



SAN FRANCISCO PLANNING DEPARTMENT

PUBLIC NOTICE Availability of Notice of Preparation of an Environmental Impact Report and Initial Study

Date: February 9, 2018
Case No.: 2015-010013ENV
Project Title: 30 Otis Street Project
Zoning: Downtown General Commercial District (C-3-G); Neighborhood Commercial Transit (NCT-3)
Van Ness and Market Downtown Residential Special Use District
R-2 and 85/250 85-X Height and Bulk Districts
Block/Lot: 3505/10, 12, 13, 16, and 18
Project Sponsor: Align Otis, LLC
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Staff Contact: Julie Moore (415) 575-8733
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A notice of preparation (NOP) of an environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The report is available for public review and comment on the Planning Department's negative declarations and EIRs web page (<http://www.sfplanning.org/sfceqadocs>). CDs and paper copies are also available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street. (Call (415) 575-9041).

Project Description:

The project site is located on the north side of Otis Street at the intersection of Otis Street, 12th Street, and South Van Ness Avenue (U.S. 101), in San Francisco's South of Market (SoMa) neighborhood. The site is comprised of five adjacent lots (Assessor's Parcel Numbers 3505-010, 3505-012, 3505-013, 3505-016, and 3505-018) with frontage along Otis Street, 12th Street, Colusa Place and Chase Court. Five commercial buildings ranging from one to three stories currently occupy the entire extent of the five lots.

The proposed project would merge the five lots into one lot, demolish the existing buildings, and construct a residential building with ground-floor retail and arts activity use. The proposed project would include a 10-story podium structure extending across the entire site and a 27-story single tower in the southeastern portion of the building, approximately at the corner of Otis and 12th streets. The proposed building would range from 85 to 250 feet tall. The proposed building would be approximately 484,635 sf (or 404,770 gross square feet (gsf) per San Francisco Planning Code), and would include 423 residential units ranging from studios to three-bedroom units; 5,585 sf of ground-

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floor retail space in three separate spaces; 16,600 sf of arts activities space (occupied by the City Ballet School, which currently operates on the site in the 30 Otis Street building) with studios and a theater; and approximately 23,000 sf of open space provided on the ground-floor and residential terraces. The project would expand the existing 15-foot-wide sidewalk on the west side of 12th Street to create a public plaza ranging from 25 to 34 feet wide at the corner of 12th Street and South Van Ness Avenue. The proposed project would provide 71 residential parking spaces and three car-share spaces in two basement levels. The proposed project would include 361 class 1 bicycle parking spaces and 32 class 2 spaces.

The Planning Department has determined that a focused EIR must be prepared for the proposed project prior to any final decision regarding whether to approve the project. The EIR will provide information about potential significant physical environmental effects of the proposed project, focused on historic architectural resources, transportation impacts during construction, and cumulative wind conditions. The EIR will identify possible ways to minimize the significant effects; and will describe and analyze possible alternatives to the proposed project. Other environmental impacts of the proposed project were adequately disclosed in the Market and Octavia Area Plan Final EIR, as documented in the initial study that is attached to the NOP prepared for the project, and are exempt from further environmental review, in accordance with CEQA section 21083.3 and CEQA Guidelines section 15183. Preparation of an NOP or EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the decision makers must review and consider the information contained in the EIR.

Written comments will be accepted until 5:00 p.m. on **March 12, 2018**. Written comments should be sent to Julie Moore, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to julie.moore@sfgov.org. Referenced materials are available for review by appointment at the Planning Department's office on the fourth floor of 1650 Mission Street (call (415) 575-9107)

If you work for an agency that is a Responsible or a Trustee Agency, we need to know the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering a permit or other approval for this project. We will also need the name of the contact person for your agency. If you have questions concerning environmental review of the proposed project, please contact **Julie Moore** at (415) 575-8733.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Commission or the Planning Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the department's website or in other public documents.