford a quality way of life given the cost of our medication.

Meanwhile, the major drug manufactures that make these drugs are making billions in profits.

Prop D is simple and effective – it gives San Franciscans like us who are suffering the most from high drug prices a voice. It tells the city loud and clear that we are hurting, and we need to take a stand to take on this critical issue.

Vote Yes On D!

*Tyler Haugen, HIV/AIDS Patient, LGBT San Franciscan
James Girard, HIV/AIDS Patient, LGBT San Franciscan
Ray Dolan, HIV/AIDS Patient, LGBT San Franciscan
Joshua Grodsky, HIV/AIDS Patient, LGBT San Franciscan
Jeff Sundberg, HIV/AIDS Patient, LGBT San Franciscan*

The true source(s) of funds for the printing fee of this argument: The Committee on Fair Drug Pricing, FAIR/SF.

The sole contributor to the true source recipient committee: AIDS Healthcare Foundation.

End of Paid Arguments IN FAVOR of Proposition D

No Paid Arguments AGAINST Proposition D Were Submitted

Arguments are the opinions of the authors and have not been checked for accuracy by any official agency. Arguments are printed as submitted. Spelling and grammatical errors have not been corrected.



Proposition A

Describing and setting forth a proposal to the qualified voters of the City and County of San Francisco to amend the Charter of the City and County of San Francisco by amending Sections 12.204 and A8.432 to limit Retiree Health Care Trust Fund disbursements to defray participating employer retiree health care costs until employer sub-trusts are fully funded; allow for disbursements from the City's sub-trust if the City's retiree health care costs are greater than ten percent (10%) of its total payroll costs even if the City's sub-trust is not fully funded; permit modifications to these disbursement guidelines if recommended by the Controller after consultation with the City's Governmental Accounting Standards Board actuary, and approved by the Mayor, two-thirds of the Board of Supervisors, and the Retiree Health Care Trust Fund Board; permit a participating employer to adopt disbursement guidelines if approved by a two-thirds vote of that participating employer's governing board; and make the Controller, the City Treasurer, and the Executive Director of the San Francisco Employees' Retirement System, or their designees, members of the Retiree Health Care Trust Fund Board.

The Board of Supervisors hereby submits to the qualified voters of the City and County, at an election to be held on November 5, 2013, a proposal to amend the Charter of the City and County by amending Sections 12.204 and A8.432 to read as follows:

NOTE: Additions are *single-underline italics Times New Roman*; deletions are *strike-through italics Times New Roman*.

SEC. 12.204. RETIREE HEALTH CARE TRUST FUND.

(a) The Retiree Health Care Trust Fund ("RHCTF") shall be an irrevocable trust fund established under Section A8.432, and separate from the Health Service System trust fund described in Charter Sections 12.203 and A8.428, to provide a funding source to defray the cost of the City's, and other Participating Employers', obligations to pay for health coverage for retired persons and their survivors entitled to health coverage under Section A8.428. ~~Trust RHCTF~~ assets shall be held for the sole and exclusive purpose of providing health coverage to eligible retired persons and their survivors, and to defray the reasonable expenses of administering the RHCTF, including but not limited to educational, actuarial, consulting, administrative support and accounting expenses associated with the RHCTF. Subject to the approval of the Board of Supervisors by resolution, the Retiree Health Care Trust Fund Board (Board) may, upon the adoption of a resolution, authorize specific payments for specific amounts enumerated in the resolution shall pay for such Administrative costs from the RHCTF, including but not limited to educational, actuarial and consulting expenses associated with the Retiree Health Care Trust Fund, as adopted by the board of supervisors in the annual budget, shall be paid from the Retiree Health Care Trust Fund, but only upon adoption of a resolution by the Retiree Health Trust Fund Board approving such expenses.

(b) ~~The Board shall govern the RHCTF shall be governed by a Retiree Health Trust Fund Board ("Board").~~ The Board shall consist of the following five trustees; ~~one of whom shall be appointed by the City Controller, one of whom shall be appointed by the City Treasurer, and one of whom shall be appointed by the Executive Director of the San Francisco Employees' Retirement System, or their respective designees;~~ and two trustees of whom shall be elected from among active employee and retired members of the City's Health Service System. One of the elected trustees shall be an active employee member and one shall be a retired member as of the date of their respective elections. Each elected trustee shall serve for a term of five years. No person may serve simultaneously as a trustee on the Board and as an elected or appointed member of the San Francisco Employees' Retirement System Board or the Health Service System Board.

A8.432 RETIREE HEALTH CARE TRUST FUND.

There is hereby created a Retiree Health Care Trust Fund (RHCTF) for the purpose described in Section 12.204. Subject to the

disbursement limitations set forth in Section A8.432(d) below, The Retiree Health Care Trust Fund Board (Board) described in Section 12.204 shall have exclusive authority and control over the administration of the RHCTF, investments of trust assets, and disbursements from; the trust in accordance with the provisions of this Charter.

(a) Employees Who Commenced Employment on or After January 10, 2009

Active officers and employees of the City and County and of ~~the City and County, or the Participating Employers,~~ other Participating Employers; who ~~commenced employment with~~ commenced employment on or after January 10, 2009, shall contribute their respective Employer's "Normal Cost" to the RHCTF. The annual active officer and employee RHCTF contribution rate for each Employer shall be ~~that~~ that Employer's² "Normal Cost," as determined by ~~that~~ that Employer's² respective General Governmental Accounting Standards Board (GASB) Actuarialies computed as a percentage of compensation not to exceed 2% of pre-tax compensation ~~for each officer and employee to the RHCTF.~~ The Each Employer's² GASB ~~Actuarial~~ies shall determine ~~that~~ that Employer's² respective "Normal Cost" on a biannual basis.

The City and County and Participating Employers shall each contribute 1% of compensation for officers and employees who ~~commenced employment on or after January 10, 2009.~~ Once an Employer's GASB Actuary has determined that an Employer's sub-trust is Fully Funded, and that the Employer is subject to no Unfunded Actuarial Accrued Liability, that Employer's 1% RHCTF contribution shall cease. Once an Employer has no Unfunded Actuarial Accrued Liability and the Retiree Health Trust Fund is Fully Funded Thereafter, then the that Employer and its active officers and employees who ~~commenced employment on or after January 10, 2009,~~ shall instead each contribute 50% of the "Normal Cost," as determined by ~~that~~ that Employer's² respective GASB ~~Actuarial~~ies, with except that the employee's contribution rate for officers and employees shall not to exceed 2% of pre-tax compensation, and the 1% Employer contribution shall no longer be required. In the event that the contribution rates set forth above do not cover the entire Normal Cost, the Employer shall contribute the balance into the RHCTF.

(b) Employees Who Commenced Employment on or Before January 9, 2009

Notwithstanding any other provision of Charter Sections A8.409 through A8.409-9, and A8.590-1 through A8.590-9, starting July 1, 2016, all active officers and employees of the City and County and Participating Employers; who ~~commenced employment with the City and County or Participating Employers,~~ commenced employment on or before January 9, 2009, shall contribute 0.25% of pre-tax compensation into the RHCTF. Starting on July 1 of each subsequent year, all active officers and employees of the City and County and Participating Employers, who ~~commenced employment with the City and County or Participating Employers,~~ commenced employment on or before January 9, 2009, shall contribute an additional 0.25% of pre-tax compensation up to a maximum of 1%. Notwithstanding the foregoing, the contributions for officers and employees who ~~commenced employment on or before January 9, 2009,~~ shall not exceed ~~each their~~ Employer's² respective "Normal Cost" as determined by ~~the each~~ each Employer's² respective General Accounting Standards Board (-GASB) Actuarialies on a bi-annual basis.

Starting July 1, 2016, the Employers shall contribute 0.25% of compensation into the RHCTF for each officer and employee who ~~commenced employment on or before January 9, 2009.~~ Starting on July 1 of each subsequent year, the Employers shall contribute an additional 0.25% of compensation, up to a maximum of 1%, for each officer and employee who ~~commenced employment on or before January 9, 2009.~~

Once an Employer's GASB Actuary has determined that an Employer's sub-trust is Fully Funded, and that the Employer is subject to no Unfunded Actuarial Accrued Liability, that Employer's 1% contribution shall cease. Once an Employer has no Unfunded Actuarial Accrued Liability and the Retiree Health Trust Fund is Fully Funded Thereafter, then the that Employer and its active officers and employees who ~~commenced employment on or before January 9, 2009,~~ shall

instead each contribute 50% of the “Normal Cost,” as determined by ~~the~~ that Employer’s ~~respective~~ GASB ~~Actuaries~~, with except that the employee’s contribution rate for officers and employees shall not to exceed 1% of pre-tax compensation, and the 1% Employer contribution shall no longer be required. In the event that the contribution rates set forth above do not cover the entire Normal Cost, the Employer shall contribute the balance into the RHCTF.

(c) Segregation ~~And Use~~ of Retiree Health Care Trust Fund Assets Contributions

The Board shall segregate RHCTF ~~C~~contributions to the RHCTF from the City and County, and its officers and employees, and from each Participating Employer, and ~~its~~their officers and employees, shall be segregated from each other into separate sub-trusts for each Employer. ~~and~~The Board may authorize expenditures from each Employer sub-trust only used as a funding source to defray the ~~respective~~ each Employer’s obligations to pay for ~~its~~ retiree health care costs under Section A8.428, and to pay for the ~~respective~~ each Employer’s share of administrative expenses. The Board may pool sub-trust funds may be pooled for investment purposes only.

(d) Disbursement of Retiree Health Care Trust Fund Assets

(1) In order to ensure a long-term and sustainable funding source to defray the cost of the City’s obligation to pay for health coverage for retired persons and their survivors entitled to health coverage under Section A8.428, the Board may authorize ~~No~~disbursements from the City’s sub-trust, other than ~~disbursements~~ to defray the reasonable expenses of administering the RHCTF, ~~only during periods when the City’s GASB Actuary has determined that the City’s sub-trust is Fully Funded may be made from the trust prior to January 1, 2020. Commencing January 7, 2020,~~When the City’s sub-trust is Fully Funded, the Board may disburse sub-trust assets ~~may be used~~ to defray the cost of the City’s, ~~and other Participating Employer’s~~, obligations to pay for health coverage for ~~the~~its retired persons and their survivors entitled to health care coverage under Section A8.428. The Board shall ~~determine the~~ amount and frequency of such disbursements ~~shall be determined by the Board~~ in consultation with the Employer’s ~~respective~~ City’s GASB Actuaries.

(2) Notwithstanding Section A8.432(d)(1) above, and in order to stabilize City contributions during the transition period until the City’s sub-trust is Fully Funded, when the Controller projects that total City retiree health care costs for the upcoming fiscal year will exceed ten percent (10%) of City payroll costs, and upon the recommendation of the Controller, after consultation with the City’s GASB Actuary, to the Board that it make disbursements from the City’s sub-trust to defray the City’s retiree health care obligations under Section A8.428, and subject to approval by the Mayor and by resolution of the Board of Supervisors, the Board may authorize stabilization disbursements but only to the extent necessary to limit the City’s retiree health care costs to ten percent (10%) of City payroll costs. Stabilization disbursements may not exceed ten percent (10%) of the audited prior year City sub-trust balance. For the purposes of this Section A8.432(d)(2), total City retiree health care costs shall include the City’s employer contributions into the RHCTF under Section A8.432 and the City’s retiree health care premium contributions under Section A8.428.

(3) Upon a recommendation of the Controller, after consultation with the City’s GASB Actuary, approval of the Mayor, and approval of the Board of Supervisors by a two-thirds vote, the Board may adopt disbursement limitations different from the limitations set forth in Sections A8.432(d)(1) and A8.432(d)(2) above. The Mayor, the Board of Supervisors and the Board may approve or reject, but not alter, the Controller’s recommended changes to the disbursement limitations set forth in Sections A8.432(d)(1) and A8.432(d)(2) above. Such recommended changes must effectively balance the City’s goal of attaining and maintaining a Fully Funded trust with the City’s overall financial obligations.

(4) For Participating Employers other than the City and County of San Francisco, the Board may not make any disbursements from a Participating Employer’s sub-trust until the Participating Employer’s governing body, after consultation with the Participating Employer’s

GASB Actuary, has recommended to the Board by a two-thirds vote, and the Board has approved, disbursement limitations that effectively balance the Participating Employer’s goal of attaining and maintaining a Fully-Funded trust against the Participating Employer’s overall financial obligations.

(~~d~~e) Additional Contributions to the Retiree Health Care Trust Fund

As set forth in A8.409-7 and A8.590-8, nothing in this section shall prevent the City and County of San Francisco and a recognized employee organization from agreeing to, or an arbitration panel formed pursuant to A8.409-4 or A8.590-5 from awarding, an adjustment in employee contributions into the ~~RHCTF~~Retiree Health Care Trust Fund that results in contributions greater than the contributions required under A8.432 for any and all City employees. In no event shall the City and County of San Francisco and a recognized employee organization agree to, or an arbitration panel formed pursuant to A8.409-4 or A8.590-5 award, any, reduction in contributions below the minimum level of contributions required under A8.432.

(ef) Definitions:

“Actuarial Accrued Liability” as used in this section, means “Actuarial Accrued Liability” as that term is defined under GASB No. 45 as may be amended from time to time.

“Commenced ~~e~~Employment on” as used in this section, shall refer to the time an employee starts employment with the City and County, or with a Participating Employer, for the first time, or the time an employee starts employment with the City and County, or with a Participating Employer, on a subsequent occasion after a prior separation from employment with the City and County or any Participating Employer, whichever date is later.

“Employers” and “~~Employers~~” as used in this section means the City and County and the Participating Employers.

“Fully Funded” as used in this section means that an Employer’s GASB Actuary has determined that the market value of assets in a sub-trust the Retiree Health Care Trust Fund equals or exceeds the Employer’s Actuarial Accrued Liability.

“GASB Actuary” and “GASB Actuaries” as used in this section means the actuarial firms hired by the Employers to provide estimates of each Employers’ respective total liability and annual required contribution for post retirement health benefits under GASB No. 45.

“GASB No. 45” as used in this section means Statement No. 45 of the Governmental Accounting Standards Board, Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions as may be amended from time to time.

“Health coverage” as used in this section, means the health benefits or health insurance provided by the health service system for retirees, survivors and dependents under Section A8.428.

“Normal Cost” as used in this section, means ~~the~~each Employer’s normal cost under GASB No. 45 as determined by ~~the~~each Employer’s ~~respective~~ GASB Actuaries.

“Retiree” as used in this section, means a former employee who is retired and is entitled to health coverage under Section A8.428, and the qualified survivors or dependents of such retirees who are entitled to health coverage under Section A8.428.

“Participating Employers” as used in this section, and Sections A8.432-1, A8.510 and 12.204, shall include the Superior Court of California, County of San Francisco, San Francisco Unified School District and the San Francisco Community College District, following a resolution by ~~their~~ these employers’ respective governing boards to participate in the Retiree Health Care Trust Fund.

(fg) Severability

The contents of Charter Sections 12.204 or A8.432 shall super-sede Any Section or part of any Section in this Charter, insofar as ~~such~~ Section or part should conflict with the provisions of Charter Sections 12.204 or A8.432, or with any part thereof ~~shall be superseded by the contents of Charter Sections 12.204 or A8.432.~~ Charter Sections 12.204 or A8.432 shall be interpreted to be consistent with all federal and state laws, rules, and regulations. If any words, phrases, clauses, sentences, subsections, provisions or portions of Charter Sections



12.204 or A8.432 are held to be invalid or unconstitutional by a final judgment of a court, such decision shall not affect the validity of the remaining words, phrases, clauses, sentences, subsections, provisions or portions of Charter Sections 12.204 or A8.432. If any words, phrases, clauses, sentences, subsections, or provisions of Charter Sections 12.204 or A8.432 are held invalid as applied to any person, circumstance, employee or category of employee, such invalidity shall not affect any application of Charter Sections 12.204 or A8.432 which

can be given effect. Charter Sections 12.204 or A8.432 shall be broadly construed to achieve their stated purpose.

Notwithstanding Charter Section A8.432, the Board of Supervisors shall adopt, by a majority vote *before January 1, 2009*, such ordinances as are necessary to create and administer the Retiree Health Care Trust Fund, and *such further ordinances and such other matters* as may be necessary to establish and maintain the purpose described in *this section and Sections 12.204 and A8.432*.

Proposition B

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

8 WASHINGTON PARKS, PUBLIC ACCESS AND HOUSING INITIATIVE

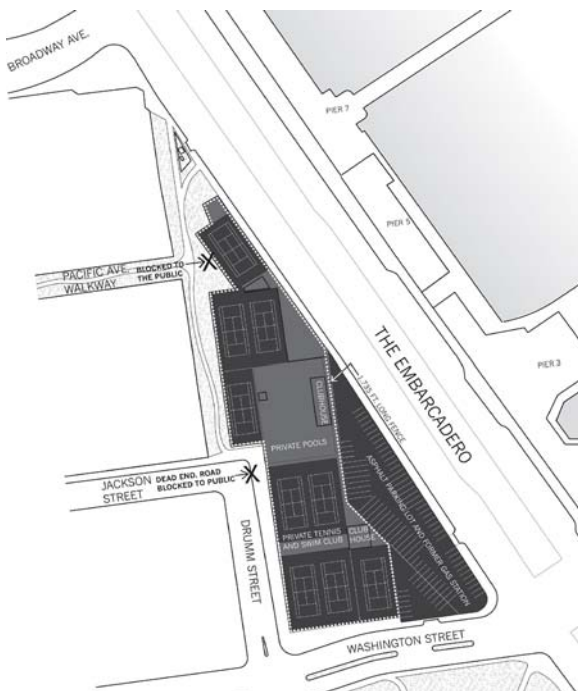
SECTION 1. Title.

This measure shall be known and may be cited as the “8 Washington Parks, Public Access and Housing Initiative” (referred to hereinafter as the “Initiative”).

SECTION 2. Findings and Purposes.

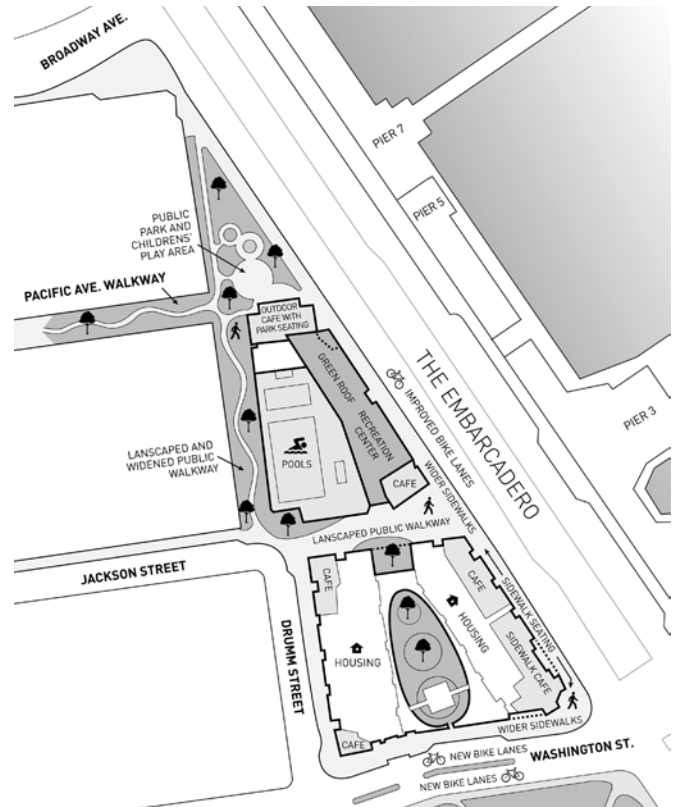
A. The People of the City and County of San Francisco declare their findings and purposes in enacting this Initiative to be as follows:

1. This Initiative will create new housing, a waterfront public park, open space, sidewalk cafes, and pedestrian and bicycle access to The Embarcadero for the 8 Washington site, located on The Embarcadero and bounded by Washington Street and Drumm Street.
2. Currently, the 3.2-acre site contains an asphalt parking lot and a private club surrounded by a 1,735-foot long fence (longer than five football fields) that blocks public views and prevents pedestrian and bicycle access to the waterfront by cutting off Pacific Avenue and Jackson Street from The Embarcadero. The drawing below shows the site as it exists today:



Current site: Members-only club and asphalt parking lot surrounded by fence that blocks public access to the waterfront.

3. The plan proposed in this Initiative will transform the site by tearing down the fence and removing the asphalt parking lot, creating new public parks on The Embarcadero, building open-air cafes with outdoor seating, and providing housing.
4. Tearing down the existing 1,735-foot fence and replacing the surface parking with an underground garage furthers the goals of the Port of San Francisco’s Waterfront Land Use Plan to reunite the city with its waterfront, restore public views and public access to the waterfront by opening Pacific Avenue and Jackson Street to the public and reconnecting them to The Embarcadero.
5. The plan will revitalize and transform the site through new public access, parks and open space, and by creating a vibrant waterfront community that includes housing, public recreation, retail, sidewalk cafés, new bicycle paths and underground parking serving the Ferry Building Waterfront Area.
6. More than half of the site will be dedicated to recreation and public open space. The drawing below shows the site as it will be transformed if this Initiative is approved:



Proposed Plan: Public parks, open-air cafes, residential housing, public access to the waterfront.

7. The current site includes an asphalt parking lot that was formerly a gas station with underground storage tanks and will undergo a thorough environmental clean-up and protect the waterfront from pollutants. This clean-up will be conducted in accordance with the Environmental Impact Report (EIR) that was certified by the City and County of San Francisco.
8. All buildings constructed on the site will be environmentally sustainable and LEED-certified, including features such as green roofs, a vertical garden, solar hot water heating system, locally sourced materials, state of the art storm water management systems, recycled water system, bicycle amenities and is located within one of the most densely served transit corridors in the City.
9. The plan will immediately create 250 new construction jobs, 140 permanent jobs and generate more than \$100 million for our local economy.
10. The plan will create much-needed affordable housing in San Francisco.
11. The plan for the site was created through seven years of public input and careful review at neighborhood and waterfront advisory group meetings, commission hearings, city planning studies and environmental studies. The plan's EIR was completed and certified, and the plan complies with all mitigation measures adopted by the Planning Commission, the Port Commission and the Board of Supervisors. The plan was studied and approved by the San Francisco Board of Supervisors, the San Francisco Planning Commission, the Port Commission and the California State Lands Commission.
12. The plan is consistent with the San Francisco Planning Department's Northeast Embarcadero Study and its urban design guidelines, which have been commended by the Bay Conservation and Development Commission staff for addressing the need to reconnect The Embarcadero with the city as well as the Bay.
13. To transform the site as proposed in the plan, this Initiative creates a special use district for the 3.2-acre site that would require the plan to meet mandatory requirements including creation of parks and open space, housing, a new aquatics and fitness center with outdoor swimming pools, ground floor retail and sidewalk cafés, contributions to the City's affordable housing fund, pedestrian access connecting the City to its waterfront, pedestrian and bicycle safety measures, underground parking and car share spaces serving the Ferry Building area, limitations on building heights, generation of additional Port revenues, compliance with environmental mitigation measures and compliance with specific conditions of approval.
14. This Initiative is consistent with the objectives and policies of the General Plan, and would affirmatively promote the objectives and policies of the City's General Plan. It would amend the General Plan to change the height and bulk district classification of two areas of the site, and amend the Zoning Map to be consistent with the General Plan amendment and to add a new 8 Washington Parks, Public Access and Housing Special Use District.
15. This Initiative applies specifically and uniquely to the 3.2-acre site at 8 Washington, and would set no precedent for any future development in San Francisco.

SECTION 3. Creation of Parks, Public Access and Housing District

The San Francisco Planning Code is hereby amended to add a new subsection 249.[71], to create the 8 Washington Parks, Public Access and Housing District, as follows:

(a) **Creation and Purpose.** There is hereby created a special use district known as the 8 Washington Parks, Public Access and Housing District (the "District"), as designated on Sectional Map SU01 of the Zoning Maps of the City and County of San Francisco, consisting of Assessor's Block 168/Lot 58, Block 171/Lot 69 and Block 201/Lot 12; and Seawall Lot 351, which includes Block 201/Lot 13 (collectively, the "Site"). The purpose of this District is to facilitate the development of the Site in a manner consistent with the purposes and intent of the 8 Washington Parks, Public Access and Housing Initiative, approved by the voters, and the requirements of this District.

(b) Controls

The provisions of the RC-4 use district established by Section 201 of this Code shall govern in the District, except that a project that contains all of the following mandatory requirements set forth in (b)(1) through (14) of this Section 249.[71] (the "Plan") shall be a permitted use within the District notwithstanding any other provision of this Code, and any such Plan shall not require conditional use authorization, variance, exception or any other approval or review under this Planning Code.

1. Housing and Affordable Housing

The Plan contains residential housing in accordance with the Conditions of Approval attached hereto as Exhibit A which are incorporated herein by this reference (the "Conditions of Approval"), and creates affordable housing by paying into the City's affordable housing fund an amount calculated on twenty percent of all residential units included in the Plan in accordance with the requirements of Section 415.1 *et seq.* of the Planning Code, plus a fee with respect to an additional five percent of all residential units included in the Plan pursuant to an agreement with the San Francisco Port Commission.

2. Parks and Open Space

The Plan contains publically dedicated parks, open space and public sidewalks and walkways equal to at least twenty percent of the overall land area of the Site.

3. Recreation

The Plan includes a fitness and aquatics center with ground floor swimming pool facilities, a fitness center of no more than two stories, and an open membership.

4. Retail/Restaurant Space

Ground floor retail and sidewalk cafés are located along the major street frontages on The Embarcadero and Washington and Drumm Streets.

5. Public Walkways & Pedestrian Access

New and expanded pedestrian access to the waterfront is created by opening up Jackson Street and Pacific Avenue from Drumm Street through to The Embarcadero, and by widening and improving the eastern edge of the existing Drumm Street walk from Washington Street to a new park on the northern portion of the Site.

6. Enhanced Pedestrian and Bicycle Safety

All existing curb cuts along the three blocks on the west side of The Embarcadero are removed and the Washington Street frontage of the Site includes only a single curb cut to create a vibrant, active streetscape and increase pedestrian and bicycle safety.



7. Parking & Dedicated Car Share Spaces

Surface parking is prohibited within the Site, which includes the removal of any existing surface parking. Underground parking shall contain no more than 200 public parking spaces, and no more than 0.95 parking spaces per residential unit. Any garage shall also meet or exceed Planning Code Section 166 requirements for on-site car share spaces.

8. Bicycle Improvements

The Plan provides for expanded and enhanced bicycle access throughout the Site and includes no fewer than 81 public bicycle parking spaces and one bicycle parking space for each residential unit implemented pursuant to Planning Code Sections 155.2 and 155.4, surface-level bicycle parking, improved bicycle lanes on The Embarcadero, bicycle access on Jackson Street, and two new east-west bicycle lanes on the north and south sides of Washington Street between the Embarcadero and Drumm Street.

9. Height and Bulk

No buildings contained within the Plan shall exceed the applicable height limits for the District as set forth on Sectional Map HT01 of the Zoning Maps of the City and County of San Francisco, as amended by the 8 Washington Parks, Public Access and Housing Initiative approved by the voters, subject to the following further limitations: the heights along The Embarcadero shall be limited to five to six stories for the residential building located south of Jackson Street, two stories for the fitness club and café building located north of Jackson Street, with the remainder of the Site along the Embarcadero designated as publicly dedicated open space. The bulk of the buildings within this District may exceed the E bulk designation so long as the bulk of the buildings shall not exceed bulk shown on the building plans attached hereto as Exhibit A-2.

10. Environmental Protection, Mitigation Monitoring and Reporting Program.

The Plan shall incorporate an agreement with the Planning Department of the City and County of San Francisco to comply with the Mitigation Monitoring and Reporting Plan (“MMRP”) adopted by the San Francisco Planning Commission on March 22, 2012 (Case No. 2007.0030E) attached hereto as Exhibit A-1 and incorporated by reference herein, which will allow the Zoning Administrator to approve a change to a mitigation measure so long as the Zoning Administrator finds, based on substantial evidence, that the change (1) is minor, (2) would substantially lessen or avoid the significant impact addressed by that measure, or (3) is no less protective of the environment than that measure.

11. Building Design.

The design of buildings within the Plan shall be in substantial conformance with the drawings attached hereto as Exhibit A-2, and incorporated by reference herein.

12. Compliance with Conditions of Approval.

The Plan shall incorporate an agreement with the Planning Department of the City and County of San Francisco requiring compliance with the Conditions of Approval, and prior to issuance of any building permit for the Site, a notice of the agreement in such form as is approved by the Zoning Administrator shall have been recorded in the Official Records of the Recorder of the City and County of San Francisco.

13. Sewer Infrastructure Protection.

The Plan shall incorporate an agreement with the San Francisco Public Utilities Commission to protect existing and future sewer infrastructure on, under and adjacent to the Site.

14. Generation of Additional Port Revenue.

The Plan shall incorporate an agreement with the San Francisco Port Commission providing that any sale of a residential or commercial unit on the Site excluding the fitness/aquatics center parcel shall pay to the Port an amount equal to one percent of sales proceeds received after, but not including, the first sale pursuant to a separate agreement with the San Francisco Port Commission.

SECTION 4.

Amendments to General Plan and Planning Code

(a) General Plan Amendment.

The San Francisco General Plan is hereby amended consistent with the map attached hereto as Exhibit B to read as follows:

Map 2 - Height and Bulk Plan of the Northeastern Waterfront Area Plan of the General Plan of the City and County of San Francisco is hereby amended to change the height and bulk district classification of two areas of the western portion (along the Drumm Street frontage) of the property located at Block 0201, Lot 012 that is currently set at 84-E to 92-E in one area measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area measuring 15,370 square feet.

(b) Zoning Map Amendments.

(1) Part II, Chapter II of the San Francisco Municipal Code (Planning Code) is hereby amended consistent with the map attached hereto as Exhibit B by amending the Zoning Map to enact an amendment to Zoning Map Sheet HT01 of the City and County of San Francisco, to change the height and bulk district classification of two areas of the western portion (along the Drumm Street frontage) of the property located at Block 0201, Lot 012 that is currently set at 84-E to 92-E in one area measuring 88 feet by 86 feet, and to 136-E in another irregular, rectangular area measuring 15,370 square feet:

Description of Property

Assessor’s Block 0201, Lot 012

Height and Bulk Districts to be Superseded

84-E

Height and Bulk Districts to be Approved

92-E and 136-E

(2) Part II, Chapter II of the San Francisco Municipal Code (Planning Code) is hereby amended by amending the Zoning Map to add the 8 Washington Parks, Public Access and Housing District to Sectional Map SU01 of the Zoning Maps of the City and County of San Francisco, as follows:

Description of Property

Assessor’s Block 168/Lot 58, Block 171/Lot 69 and Block 201/Lot 12; and Seawall Lot 351, which includes Block 201/Lot 13.

Special Use District Hereby Approved

8 Washington Parks, Public Access and Housing District

SECTION 5. Finding of Consistency.

The Plan and the General Plan, Planning Code and Zoning Map Amendments contained in this Initiative are consistent with the objectives and policies of the General Plan, and would affirmatively promote the objectives and policies of the City's General Plan.

Without limiting the foregoing, this finding of consistency is based on the following:

1. The Plan is consistent with objectives and policies of the General Plan Commerce and Industry Element, in that it would replace an existing surface parking lot and health club with a mixed-use development suited to an urban context. The project includes dwelling units, the residents of which would shop for goods and services in the area, bolstering the viability of the existing businesses. In addition, the project would provide approximately 20,000 square feet of commercial uses, as well as a new health club that would contribute to the economic vitality of the area, fulfill recreational needs for residents, and would activate the streetscape.

2. The Plan is consistent with objectives and policies of the General Plan Urban Design Element in that the project massing is arranged to locate the tallest portions of the project at the southwestern corner, relating to the background of taller existing buildings within The Embarcadero Center and the Golden Gateway Center. Buildings within the project step down in height toward the north and to the east, with the eastern residential building and the health club along The Embarcadero at a height lower than the permitted 84-foot height limit. The northernmost portion of the Site is kept open as a new public park ("Pacific Park"), further reinforcing the Plan's tapering down in height from the taller buildings nearby. This transition in height sculpts the form of the Plan in a manner that is sympathetic to the shorter residential, commercial, and bulkhead buildings situated along The Embarcadero, and preserves the legibility of the progression of taller buildings within the Financial District to the southwest.

3. The Plan is consistent with objectives and policies of the General Plan Northeast Waterfront Plan Element, in that it incorporates dwelling units, multiple retail and restaurant spaces, and a new health club, diversifying the mix of land uses in the area and creating new opportunities for residents to satisfy convenience needs in the immediate area. This mix of uses would help to generate pedestrian activity and attract visitors from beyond the immediate area to contribute to an environment that is vibrant throughout the day and evening hours. The provision of underground public parking would replace the asphalt surface parking lot and help broaden access to the recreational amenities of the waterfront, bolstering the viability of the businesses in and around the Ferry Building. The site planning and heights of the proposed buildings within the Plan represent a continuation of an urban form that transitions from taller heights within the Financial District, to lower buildings along the waterfront.

This Plan would create three distinct park spaces. It would widen, landscape and enhance the existing Drumm Street walkway, and would create a new open space corridor ("Jackson Commons") that extends from the existing terminus of Jackson Street through to The Embarcadero. These new park spaces strengthen and expand an existing network of richly landscaped pedestrian connections that link important open spaces, including Sydney Walton Square, Sue Bierman Park, and Justin Herman Plaza. In addition, Jackson Commons would create a new visual and physical linkage through the site to the waterfront. The Plan also contributes to the variety of recreational opportunities through extending Pacific Avenue and creating Pacific Park at the northerly portion of the site. Pacific Park will include passive recreational areas, as well as a play fountain and other play equipment for children, fulfilling a recreational need that is lacking in the area.

4. The Plan is consistent with objectives and policies of the General Plan Housing Element in that it would add residential units to an area that is well-served by transit, services, and shopping opportunities. The Site is suited for dense, mixed-use development, where residents can commute and satisfy convenience needs without frequent use of a private automobile. The Site is located immediately adjacent to employment opportunities within the Financial District, and is in an area with abundant local- and region-serving transit options.

SECTION 6. Conflict with Other Measures.

This Initiative will be deemed to conflict with any other initiative appearing on the same ballot if the other initiative(s) address(es) any of the following subjects, whether it does so by specific application to the Site or as a more general enactment that could otherwise be applied in a manner that addresses any of the following subjects: planning and zoning controls and development standards applicable to all or any part of the Site, including, without limitation, use, height, bulk, density, floor area ratio, parking standards, open space or density, as set forth in the City's General Plan, Planning Code, Zoning Maps or in any other applicable City law, policy or regulation. In the event that this Initiative and any other initiative are approved by the voters at the same election, and this initiative receives a greater number of affirmative votes than any other such measure or measures, this measure shall control in its entirety and the other measure or measures shall be rendered void and without any legal effect. If this Initiative is approved by a majority of the voters but does not receive a greater number of affirmative votes than any other conflicting Initiative, this Initiative shall take effect to the extent permitted by law.

SECTION 7. Effective Date.

In accordance with the provisions of California Elections Code section 9217, if a majority of the voters vote in favor of the Initiative, the Initiative shall go into effect 10 days after the vote is declared by the Board of Supervisors.

SECTION 8. Amendment.

The provisions of this Initiative establishing the mandatory requirements set forth in Section 249.[71](b) regarding Housing and Affordable Housing, Parks and Open Space, Recreation, Retail/ Restaurant Space, Public Walkways & Pedestrian Access, Enhanced Pedestrian and Bicycle Safety, Parking & Dedicated Car Share Spaces, Bicycle Improvements, Height and Bulk, Building Design, Sewer Infrastructure Protection and Generation of Additional Port Revenue may only be amended by the voters of the City and County of San Francisco.

Any other provisions of this Initiative may be amended either (i) by an application submitted by the owner of the Site to the City and subsequently approved by the Board of Supervisors by ordinance or (ii) by the Board of Supervisors by ordinance if there are federal, state or regional legal requirements that make amendments necessary in order to achieve the purposes and intent of this initiative.

SECTION 9. Implementation.

(a) Upon the effective date of this Initiative, the General Plan amendments contained in this Initiative are hereby inserted into the General Plan, and the Planning Code and Zoning Map Amendments are hereby inserted into the Planning Code and Zoning Maps, respectively.

(b) To the extent permitted by law, the City shall amend any elements or provisions of the General Plan and Municipal Code, including all exhibits and figures, and all other City ordinances, policies and implementation programs or policies as soon as possible in



order to implement this Initiative and to ensure consistency between this Initiative and other elements of the General Plan and Municipal Code.

(c) Commencing on the effective date of this Initiative, the City is directed to expeditiously and diligently process all subsequent Plan implementation actions, including without limitation, subdivision maps, public service easement vacations and acceptances, street and sidewalk widening and reconfiguration, issuance of site permits and addenda, and any other City actions as necessary to implement the Plan as expeditiously as possible. Any building or demolition permit issued to implement the Plan shall be treated as a project that has received a permit or license pursuant to a conditional use authorization for purposes of Section 4.106 of the San Francisco Charter.

SECTION 10. Statute of Limitations.

Unless a shorter statute in enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code Section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. The date of the legislative body's decision shall be the date of the election at which the voters adopt this Initiative. If such date cannot lawfully be deemed the date of the legislative body's decision, then the date of the legislative body's decision shall be the earliest possible lawful date.

SECTION 11. Severability.

If any provision of this Initiative or any application thereof to any person or circumstance is held invalid, such invalidity shall not affect any provision or application of this Initiative that can be given effect without the invalid provision or application. To this end, the provisions of this Initiative are severable.

Attachments:

Exhibit A	Conditions of Approval
Exhibit A-1	Mitigation Monitoring and Reporting Program
Exhibit A-2	Building Plans and Bulk Diagram
Exhibit B	Building Height

EXHIBIT A

CONDITIONS OF APPROVAL

The conditions contained herein pertain to a project meeting the mandatory requirements of Section (b)(1) through (14) of the 8 Washington Parks, Public Access and Housing District (Planning Code Section 249.71) (the "Plan"), including compliance with these Conditions of Approval. The conditions contained herein pertain to those areas of the property subject to building permits issued by the Department of Building Inspection and not to those areas of the property within the jurisdiction of the Port Commission. The Port shall have exclusive jurisdiction over development within those areas of the Site that are within Port jurisdiction, subject to all applicable permit requirements of other City agencies; provided, however, that a condition of the authorization hereunder is the implementation of open space and other improvements on Port property consistent with the 8 Washington Parks, Public Access and Housing District. Defined terms not included herein shall have the meanings ascribed to them in the 8 Washington Parks, Public Access and Housing Initiative (the "Initiative").

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

These conditions of approval shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Plan. The Index Sheet of the construction plans shall reference the 8 Washington Parks, Public Access and Housing District, these conditions of approval, and any subsequent amendments or modifications.

SEVERABILITY

The Plan shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. "Plan Sponsor" shall include any applicant for a Plan in the District and its successors and assigns.

CHANGES AND MODIFICATIONS

Subject to the limitations set forth in Section 8 of the Initiative ("Amendment"), changes to the plans or conditions authorized hereunder may be approved administratively by the Zoning Administrator so long as (i) the change is in substantial conformance with the plans attached hereto as Exhibit A-2 and the intent of the Initiative and these Conditions of Approval, or (ii) changes are made in response to specific requirements of any City agency having jurisdiction over the Plan.

PERFORMANCE

- Mitigation Measures.** Mitigation measures described in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A-1 for the EIR prepared for the project (Case No. 2007.0030E) are necessary to avoid potential significant effects of the Plan. Their implementation is a condition of Plan approval. The implementation of the mitigation measures described in the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A-1 for the EIR prepared for the project (Case No. 2007.0030E) is a condition of Plan approval. The Zoning Administrator may approve a change to a mitigation measure so long as the Administrator finds, based on substantial evidence, that the change (1) is minor, (2) would substantially lessen or avoid the significant impact addressed by that measure, or (3) is no less protective of the environment than that measure.

ADMINISTRATIVE CLEARANCE REVIEW

- Administrative Clearance.** No initial building permit or site permit (as applicable) shall be issued unless an Administrative Clearance has been issued pursuant to the procedures set forth in this Section 2.
 - Director's Authority. The Planning Director shall have the authority to review the Plan for compliance with the mandatory requirements set forth in Section 249.71(b) of the Planning Code (8 Washington Parks, Public Access and Housing District) (the "District Requirements"), and if in compliance, to grant an Administrative Clearance.
 - Procedures. An application for an Administrative Clearance as set forth in this Section 2 shall contain or be accompanied by all applicable information required to assure the presentation of pertinent facts for proper consideration of the case and for the permanent record. The Administrative Clearance application shall be deemed complete within ten (10) days of submittal unless the Director advises in writing that the application is considered incomplete and the specific reasons therefore. Within thirty (30) days of the receipt of a

complete application, the Director shall either approve the Administrative Clearance application or indicate how the Administrative Clearance application is not in substantial compliance with the District Requirements. The 30-day period may be extended by the mutual consent of the Plan Sponsor and the Director. If the Director does not act within such 30-day period, the Administrative Clearance application shall be deemed approved.

c. **Ministerial Review.** The Administrative Clearance shall be a ministerial review of the District Requirements and determination of whether a Plan submittal complies with the District Requirements.

d. **Decision and Re-application.** If the Director denies an application for an Administrative Clearance, the Director shall set forth the specific reasons for denial in the determination letter. Following a denial, a new application for an Administrative Clearance may be filed without prejudice at any time with such revisions as might be necessary to address the Director's reasons for denial. Review of the new Administrative Clearance application shall be in accordance with Subsections 2.a through 2.c above.

RESIDENTIAL UNITS

3. **Number of Units.** The Plan shall include 134 residential units (the "Target Unit Number"), provided, however at the request of the Plan Sponsor, the Target Unit Number may be increased by up to 5% more or decreased by up to 10% fewer units than the Target Unit Number.

FINAL MATERIALS.

4. **Final Building Design.** After approval of Administrative Clearance, the Plan Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

5. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Plan Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the architectural addendum. Rooftop mechanical equipment, if any is proposed as part of the Plan, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

7. **Lighting Plan.** The Plan Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the architectural addendum.

8. **Signage.** The Plan Sponsor shall develop and submit a signage program for the Plan to the Planning Department prior to approval of the architectural addendum. All subsequent sign permits shall conform to the approved signage program. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

9. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations may have significant effects to San Francisco streetscapes when improperly located. However, such installations may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
- On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 - On-site, in a driveway, underground;
 - On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
 - Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
 - Public right-of-way, underground; and based on Better Streets Plan guidelines;
 - Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
 - On-site, in a ground floor façade

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

10. **Overhead Wiring.** The owner of the Site will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.
11. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.
12. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Plan Sponsor shall submit a pedestrian streetscape improvement plan to the Planning Department for review in consultation with the Department of Public Works and the Department of Parking and Traffic prior to Building Permit issuance.
13. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Plan Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Plan, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other



reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

PARKING AND TRAFFIC

14. **Car Share.** Pursuant to Planning Code Section 166, no fewer than six car share spaces shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.
15. **Bicycle Parking.** Pursuant to Planning Code Sections 155.2 and 155.4, the Plan shall provide no fewer than 81 public bicycle parking spaces and one residential bicycle parking space per residential unit.
16. **Parking Maximum.** The Plan shall provide independently accessible off-street parking spaces at a ratio of .95 parking spaces per residential unit to serve the residential uses on-site, excluding car share spaces. The Plan shall provide no more than 200 independently accessible off-street parking spaces for general public parking and to serve the non-residential uses on-site.
17. **Managing Traffic During Construction.** The Plan Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby projects to manage traffic congestion and pedestrian circulation effects during construction of the Plan.
18. **Queuing.** The owner/operator of any off-street parking facility primarily services a non-residential use, as determined by the Planning Director, with more than 20 parking spaces (excluding loading and car-share spaces) shall ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles blocking any portion of any public street, alley, or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis.

If a recurring queue occurs, the owner/operator of the parking facility shall employ abatement methods as needed to abate the queue. Suggested abatement methods include, but are not limited to the following: redesign of facility layout to improve vehicle circulation and/or on-site queue capacity; employment of parking attendants; installation of “LOT FULL” signs with active management by parking attendants; use of valet parking or other space-efficient parking techniques; use of off-site parking facilities or shared parking with nearby uses; use of parking occupancy sensors and signage directing drivers to available spaces; travel demand management strategies such as additional bicycle parking, customer shuttles, or delivery services; and/or parking demand management strategies such as parking time limits, paid parking, or validated parking.

If the Planning Director, or his or her designees, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner/operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility owner/operator shall have 90 days from the date of the written determination to abate the queue.

19. **Off-street Loading.** Pursuant to Planning Code Section 152, the Plan shall provide three off-street loading spaces. The Plan may substitute two service vehicle space meeting the size requirements of Planning Code Section 154(b)(3) within the second level of the proposed parking garage to substitute for the required third full-sized off-street loading space.

PROVISIONS

20. **First Source Hiring.** The Plan shall adhere to the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Plan Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Plan.
21. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Plan Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Plan Sponsor shall provide the Planning Director with certification that the fee has been paid.
22. **Affordable Units**
 - a. **Requirement.** Pursuant to Planning Code 415.5, the Plan Sponsor shall pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%).
 - b. **Other Conditions.** The Plan is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and the terms of the City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual (“Procedures Manual”), as amended from time to time, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

The Plan Sponsor shall pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Plan Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
 - c. Prior to the issuance of the first construction permit by the DBI for the Plan, the Plan Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval. The Plan Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.



- d. If the Plan Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. The Plan Sponsor's failure to comply with the requirements of Planning Code Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

MONITORING - AFTER ENTITLEMENT

23. **Enforcement.** Violation of any of these conditions of approval or of any other provisions of Planning Code applicable to this Plan shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
24. **Revocation due to Violation of Conditions.** Should implementation of this Plan result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Plan Sponsor and found to be in violation of the Planning Code and/or these specific conditions of approval, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider appropriate enforcement action.

OPERATION

25. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
26. **Sidewalk Maintenance.** The Plan Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
27. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Plan Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Plan Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Plan Sponsor.
28. **Lighting.** All Plan lighting shall be directed onto the Plan site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.



**EXHIBIT A-1:
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT
(Includes Text for Adopted Mitigation and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
MITIGATION MEASURES FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT				
<i>Cultural Resources (Archaeological Resources) Mitigation Measures</i>				
Mitigation Measure M-CP-1a: Archaeological Testing, Monitoring and Data Recovery and Reporting				
<p>Based on the archaeological identification efforts undertaken, it is clearly known that archaeological resources are present within the project site. The following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archaeological consultant shall undertake an archaeological testing program as specified herein. In addition, the consultant shall be available to conduct an archaeological monitoring and/or data recovery program if required pursuant to this measure. The archaeological consultant's work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan (Archeo-Tec, <i>Archaeological Research Design/Treatment Plan for the 8 Washington Street Project</i>, January 2003; and <i>Addendum Archaeological Research Design and Treatment Plan for the 8 Washington Street Project</i>, February 2011) at the direction of the ERO. In instances of inconsistency between the requirement of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirement of this archeological mitigation measure shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Implementation of the archaeological identification, evaluation, and data recovery requirements of this measure and of the project archaeological research design and treatment plans (2003, 2011) would reduce to a less-than-significant level potential effects on a significant archaeological resource as defined in <i>CEQA Guidelines</i> Section 15064.5 (a) and (c).</p> <p>Archaeological Testing Program The archaeological consultant shall prepare and submit to the ERO for review and approval an archaeological testing plan (ATP) taking into account the ARDTP and Addendum to the ARDTP. The archaeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archaeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archaeological testing program will be to determine to the extent possible the presence or absence of archaeological resources and to identify and to evaluate whether any archaeological resource encountered on the site constitutes an historical resource under CEQA.</p>	<p>Project sponsor to retain qualified professional archaeologist from the pool of consultants maintained by the Planning Department</p>	<p>Prior to commencement of soil-disturbing activities, submittal of reports for approval by Planning Department</p>	<p>(See below regarding archaeologist's reports.)</p>	
	<p>Archaeological consultant to undertake archaeological testing program</p>	<p>Archaeological Testing Plan to be submitted to and approved by ERO prior to testing, which is to be prior to any excavation, site preparation or construction</p>	<p>Consultant to prepare ATP in consultation with the ERO.</p>	

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<p>At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the ERO. If based on the archaeological testing program the archaeological consultant finds that significant archaeological resources may be present, the ERO in consultation with the archaeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archaeological testing, archaeological monitoring, and/or an archaeological data recovery program. If the ERO determines that a significant archaeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <p>A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archaeological resource; or</p> <p>B) A data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>	<p>Archaeological consultant to submit results of testing, and in consultation with ERO, determine whether redesign of a data recovery program is warranted.</p>	<p>At the completion of the archaeological testing program</p>	<p>Consultant to submit report of findings from testing program to Planning Department</p>	
<p><u>Archaeological Monitoring Program (AMP)</u> If the ERO in consultation with the archaeological consultant determines that an archaeological monitoring program shall be implemented, the archaeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils-disturbing activities commencing. The ERO in consultation with the archaeological consultant shall determine what project activities shall be archaeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context; The archaeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archaeological resource; The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO has, in consultation with the project archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits; The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; If an intact archaeological deposit is encountered, all soils-disturbing activities in 	<p>Project sponsor and project archaeologists, in consultation with ERO</p>	<p>Prior to any demolition or removal activities, and during construction at any location</p>	<p>Consultant to prepare Archaeological Monitoring Program (AMP) in consultation with the ERO</p>	
<ul style="list-style-type: none"> The archaeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archaeological resource; The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO has, in consultation with the project archaeological consultant, determined that project construction activities could have no effects on significant archaeological deposits; The archaeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; If an intact archaeological deposit is encountered, all soils-disturbing activities in 	<p>Archaeological monitor and project sponsor and project sponsor's construction contractors</p>	<p>As construction contractors are retained, prior to any soils-disturbing activities. Schedules for monitoring to be established in the AMP, in consultation with ERO.</p>	<p>Archaeological consultant to advise all construction contractors Archaeological monitor to observe construction according to the schedules established in the AMP for each site</p>	<p>Archaeological monitor</p>



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<p>the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile-driving activity (foundation, shoring, etc.), the archaeological monitor has cause to believe that the pile-driving activity may affect an archaeological resource, the pile-driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, and present the findings of this assessment to the ERO.</p> <p>Whether or not significant archaeological resources are encountered, the archaeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p> <p>Archaeological Data Recovery Program The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ADRP). The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archaeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archaeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archaeological resource from vandalism, looting, and non-intentionally damaging activities. 	<p>Archaeological consultant</p> <p>Project sponsor and project archaeologist, in consultation with ERO</p>	<p>Upon completion of soil-disturbing activities</p> <p>Considered complete once verification of curation occurs.</p>	<p>shall temporarily redirect construction activities as necessary and consult with ERO</p> <p>Written report of findings of monitoring program to be submitted to ERO</p> <p>Consultant to prepare Archaeological Data Recovery Program in consultation with ERO. Final ADRP to be submitted to ERO</p>	

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<p><i>Final Report.</i> Description of proposed report format and distribution of results.</p> <ul style="list-style-type: none"> <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. <p><u>Human Remains and Associated or Unassociated Funerary Objects</u> The treatment of human remains and of associated or unassociated funerary objects discovered during any soils-disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archaeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (<i>CEQA Guidelines</i> Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p> <p><u>Final Archaeological Resources Report</u> The archaeological consultant shall submit a Draft Final Archaeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archaeological resource and describes the archaeological and historical research methods employed in the archaeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archaeological resource shall be provided in a separate removable insert within the final report.</p> <p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR</p>	<p>Project sponsor and project archaeologist, in consultation with ERO</p> <p>Project sponsor and project archaeologist, in consultation with ERO</p>	<p>Ongoing throughout soils-disturbing activities</p>	<p>If applicable, upon discovery of human remains and/or associated or unassociated funerary objects, the consultant shall notify the Coroner of the City and County of San Francisco, and in the event of the Coroner's determination that the human remains, notification of the California State Native American Heritage Commission who shall appoint a Most Likely Descendant (MLD) who shall make reasonable efforts to develop an agreement for the treatment of human remains and/or associated or unassociated funerary objects.</p> <p>Consultant to prepare draft and final Archaeological Resources Report reports. The ERO to review and approve the Final Archeological Resources Report</p> <p>Consultant to transmit final, approved documentation to NWIC</p>	



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<p>to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above. Implementation of the approved plan for testing, monitoring, and data recovery under Mitigation Measure M-CP-1a would ensure that the information potential of archaeological resources that may be encountered during construction of the project would be preserved and/or realized. With this mitigation, the proposed project would not have a significant impact on archaeological resources.</p>		Report by ERO	<p>and San Francisco Planning Department.</p> <p>Consultant shall prepare All plans and recommendations for interpretation by the consultant shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.</p>	
<p>Mitigation Measure M-CP-1b: Interpretation Based on a reasonable presumption that archaeological resources may be present within the project site, and that the potential significance of some such resources may be may be premised on CRHR Criteria 1 (Events), 2 (Persons), and/or 3 (Design/Construction), the following measure shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.</p> <p>The project sponsor shall implement an approved program for interpretation of resources. The project sponsor shall retain the services of a qualified archaeological consultant having expertise in California urban historical and marine archaeology. The archaeological consultant shall develop a feasible, resource-specific program for post-recovery interpretation of resources. The particular program for interpretation of artifacts that are encountered within the project site will depend upon the results of the data recovery program and will be the subject of continued discussion between the ERO, consulting archaeologist, and the project sponsor. Such a program may include, but is not limited to, any of the following (as outlined in the ARDTP): surface commemoration of the original location of resources; display of resources and associated artifacts (which may offer an underground view to the public); display of interpretive materials such as graphics, photographs, video, models, and public art; and academic and popular publication of the results of the data recovery.</p> <p>The archaeological consultant's work shall be conducted at the direction of the ERO, and in consultation with the project sponsor. All plans and recommendations for interpretation by the consultant shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.</p>	Project sponsor and project archaeologist, in consultation with ERO	Prior to and during construction activities	ERO to approve final interpretation program	

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<p>Mitigation Measure M-CP-6: Accidental Discovery The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in <i>CEQA Guidelines</i> Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. If the archeological consultant determines that continuation of construction in the vicinity of the archeological resource may have a significant impact on the resources, the consultant shall provide recommendations to the ERO regarding how to avoid such an impact. Based on the recommendations reviewed and approved by the ERO, the ERO shall require such specific additional measures to be implemented by the project sponsor that the ERO finds necessary to implement the approved consultant's recommendations.</p> <p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p>	<p>Project sponsor to prepare "ALERT" sheet and provide signed affidavit from project contractor, subcontractor(s) and utilities firm(s) stating that all field personnel have received copies of the "ALERT" sheet</p> <p>Project sponsor and project contractor's Head Foreman</p> <p>Project sponsor and project archaeologist</p>	<p>Prior to soils disturbance activities</p> <p>During soils disturbance activities</p> <p>When determined necessary by the ERO.</p>	<p>ERO to approve signed affidavit</p> <p>ERO to determine if additional measures are necessary</p> <p>ERO to determine if additional measures are necessary to implement</p>	



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<p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The EP division of the Planning Department shall receive one bound copy, one unbound copy, and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Project sponsor and project archaeologist to prepare draft and final FARR</p>	<p>When determined necessary by the ERO</p>	<p>ERO to review and approve final FARR</p>	
<p align="center">Transportation Mitigation Measures</p>				
<p>Mitigation Measure M-TR-9: Travel Demand Management Plan The project sponsor will develop and implement a basic Travel Demand Management (TDM) Plan for the residential and commercial uses at the site. The Plan will build upon those TDM elements already being provided as part of the Proposed Project, such as secured bicycle parking and care share spaces, to which it will add additional components such as facilitating maps of local pedestrian and bicycle routes, transit stops and routes, and providing a taxi call service for the restaurant. The mitigation measure will be triggered if and at the time the changes to The Embarcadero/Washington Street identified in the NES are implemented.</p>	<p>Project sponsor and contractor(s) to develop and implement</p>	<p>The mitigation measure will be triggered if and at the time the changes to The Embarcadero/Washington Street identified in the Northeast Embarcadero Study (NES) are implemented.</p>	<p>If triggered, project sponsor shall provide a draft TDM Plan to Planning Department and SFMTA for review and approval.</p>	
<p align="center">Noise Mitigation Measures</p>				
<p>Mitigation Measure Noise-1: Construction Noise Pile driving would be required for this project. The project sponsor shall require construction contractors to pre-drill site holes to the maximum depth feasible based on soil conditions. The project sponsor shall also require that contractors schedule pile-driving activity for times of the day that would be in accordance with the provisions of the San Francisco Noise Ordinance and in consultation with the Director of Public Works, to disturb the fewest people. Contractors shall be required to use construction equipment with state-of-the-art noise shielding and muffling devices. At least 48 hours prior to pile-driving activities, the project sponsor shall notify building owners and occupants within 200 feet of the project site by fliers posted on each floor in each</p>	<p>Project sponsor and project construction contractor(s)</p>	<p>During construction. At least 48 hours prior to pile driving activities, the Project Sponsor shall notify building owner and occupants within 200 feet of the project site of the dates, hours, and expected duration of such activities.</p>	<p>Project sponsor to provide copies of pile driving schedule approved by DPW and notices to building owners and occupants to Planning Department.</p>	

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<p>building and distributed by building management of the dates, hours, and expected duration of such activities.</p> <p>Mitigation Measure Noise-2: Title 24 Compliance The project sponsor shall conduct a detailed analysis of noise reduction requirements for the proposed buildings. Noise insulation features identified and recommended by the analysis shall be included in the building design, as specified in the <i>San Francisco General Plan</i> Land Use Compatibility Guidelines for Community Noise to reduce potential interior noise levels to the maximum extent feasible.</p>	<p>Project sponsor shall retain a qualified acoustical consultant to conduct analysis and include in building design</p>	<p>Prior to issuance of building permit</p>	<p>Consultant to submit report to Department of Building Inspection. Department of Building Inspection to review building plans to ensure recommendations are included.</p>	
<p>Air Quality Mitigation Measures</p>				
<p>Mitigation M-AQ-3: Construction Equipment All off-road construction equipment shall be equipped with Tier 3 (Tier 2 if greater than 750 hp) diesel engines or better. The following types of equipment were identified as candidates for retrofitting with CARB-certified Level 3 verified diesel emission controls (Level 3 VDECs, which are capable of reducing DPM emissions by 85% or better), due to their expected operating modes (i.e., fairly constant use at high revolution per minute):</p> <ul style="list-style-type: none"> • Excavators • Backhoes • Rubber-Tired Dozers • Concrete Boom Pumps • Concrete Trailer Pumps • Concrete Placing Booms • Soil Mix Drill Rigs • Soldier Pile Rigs • Shoring Drill Rigs 	<p>Project sponsor and project construction contractor(s) shall implement</p>	<p>Project sponsor, with assistance from project construction contractor(s) shall submit quarterly reports regarding compliance with construction equipment usage</p>	<p>Project sponsor to submit quarterly reports to Planning Department</p>	
<p>All diesel generators used for project construction must meet Tier 4 emissions standards. As described previously, modeling default equipment inventories were used because site specific information not available at the time of this analysis; hence, the equipment listed above may or may not be used for the project. To the extent that the above listed types of equipment are used for project construction, those equipment types will be required to meet DPM emission standards equivalent to Tier 3 (Tier 2 if greater than 750 hp) engines with Level 3 VDECs, if feasible. For the purposes of this mitigation measure, “feasibility” refers to the availability of newer equipment in the subcontractor’s fleet that meets these standards, or the availability of older equipment in the subcontractor’s fleet that can be feasibly modified to incorporate Level 3 VDECs. It should be noted that for specialty equipment types (e.g. drill rigs, shoring rigs and concrete pumps) it may not be feasible for construction contractors to modify</p>				



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MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>their current, older equipment to accommodate the particulate filters, or for them to provide newer models with these filters pre-installed. Therefore, this mitigation measure may be infeasible.</p> <p>Mitigation M-AQ-6: Emergency Generator Emissions Standards and Operating Hours</p> <p>To ensure that health risk impacts from the proposed project do not result in significant impacts to on- and off-site sensitive receptors, the project's emergency generator shall meet the following requirements:</p> <ol style="list-style-type: none"> 1. The project sponsor shall ensure that the emergency generator proposed as part of the project meets the emissions standards equivalent to a Tier 2 engine equipped with a Level 3 verified emissions control device; and 2. The project sponsor shall ensure that ongoing testing of this generator is limited to no more than 35 hours per year; and <p>The project sponsor shall maintain records of annual fuel use and operating hours and shall make those records available to the ERO upon request.</p>	<p>Project sponsor and project construction contractor(s) shall implement</p>	<p>Project sponsor, with assistance from construction contractors, shall submit quarterly reports regarding compliance and shall maintain records of annual fuel use and operating hours.</p>	<p>Project sponsor to submit reports to Planning Department</p>	
<p>Mitigation M-AQ-7: Building Design and Ventilation Requirements</p> <p>The project sponsor shall submit a ventilation plan for the proposed buildings. The ventilation plan shall show that the building ventilation systems remove at least 80 percent of the PM_{2.5} pollutants from habitable areas. The ventilation system shall be designed by an engineer certified by ASHRAE, who shall provide a written report documenting that the system offers the best available technology to minimize outdoor to indoor transmission of air pollution. In addition to installation of an air filtration system, the project sponsor shall present a plan that ensures ongoing maintenance for the ventilation and filtration systems. The project sponsor shall also ensure the disclosure to buyers and renters regarding the findings of the analysis and inform occupant's proper use of any installed air filtration system.</p>	<p>Project sponsor shall retain the services of an appropriately qualified engineer to design ventilation system and prepare report.</p> <p>Project sponsor or project construction contractor(s) shall prepare maintenance plan.</p> <p>Project sponsor shall prepare disclosure documents.</p>	<p>Ventilation plan report and maintenance plan to be prepared prior to issuance of building permit.</p> <p>Project sponsor and building manager or real estate agent shall disclose results of ventilation plan and inform future occupants' on the proper use of installed air filtration system at a meeting related to signing ownership papers or rental agreement.</p>	<p>Planning Department and Department of Building Inspection to review plans and report for ventilation system.</p> <p>Project sponsor to provide disclosure documents to Planning Department.</p>	
<p>Sea Level Rise Mitigation Measures</p>				
<p>Mitigation Measure M-SLR-3: Emergency Plan</p> <p>The project sponsor, in conjunction with the building manager, shall prepare an initial Emergency Plan that shall include at a minimum: monitoring by the building manager of agency forecasts of tsunamis and floods, methods for notifying residents and businesses of such risks, and evacuation plans. The plan shall be prepared prior to occupancy of any part of the proposed project. The building manager shall maintain and update the Emergency Plan annually. The building manager shall provide educational meetings for residents and businesses at least</p>	<p>Project sponsor and Building Manager shall prepare Emergency Plan</p>	<p>Prior to occupancy</p> <p>Building manager shall provide Emergency Plan educational meetings at least 3 times per year</p>	<p>Project sponsor to provide copies of emergency plan to Planning Department and Department of Building Inspection, and shall provide copies of annual updates and evidence of meetings.</p>	

**EXHIBIT A-1:
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT
(Includes Text for Adopted Mitigation and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>three times per year and conduct drills regarding the Emergency Plan at least once per year.</p>				
Biological Resources Mitigation Measures				
<p>Mitigation Measure M-BI-2: Vegetation Removal During the Non-Breeding Season or Preconstruction Survey Vegetation removal activities for the proposed project shall be conducted during the non-breeding season (i.e., September through February) to avoid impact to nesting birds or preconstruction surveys shall be conducted for work scheduled during the breeding season (March through August). Preconstruction surveys shall be conducted by a qualified ornithologist, authorized by CDFG to conduct such activities, to determine if any birds are nesting in or in the vicinity of vegetation. The preconstruction survey shall be conducted within 15 days prior to the start of work from March through May (since there is higher potential for birds to initiate nesting during this period), and within 30 days prior to the start of work from June through August. If active songbird nests are found in the work area, a buffer of 50 feet between the nest and work area shall be established. If active raptor nests are found in the work area, a buffer of 200 feet shall be established between the nest and the work area. No work will be allowed within the buffer(s) until the young have successfully fledged. In some instances, the size of the nest buffer can be reduced and its size shall therefore be determined by the biologist in consultation with the CDFG, and shall be based to a large extent on the nesting species, its sensitivity to disturbance, and the type and frequency of disturbance.</p>	<p>Project sponsor to retain qualified professional consultant to carry out and report on surveys</p>	<p>Prior to construction, a preconstruction survey shall be conducted by a qualified botanist within 15 days prior to the start of work from March through May</p>	<p>Copies of report from surveys to be provided to Planning Department</p>	
<p>Mitigation Measure M-BI-4: Conformity with the Planning Department's Standards for Bird-Safe Buildings The proposed project shall conform with the applicable requirements of San Francisco Planning Department <i>Standards for Bird-Safe Buildings</i>, Public Review Draft, October 2010 that would apply to the proposed project. In the event that <i>Standards for Bird Safe Buildings</i> are adopted and effective at the time a building permit for the proposed project is sought, the proposed project shall comply with the adopted Standards in addition to any provisions contained in the Public Review Draft, October 2010, not included in the adopted Standards that, in the judgment of the ERO, would provide greater protection for birds.</p>	<p>Project sponsor shall conform to applicable requirements</p>	<p>Prior to building permit issuance</p>	<p>Planning Department and Department of Building Inspection</p>	
Hazardous and Hazardous Materials Mitigation Measures				
<p>Mitigation Measure Hazards-1: Flammable Vapors During Construction: The project sponsor shall implement a soil vapor survey to evaluate the presence of potentially flammable vapors prior to final design of the proposed building. Should the survey identify the potential presence of flammable vapors at levels greater than the lower flammability limit or lower explosive limit, then the project sponsor shall require the construction contractor to include measures to control flammable gases during</p>	<p>Project sponsor and qualified soil surveyors shall prepare a soil vapor survey</p>	<p>Prior to the issuance of building permit</p>	<p>Project sponsor to provide copy of survey report to Department of Building Inspection</p>	



**EXHIBIT A-1:
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT
(Includes Text for Adopted Mitigation and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed
<p>construction (such as ventilation) in the construction site safety plan and to implement these measures.</p>	<p>Project sponsor and project construction contractor(s) shall implement</p>	<p>During construction</p>		
<p>Mitigation Measure Hazards-2: Vapor Intrusion During Operation: Based on the results of the soil vapor survey conducted in accordance with Mitigation Measure Hazards-1, the project sponsor shall perform a screening evaluation to assess the worst-case risks related to vapor intrusion into the subsurface structure following construction. Should the screening evaluation indicate substantial risk, then the project sponsor shall conduct additional site characterization as necessary and conduct a site-specific evaluation, including fate and transport modeling, to more accurately evaluate site risks. Should the site-specific evaluation indicate substantial risk, the project sponsor shall implement either soil and/or groundwater remediation to remove vapor sources or engineering measures such as a passive or active vent system and a membrane system to control intrusion of vapors into the proposed structure and conduct long-term monitoring for potential intrusion of vapors until risk-based cleanup levels have been met. The degree of monitoring would depend upon site specific conditions and the level of volatile organic compounds present. These actions shall be conducted in accordance with the California Department of Toxic Substances Control guidance, <i>Interim Final, Guidance for Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air</i> dated December 15, 2004, revised February 7, 2005 or the current version of this guidance at the time of construction. The screening level and site-specific evaluations shall be conducted under the oversight of the SFDPH and methods for compliance with this measure shall be specified in the site mitigation plan prepared in accordance with Article 22A of the San Francisco Health Code and subject to review and approval by the SFDPH.</p>	<p>Project sponsor and qualified consultant shall perform a screening evaluation, and shall conduct additional site characterization and evaluation if recommended in screening evaluation.</p> <p>Project Sponsor to determine if remediation is required and implement long-term monitoring for potential intrusion.</p>	<p>Prior to issuance of building permit</p> <p>Project sponsor, with assistance from qualified consultant, shall conduct monitoring for the duration of construction activities . . .</p>	<p>Project sponsor shall submit draft and final screening evaluation and monitoring plan to San Francisco Department of Public Health for review and approval.</p> <p>Department of Building Inspection shall ensure that any engineering measures recommended in site-specific evaluation on reports.</p>	
<p align="center">IMPROVEMENT MEASURES FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT</p>				
<p>Improvement Measure TR-1: Garage Signage To minimize the possibility of traffic congestion due to vehicles queuing on Washington Street when entering the proposed garage, an electronic sign, to be activated when the garage is full, will be installed by the garage entrance on Washington Street. The sign will also direct motorists towards the Golden Gateway garage (1,350 spaces), located two blocks to the west of the project site, as an alternative parking location.</p>	<p>Project sponsor and project construction contractor(s) to install garage signage</p>	<p>Prior to building occupancy</p>	<p>Planning Department and Department of Building Inspection</p>	
<p>Improvement Measure TR-3: Pedestrian Alert Device The project sponsor will install an audible and visual device at the garage entrance to automatically alert pedestrians when a vehicle is exiting the facility. A sign will also be installed at the top of the garage ramp facing exiting vehicles with the words</p>	<p>Project sponsor and project construction contractor(s) to</p>	<p>Prior to building occupancy</p>	<p>Planning Department and Department of Building Inspection</p>	

**EXHIBIT A-1:
MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 8 WASHINGTON / SEAWALL LOT 351 PROJECT
(Includes Text for Adopted Mitigation and Improvement Measures)**

MEASURES ADOPTED AS CONDITIONS OF APPROVAL				
Responsibility for Implementation	Schedule	Monitoring/Reporting Responsibility	Status/Date Completed	
<p>“Caution – Watch for Pedestrians” to warn motorists to be observant for pedestrians on the sidewalk.</p> <p>Improvement Measure TR-8a: Limitation on Trucking Hours During construction, the project sponsor agrees to limit truck movements to the hours between 9 AM and 3:30 PM (or other times, if approved by SFMTA) to minimize construction traffic occurring between 7 and 9 AM or between 3:30 and 6 PM peak traffic hours, when trucks could temporarily impede traffic and transit flow.</p>	<p>install pedestrian alert device</p> <p>Project sponsor and project construction contractor(s) to limit trucking hours</p>	<p>During construction</p> <p>Planning Department and SFMTA</p>		
<p>Improvement Measure TR-8b: Agency Consultation The project sponsor and construction contractor(s) will meet with the Traffic Engineering Division of SFMTA, the Fire Department, Muni, and the Planning Department to determine the best method to minimize traffic congestion and potential negative effects to pedestrian or bicycle circulation during construction of the proposed project.</p>	<p>Project sponsor and project construction contractor(s) to consult with Planning Department, SFMTA, SF Fire Department, and Muni and implement best method to reduce traffic congestion and potential negative effects during construction</p>	<p>Prior to building permit issuance</p> <p>Planning Department, SFMTA, SF Fire Department, and Muni to approve method to minimize traffic congestion and potential negative effects to pedestrian or bicycle circulation</p>		



EXHIBIT A-2
BUILDING PLANS AND BULK DIAGRAM



EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM



8 WASHINGTON
ELEVATIONS - RESIDENTIAL EAST



EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM

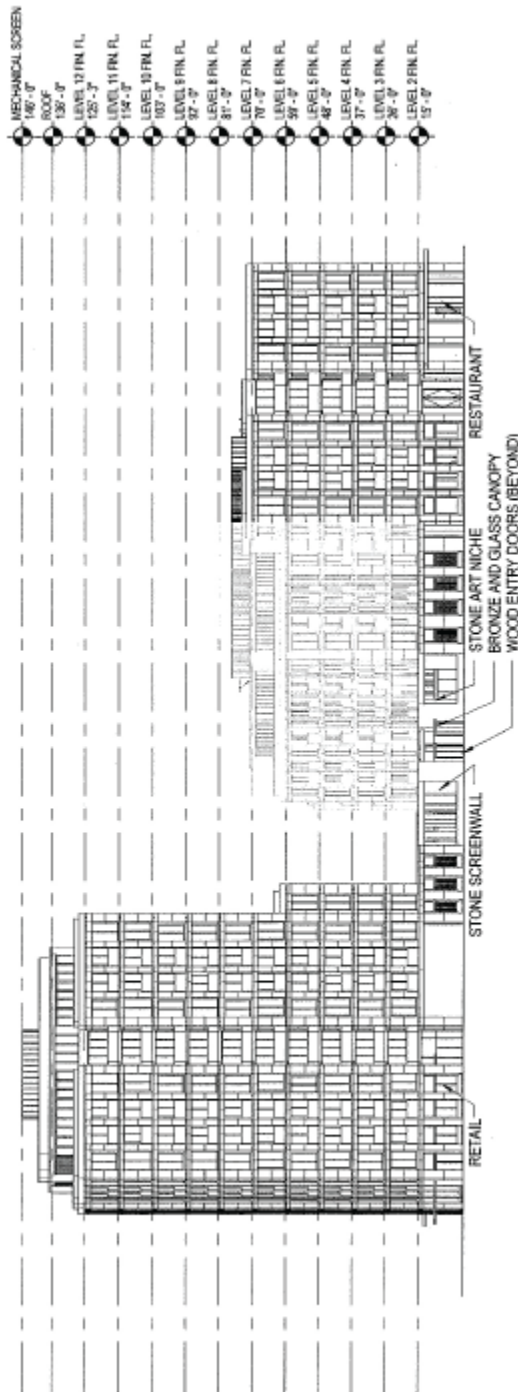


8 WASHINGTON
ELEVATIONS - RESIDENTIAL WEST

Scale: 1/32" = 1'-0"



EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM



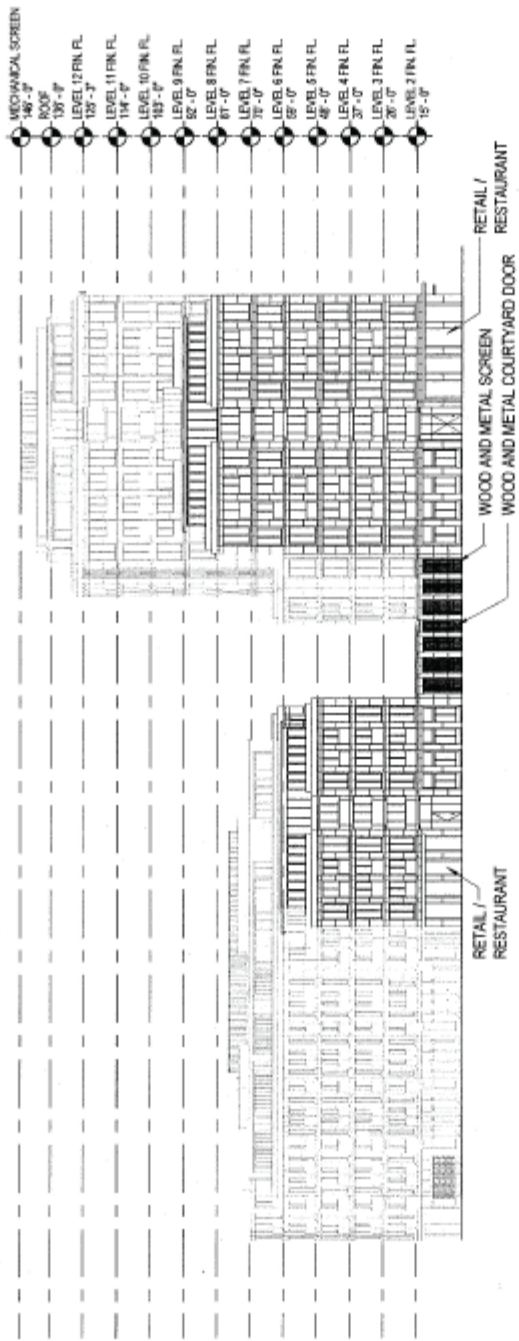
8 WASHINGTON

ELEVATIONS - RESIDENTIAL SOUTH

Scale: 1/32" = 1'-0"



EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM

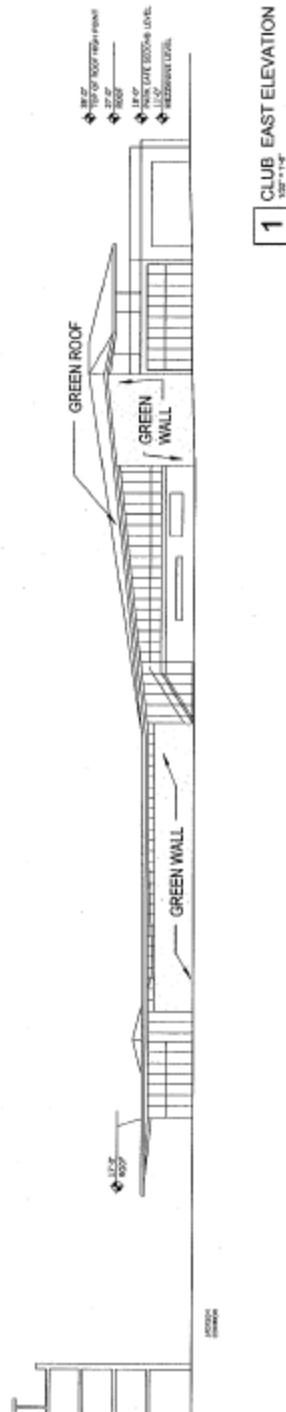
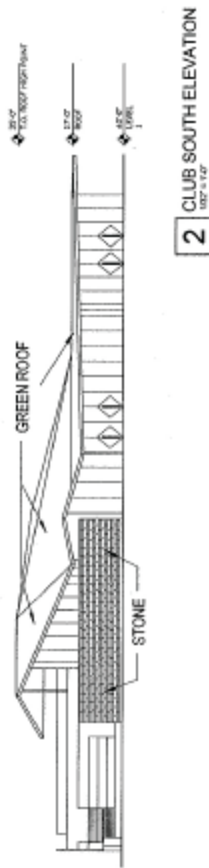


8 WASHINGTON
ELEVATIONS - RESIDENTIAL NORTH

Scale: 1/32" = 1'-0"



EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM

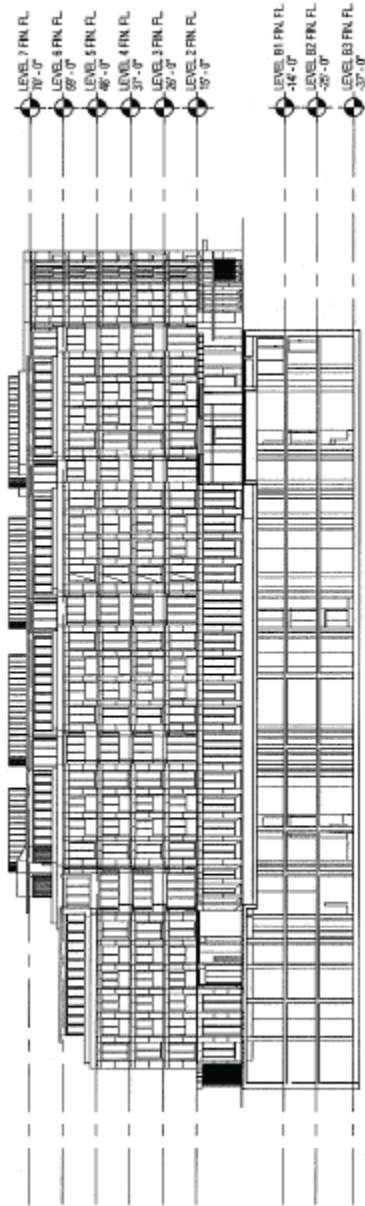


8 WASHINGTON
FITNESS CLUB ELEVATIONS

Scale: 1/32" = 1'-0"



EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM

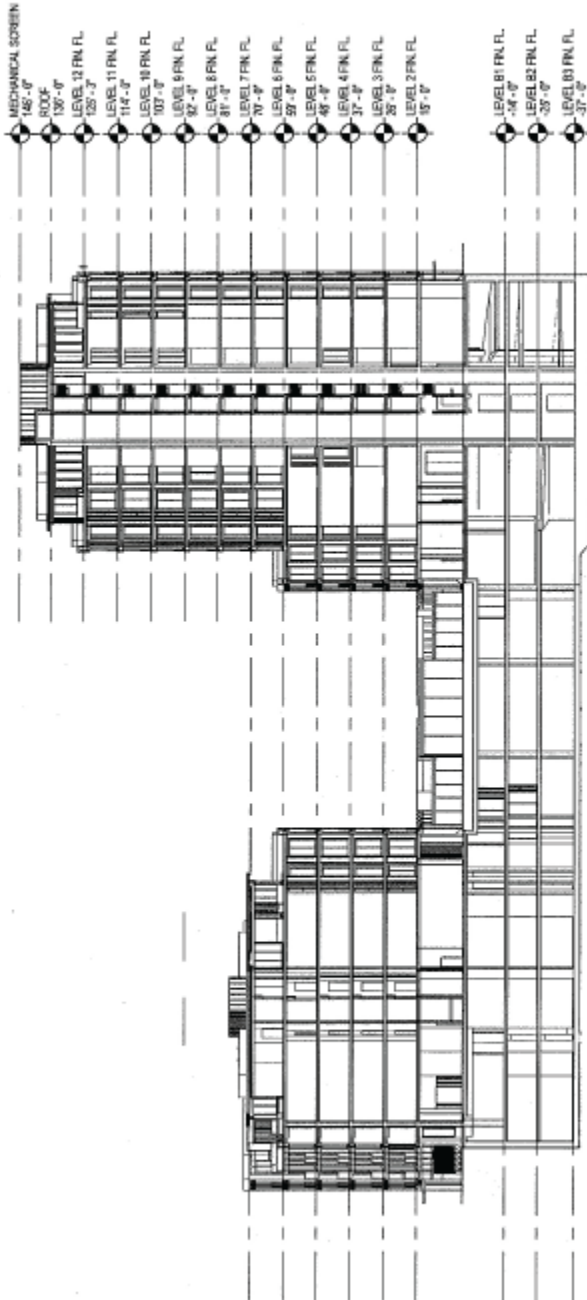


8 WASHINGTON
SECTIONS

Scale: 1/32" = 1'-0"



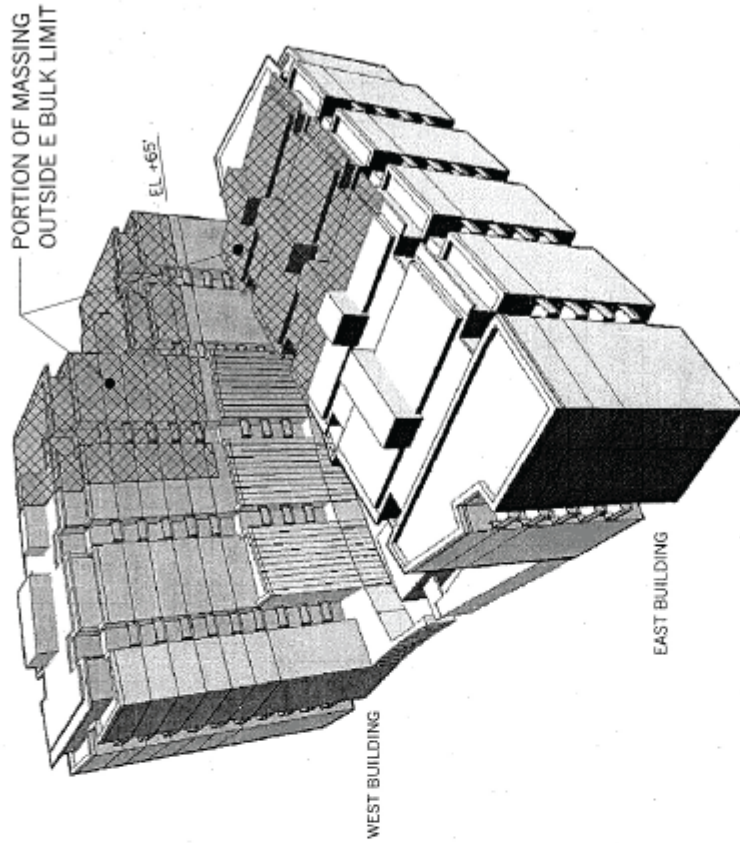
EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM



8 WASHINGTON
SECTIONS

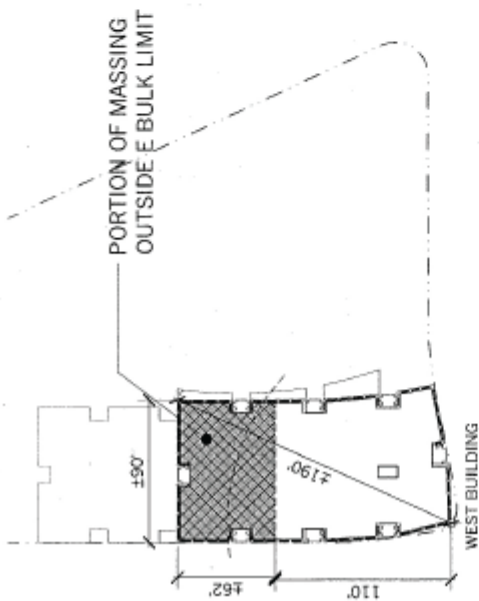
Scale: 1/32" = 1'-0"

EXHIBIT A-2 BUILDING PLANS AND BULK DIAGRAM

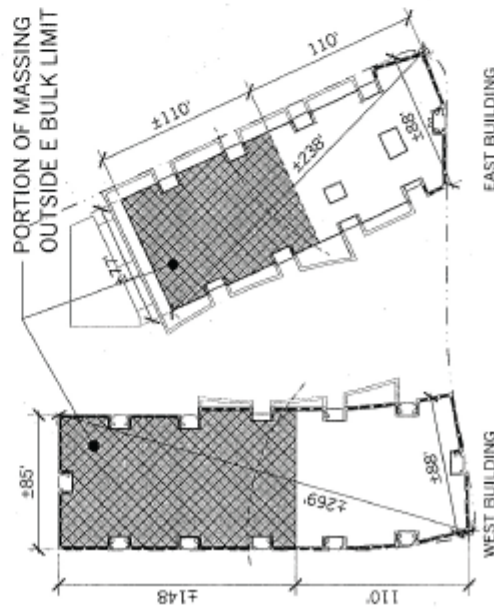


1 PERSPECTIVE DIAGRAM

8 WASHINGTON BULK STANDARDS



3 LEVEL 10 PLAN (EL 103' TO 114')
LEVELS 9, 11, AND 12 SIMILAR AT WEST BUILDING



2 LEVEL 6 PLAN (EL 59' TO EL 70' - NO BULK LIMITS BELOW 65')
LEVELS 7 AND 8 SIMILAR AT WEST BUILDING

Proposition C

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

FILE NO. 120271

Amended in Board
6/12/2012ORDINANCE NO. 104-12

1 [Zoning Map Amendment - 8 Washington Street Project]

2 **Ordinance: 1) amending the City and County of San Francisco Zoning Map Sheet HT01**
 3 **to change the height and bulk district classification of two areas along the Drumm**
 4 **Street frontage of the property located at Assessor's Block No. 0201, Lot No. 012 (8**
 5 **Washington Street), from 84-E to 92-E in one area and to 136-E in another area; and 2)**
 6 **making environmental findings, Planning Code Section 302 findings, and findings of**
 7 **consistency with the General Plan and the Priority Policies of Planning Code Section**
 8 **101.1.**

9
 10 Note: Additions are single-underline italics Times New Roman;
 11 deletions are ~~strikethrough 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. The Board of Supervisors of the City and County of San
 16 Francisco hereby finds and determines that:

17 (a) On August 9, 2011, Neil Sekhri, acting on behalf of San Francisco Waterfront
 18 Partners II, LLC ("Project Sponsor"), filed an application to amend Sheet HT01 of the Zoning
 19 Map of the City and County of San Francisco to change the height and bulk classification of
 20 two areas of the western portion (along the Drumm Street frontage) of the property located at
 21 Assessor's Block 0201, Lot 012 (8 Washington Street) from 84-E to 92-E in one area
 22 measuring 88 feet by 86 feet, and to 136-E in another irregular, roughly rectangular area
 23 measuring 15,370 square feet ("Proposed Zoning Map Amendment").

24 (b) The Proposed Zoning Map Amendment is part of a project proposed by the Project
 25 Sponsor to demolish an existing surface parking lot and health club, and construct a new

**REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS**

1 health club, residential buildings ranging from four to twelve stories in height containing 145
2 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-
3 street parking spaces ("Proposed Project").

4 (c) On March 22, 2012, at a duly noticed public hearing, by Motion No. 18560, the
5 Planning Commission certified the Final Environmental Impact Report ("FEIR") for the
6 Proposed Project, including the Zoning Map Amendment. The Planning Commission certified
7 that the FEIR for the Proposed Project reflects the independent judgment and analysis of the
8 City and County of San Francisco, is adequate, accurate and objective, contains no significant
9 revisions to the Draft EIR, and that the content of the FEIR and the procedures through which
10 it was prepared, publicized and reviewed comply with the provisions of the California
11 Environmental Quality Act ("CEQA") (California Public Resources Code section 21000 et
12 seq.), the State CEQA Guidelines (California Code of Regulations Title 14 sections 15000 et
13 seq.) and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). A copy of the
14 FEIR is on file with the Clerk of the Board of Supervisors in File No. 120271.

15 (d) On March 22, 2012, the Planning Commission adopted Motion No. 18561 adopting
16 CEQA Findings with respect to the approval of the Proposed Project, including the Proposed
17 Zoning Map Amendment. This Board of Supervisors hereby affirms and adopts said findings
18 based on the reasons set forth therein, and incorporates such reasons by reference.

19 (e) On March 22, 2012 the Planning Commission adopted Resolution No. 18566,
20 approving and recommended adoption by the Board of Supervisors of the Proposed Zoning
21 Map Amendment.

22 (f) The letter from the Planning Department transmitting the Proposed Zoning Map
23 Amendment to the Board of Supervisors, the Final EIR, the CEQA Findings adopted by the
24 Planning Commission with respect to the approval of the Proposed Project (including a
25

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

1 statement of overriding considerations and a mitigation monitoring and reporting program) are
2 on file with the Clerk of the Board in File No. 120271. These and any and all other
3 documents referenced in this Ordinance have been made available to, and have been
4 reviewed by, the Board of Supervisors, and may be found in either the files of the City
5 Planning Department, as the custodian of records, at 1650 Mission Street in San Francisco, or
6 in File No. 120271 with the Clerk of the Board of Supervisors at 1 Dr. Carlton B. Goodlett
7 Place, San Francisco, and are incorporated herein by reference.

8 (g) The Board of Supervisors has reviewed and considered the Final EIR, the
9 environmental documents on file referred to herein, and the CEQA Findings adopted by the
10 Planning Commission in support of the approval of the Proposed Project, including the
11 statement of overriding considerations and a mitigation monitoring and reporting program.
12 The Board of Supervisors has adopted the Planning Commission's CEQA Findings as its own
13 and hereby incorporates them by reference as though fully set forth herein. The Board has
14 reviewed and considered the information in the memorandum from Paul Maltzer of the
15 Planning Department dated June 12, 2012, that considers the effect of reducing the amount of
16 commercial parking and concludes that such reduction would not result in any additional
17 environmental effects beyond those analyzed in the Final EIR for the reasons stated in the
18 memorandum, which is incorporated into this resolution by this reference.

19 (h) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
20 Zoning Map Amendment will serve the public necessity, convenience and welfare for the
21 reasons set forth in Planning Commission Motion No. 18567 (approving the Conditional Use
22 Authorization and Planned Unit Development for the Project), and incorporates such reasons
23 by reference herein.
24
25



REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

1 (i) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that the
 2 Proposed Zoning Map Amendment is consistent with the General Plan, as amended, and
 3 with the Priority Policies of Planning Code Section 101.1 (b), and hereby adopts the findings
 4 of the Planning Commission, as set forth in Planning Commission Motion Nos. 18565 and
 5 18567, and incorporates said findings by reference herein.

6
 7 Section 2. Pursuant to Sections 106 and 302(c) of the Planning Code, the following
 8 change in height and bulk district classification, duly approved and recommended to the
 9 Board of Supervisors by Resolution of the Planning Commission, is hereby adopted as an
 10 amendment to Zoning Map Sheet HT01 of the City and County of San Francisco:

<u>Description of Property</u>	<u>Height and Bulk Districts to be Superseded</u>	<u>Height and Bulk Districts to Be Approved</u>
Assessor's Block 0201 Lot 021	84-E	<u>92-E and 136-E</u>

15 Section 3. Effective Date. This Ordinance shall become effective 30 days from the
 16 date of passage.

18 Section 4. This section is uncodified. In enacting this Ordinance, the Board intends
 19 to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
 20 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
 21 explicitly shown in this legislation as additions, deletions; Board amendment additions, and

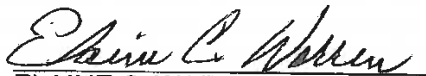


REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

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Board amendment deletions in accordance with the "Note" that appears under the official title of the legislation.

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

By: 
ELAINE C. WARREN
Deputy City Attorney

**REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS**

FILE NO. 120271

LEGISLATIVE DIGEST

[Zoning Map Amendment - 8 Washington Street Project]

Ordinance: 1) amending Sheet HT01 of the Zoning Map of the City and County of San Francisco to change the height and bulk district classification of two areas along the Drumm Street frontage of the property located at Assessor's Block No. 0201, Lot No. 012 (8 Washington Street), from 84-E to 92-E in one area and to 136-E in another area; and 2) making environmental findings, Planning Code Section 302 findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

The Zoning Map of the San Francisco Planning Code currently shows the height and bulk district classification of Assessor's Block 0201, Lot 012 (8 Washington Street) as 84-E.

Amendments to Current Law

The proposed amendment would amend Sheet HT01 of the Zoning Map to change the height and bulk district classification of two areas at the western portion (along the Drumm Street frontage) of the property located at 8 Washington Street from 84-E to 92-E in one area measuring 88 feet by 86 feet), and to 136-E in another irregular, roughly rectangular area measuring 15,370 square feet.

Background Information

The proposed Zoning Map amendment is part of the 8 Washington Street Project, which proposes to demolish an existing surface parking lot and health club, and construct a new health club, residential buildings ranging from four to twelve stories in height containing 145 dwelling units, ground-floor retail uses totaling approximately 20,000 square feet, and 400 off-street parking spaces.



Application for Legislative Amendment	
CASE NUMBER:	

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

APPLICATION FOR Legislative Amendment

07.0030 Z

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Golden Gateway Center, a California limited partnership	
PROPERTY OWNER'S ADDRESS: Golden Gateway Center 601 Montgomery Street, San Francisco, CA 94111 Attn: Tim Foo	TELEPHONE: (415) 434-5708
	EMAIL: oakhillgroup@aol.com

APPLICANT'S NAME: San Francisco Waterfront Partners II, LLC Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: Pier 3, The Embarcadero San Francisco, CA 94111 Attn: Simon Snellgrove	TELEPHONE: (415) 675-2101
	EMAIL: ssnellgrove@pacificwaterfront.com

CONTACT FOR PROJECT INFORMATION: Neil Sekhri Same as Above <input type="checkbox"/>	
ADDRESS: Gibson, Dunn & Crutcher LLP 555 Mission Street, Suite 3000 San Francisco, CA 94105	TELEPHONE: (415) 393-8334
	EMAIL: nsekhri@gibsondunn.com

2. Property Location and Classification

STREET ADDRESS OF PROJECT: 8 Washington Street	ZIP CODE: 94111
CROSS STREETS: The project site is located between The Embarcadero, Washington Street, and Drumm Street.	

ASSESSORS BLOCK/LOT: 201 / 12	LOT DIMENSIONS: Irregular	LOT AREA (SQ FT): 138,681	ZONING DISTRICT: RC-4	HEIGHT/BULK DISTRICT: 84-E
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3. Use and Associated Applications

PRESENT OR PREVIOUS USE: Surface Parking Lot; Fitness Club/Recreation	
PROPOSED USE: Residential; Retail/Restaurant; Fitness Club/Recreation; Open Space; Parking	
ASSOCIATED BUILDING APPLICATION PERMIT NO(S).: Not yet submitted	DATE FILED:
ASSOCIATED PLANNING ENTITLEMENT APPLICATION(S): Conditional Use Application; EE App.	DATE FILED: August __, 2011



REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

4. Description of Proposed Legislative Amendments

<small>TYPE OF LEGISLATIVE AMENDMENT (ZONING MAP, PLANNING CODE TEXT, OR GENERAL PLAN AMENDMENT)</small> <p>The project sponsor requests an amendment to the Zoning Map and the General Plan.</p>
<small>PLANNING CODE SECTION PROPOSED FOR AMENDMENT:</small>
<small>ZONING MAP PAGE(S) PROPOSED FOR AMENDMENT:</small> <p>HT01</p>
<small>GENERAL PLAN ELEMENT PROPOSED FOR AMENDMENT:</small> <p>Map 2 (Height and Bulk) of the Northeastern Waterfront Area Plan</p>

5. Please describe the proposed Legislative Amendment(s). Attach separate sheets or other information if needed.

See attached.

6. Please describe the public purpose or necessity of the proposed Legislative Amendment(s). Per Planning Code Sections 302 and 340, the Board of Supervisors will have to make findings of public necessity, convenience and general welfare. Attach separate sheets or other information if needed.

See attached.



Application for Legislative Amendment	
CASE NUMBER:	BOARD OF SUPERVISORS

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

See attached.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

See attached.

3. That the City's supply of affordable housing be preserved and enhanced;

See attached.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See attached.



REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

- 5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

See attached.

- 6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

See attached.

- 7. That landmarks and historic buildings be preserved; and

See attached.

- 8. That our parks and open space and their access to sunlight and vistas be protected from development.

See attached.



Application for Legislative Amendment	
FORM NUMBER	PLD 100

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Simon W.R. Snellgrove

Date: August 5, 2011

Print name, and indicate whether owner, or authorized agent:

SIMON W.R. SNELLGROVE
Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent and a department staff person.

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>

- NOTES:
- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
 - Typically would not apply. Nevertheless, in a specific case, staff may require the item.
 - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



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**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

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*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



**REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS
LEGISLATIVE AMENDMENT ADDENDUM
8 WASHINGTON STREET PROJECT**

I. Proposed Legislative Amendment

As part of the proposed 8 Washington Street project, which is described in detail in the Conditional Use Authorization Application that the Project Sponsor is filing concurrently with this Legislative Amendment Application, the Project Sponsor proposes to construct a residential building with ground floor retail uses along Drumm Street on Block 201, Lot 12, which is currently owned by Golden Gateway Center. Portions of this residential building would reach a height of 136 feet. Both Sheet HT01 of the Zoning Map and Map 2 (Height and Bulk Plan) of the Northeastern Waterfront Area Plan of the General Plan designate Block 201, Lot 12 with the 84-X height and bulk designation. The Project Sponsor therefore respectfully proposes to amend Sheet HT01 of the Zoning Map and Map 2 (Height and Bulk Plan) of the Northeastern Waterfront Area Plan to increase the height limit applicable to the proposed residential building along Drumm Street to 136 feet.

II. Planning Code Section 302 and 340 Findings

The Project Sponsor respectfully suggests that the requested actions are consistent with the requirement set forth in Planning Code Section 340 for General Plan amendments that “*the public necessity, convenience and general welfare require the proposed amendment*”, and with the requirement of Section 302 for Zoning Map amendments, which provides “*Whenever the public necessity, convenience and general welfare require, the Board of Supervisors may, by ordinance, amend any part of this Code.*”

The proposed project is necessary and desirable because the project would develop a high quality, well designed, residential and mixed use project at an in-fill location within a densely populated urban environment that complements the rich architectural character of The Embarcadero and the Waterfront. The proposed project is designed to provide a transition from the office towers of the Downtown Financial district to lower heights along The Embarcadero and waterfront by providing a 136 feet tall residential building at the corner of Washington and Drumm Streets (which is directly across the street from an existing residential building that is 100 feet taller) that gracefully steps down to lower heights on other portions of the project site. The majority of the project site will be substantially lower than the existing height limit of 84 feet.

The proposed project would help alleviate the City’s housing shortage and would increase the City’s affordable housing stock through compliance with the City’s Residential Inclusionary Affordable Housing Program. The residential density that would result from the proposed in-fill housing is permitted by, and consistent with, the existing zoning of the project site. Furthermore, the proposed project would provide new open space for new residents, existing residents in the neighborhood, and waterfront visitors, and the proposed project would activate and enliven the pedestrian experience along Washington Street and The Embarcadero by providing ground floor retail uses, which would enhance and beautify the Ferry Building waterfront area and the Golden Gateway area. The proposed project would also reconnect the



8 Washington Street Project
Request for Planning Code Text Amendment

REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

City to the Waterfront, and would replace the existing surface parking lot that serves the Ferry Building and the Waterfront area with underground parking.

For the foregoing reasons, the requested amendments to the Zoning Map and General Plan are required by the public necessity, convenience and general welfare.

III. Proposition M Priority General Plan Policies Findings

The Project Sponsor respectfully suggests that the requested action is consistent with priority planning findings set forth in Planning Code Section 101.1 for the reasons set forth below.

- 1. *That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;*

The proposed project would enhance neighborhood-serving retail uses by creating approximately 17,000 square feet of new retail space as well as approximately 12,100 square feet of new restaurant/bar space, which would serve existing residents in the Golden Gateway area as well as new residents and waterfront visitors. The proposed project also includes the construction of a new free standing 12,800 square foot fitness center, which would also serve the neighborhood as well as the rest of the City. No neighborhood-serving retail uses would be lost as a result of the proposed project. Furthermore, the new retail uses would provide opportunities for resident employment and business ownership, and the proposed addition of up to 165 new households would strengthen business at existing establishments in the vicinity of the project site and bolster demand for additional neighborhood-serving retail uses.

- 2. *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*

The proposed project would enhance the character of the neighborhood, and would not result in the demolition or displacement of any housing. The project site currently consists of a surface parking lot as well as fitness club facilities that are surrounded by a 14 foot tall chain-link fence. The proposed project would create new ground floor neighborhood-serving retail uses that would activate and revitalize the neighborhood. The proposed project would enhance the character of the neighborhood by improving pedestrian accessibility to the waterfront, creating open space and recreational opportunities, and moving the existing surface parking on Seawall Lot 351 into a below ground garage. The proposed project would also enhance the diversity of the neighborhood by complying with the City’s Residential Inclusionary Affordable Housing Program through payment of an in-lieu fee.

- 3. *That the City’s supply of affordable housing be preserved and enhanced;*

The proposed project would enhance and expand the City’s supply of affordable housing by providing an in-lieu fee equivalent to construction of 34 Below Market Rate (“BMR”) affordable housing units, as required by the City’s Residential Inclusionary Affordable Housing Program. No residential units of any type would be destroyed or displaced as a result of the proposed project because there are no existing residential units on the project site.



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4. *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

Commuter traffic generated by new residents and visitors of the proposed project would not impede Muni transit service or overburden City streets or parking. The proposed project would be constructed in one of the neighborhoods best-served by transit in the City. Muni bus and street car lines directly serve the project site. Furthermore, the project site is an easy walk from The Embarcadero BART and Muni stations, and all of the ferry lines that call into the Ferry Building. Given the abundance of reliable and fast transit options, and given the proposed project's close proximity to the Downtown area, North Beach, Chinatown, and the Waterfront, it is anticipated that the vast majority of trips to and from the project site will be by transit, bicycle and foot, and not by private automobile. Furthermore, the transportation study that was prepared for the proposed project found that the project would not result in significant new transportation impacts in the project vicinity due to project generated traffic. In addition, the proposed project would include 420 off-street parking spaces, ensuring that residents and visitors of the proposed project do not rely on or overburden parking in the adjoining neighborhoods.

5. *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;*

The proposed project would not displace any industrial or service uses because there are no existing industrial or service uses on the project site. Furthermore, the proposed project does not include any commercial office development.

6. *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The proposed project would help the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake because the proposed new buildings would be constructed in accordance with all applicable building codes and regulations with regard to seismic safety.

7. *That landmarks and historic buildings be preserved; and*

The proposed project would not adversely impact any City landmarks or historic buildings because there are no City landmarks or historic buildings on the project site. Furthermore, the high quality design of the proposed buildings would complement the character of historic resources in the vicinity of the project site. The proposed project also includes the creation of new view corridors along the Jackson and Pacific Street alignments, which would open new views to the historic bulkheads on the east side of The Embarcadero.

8. *That our parks and open space and their access to sunlight and vistas be protected from development.*

The proposed project would create new useable publicly accessible open space where none currently exists. The proposed project would provide Jackson Commons, a 9,500 square foot public open space corridor north of the proposed residential buildings that would connect



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the City with the waterfront along the Jackson Street alignment. The proposed project would also create Pacific Avenue Park, an 11,500 square foot publicly accessible park at the northern end of the site, as well as 2,800 additional square foot of open space along the existing Drumm Street pedestrian path. The project would also include approximately 28,100 square feet of private open space in the form of decks and terraces for individual residential units. The proposed project would cast a de minimis amount of new shadow on Sue Bierman Park (net new shadow representing 0.001 percent of the annual available sunlight for Sue Bierman Park) and a very limited amount of new shadow on Sydney Walton Square which is a privately owned and maintained park. However, the new shadow would be cast only a few months of the year and only for limited amounts of time in the morning and evening, and these parks would continue to receive the same amount of sunlight during those times when usage rates are highest. Existing scenic views from parks and open space located in the vicinity of the project site would be maintained with implementation of the proposed project.



REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS

**SAN FRANCISCO
PLANNING DEPARTMENT****Planning Commission Motion No. 18560**

HEARING DATE: March 22, 2012

Date: March 22, 2012
Case No.: 2007.0030E
Project Address: 8 Washington Street/Seawall Lot 351
Zoning: RC-4 (Residential/Commercial Combined: High Density)
 84-E Height and Bulk District
Block/Lot: Assessor's Block 168/Lot 58, Block 171/69, Block 201/Lot 12 and Seawall
 Lot 351, which includes Lot 13.
Staff Contact: Paul Maltzer – (415) 575-9038
 paul.maltzer@sfgov.org

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ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED MIXED-USE, RESIDENTIAL, COMMERCIAL, FITNESS CENTER AND PUBLIC OPEN SPACE PROJECT AT 8 WASHINGTON STREET/SEAWALL LOT 351.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report identified as Case No. 2007.0030E, 8 Washington Street/Seawall Lot 351 (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on December 8, 2007.
 - B. On June 15, 2011, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by Department staff on June 15, 2011.
 - D. On June 15, 2011, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse.

**REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS****Motion No. 18560****CASE NO. 2007.0030E****Hearing Date: March 22, 2012****8 Washington Street/Seawall Lot 351**

- E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on June 15, 2011.
2. The Commission held a duly advertised public hearing on said DEIR on July 21, 2011, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on August 15, 2011.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 61-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in a Draft Comments and Responses document, published on December 22, 2011, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Comments and Responses document all as required by law.
5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On March 22, 2012, the Commission reviewed and considered the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred project is the Project Variant, described in the FEIR, with the additional modification that the presently preferred project would contain 145 residential units, 15 residential units less than the Project Variant, and the presently preferred project would contain 400 parking spaces, 20 parking spaces less than the Project Variant.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2007.0030E, 8 Washington Street/Seawall Lot 351 Project, reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Comments and Responses document contains no significant revisions to the DEIR. The Planning Commission further finds that Final EIR does not add significant new information to the Draft EIR that would require recirculation of the EIR under CEQA because the Final EIR contains no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the Project's proponents, or (4) that the Draft EIR was

**REFERENDUM AGAINST AN ORDINANCE PASSED BY THE BOARD OF SUPERVISORS****Motion No. 18560****Hearing Date: March 22, 2012****CASE NO. 2007.0030E****8 Washington Street/Seawall Lot 351**

so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.

9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project Variant described in the EIR and the project preferred by the project sponsor:

- A. Will have a significant project-specific effect on the environment in that:
 - B. It could expose people or structures to increased risk of flooding due to climate-induced sea level rise;
 - C. Construction of the proposed project would expose sensitive receptors to substantial levels of PM2.5 and other TACs, including DPM; and
 - D. The proposed project would expose new (on-site) sensitive receptors to significant levels of PM2.5 and other TACs from a single source.
- E. Will have a significant cumulative effect on the environment in that:
 - F. The proposed project would expose new (on-site) sensitive receptors to cumulatively considerable levels of PM2.5 and other TACs from off-site and on-site sources;
 - G. Project construction activities would result in a considerable contribution to cumulatively significant levels of PM2.5 and other TACs on off-site receptors; and
 - H. The proposed project would contribute to cumulative traffic impacts at study intersections.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of March 22, 2012.

Linda Avery

Commission Secretary

AYES: Antonini, Borden, Fong, Miguel

NOES: Sugaya, Wu

ABSENT: Moore

ADOPTED: March 22, 2012



SAN FRANCISCO ORDINANCE PASSED BY THE BOARD OF SUPERVISORS
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415) First Source Hiring (Admin. Code)
 Jobs Housing Linkage Program (Sec. 413) Child Care Requirement (Sec. 414)
 Downtown Park Fee (Sec. 412) Other

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Planning Commission Motion 18561
 HEARING DATE: MARCH 22, 2012

Date: January 5, 2012
Case No.: 2007.0030ECKMRZ
Project Address: 8 Washington Street
Zoning: RC-4 (Residential-Commercial, High Density) District
 84-E Height and Bulk District
Block/Lot: 0168/058; 0171/069; 0201/012-013 (including Seawall Lot 351)
Project Sponsor: Simon Snellgrove
 San Francisco Waterfront Partners II, LLC
 Pier 3, The Embarcadero
 San Francisco, CA 94111
Staff Contact: Kevin Guy – (415) 558-6163
 kevin.guy@sfgov.org

ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS REJECTING ALTERNATIVES AS INFEASIBLE, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION, MONITORING, AND REPORTING PROGRAM, RELATING TO A PROPOSAL TO DEMOLISH AN EXISTING SURFACE PARKING LOT AND HEALTH CLUB, AND TO CONSTRUCT A NEW HEALTH CLUB, RESIDENTIAL BUILDINGS RANGING FROM FOUR TO TWELVE STORIES IN HEIGHT CONTAINING 134 DWELLING UNITS, GROUND-FLOOR RETAIL USES TOTALING APPROXIMATELY 20,000 SQUARE FEET, AND 382 OFF-STREET PARKING SPACES, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) DISTRICT AND THE 84-E HEIGHT AND BULK DISTRICT

PREAMBLE

On April 25, 2011, Neil Sekhri, acting on behalf of San Francisco Waterfront Partners II, LLC ("Project Sponsor") filed an application with the Planning Department ("Department") for Conditional Use Authorization to allow development exceeding 50 feet in height within an RC District, to allow an accessory off-street parking garage, to allow commercial uses above the ground floor, and to allow non-residential uses exceeding 6,000 square feet, and to approved a Planned Unit Development, pursuant to Planning Code Sections ("Sections") 209.7(d), 209.8(c), 209.8(f), 253, 303, and 304, to allow a project that would demolish an existing surface parking lot and health club and construct a new health club,

www.sfplanning.org

The preceding text contains the first 20 pages of Measure C, but does not include the remaining pages of the measure. The pages that have been excluded may include important information that could be useful to voters, and the Department of Elections encourages voters to review those pages as well. The full text of this measure is available online at sfelections.org/PropC and in every public library. If you desire a copy of the full text of the measure to be mailed to you, please contact the Department of Elections at (415) 554-4375 and sfvote@sfgov.org and a copy will be mailed at no cost to you.



Proposition D

The people of San Francisco wishing to ensure maximum access to life-saving medications to all of the citizens of the city, state and nation resolve to employ all opportunities that the municipal government possesses to bring down the price of prescription drugs. Our city has a very large population of people who are HIV infected and drug prices have a significant impact on our finances.

This initiative requires that San Francisco enter into direct negotiation with drug manufacturers to pay less for essential medications that it purchases. In addition, the San Francisco delegations to the California Legislature and the US Congress are asked to carry legislation to reduce current drug prices paid by all levels of government by at least one third.

The largest HIV drug maker Gilead Sciences, which is located in the Bay Area has made record profits and its CEO earns \$53 million, while thousands of HIV patients have languished on waiting lists for drugs across the United States and the State of California, and its cities struggle to pay their bills. As the nation embarks on healthcare reform, which will bring tens of millions of new paying customers to the pharmaceutical industry, this industry must act in a responsible fashion - San Francisco can lead the way.