



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Hearing Date: **July, 19, 2018**
 Time: **Not before 1:00 PM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Environmental (Draft Environmental Impact Report)**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION

APPLICATION INFORMATION

Project Address: 30 Otis Street
 Cross Streets: 12th Street and South Van Ness Avenue
 Block /Lot No.: 3505/10, 12, 13, 16, and 18
 Zoning Districts: C-3-G (Downtown General Commercial District) and NCT-3 (Neighborhood Commercial Transit) & 85/250 R-2 and 85-X
 Height and Bulk districts
 Plan Area: Market and Octavia
 Neighborhood Area Plan

Case No.: 2015-010013ENV
 Applicant/Agent: Align Otis, LLC/Jessie Stuart
 Telephone: (415) 370-1767
 E-Mail: jstuart@alignrealestate.com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project.

The 36,042-square-foot (sf) project site comprises five adjacent lots with frontage along Otis Street, 12th Street, Colusa Alley, and Chase Court. Five commercial buildings, ranging from one to three stories, currently exist on the site and occupy the entire extent of their respective lots. One of the buildings has been identified as a historic resource under the California Environmental Quality Act (CEQA).

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 uses. The proposed building would comprise 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 be 85 to 250 feet tall, and would be approximately 484,635 sf (404,770 gross square feet per the San Francisco Planning Code). A total of 423 residential units would consist of 42 studios, 261 one-bedroom units, 111 two-bedroom units, and 9 three-bedroom units. The project includes approximately 5,585 sf of retail space in three ground floor spaces, 16,600 sf of arts activities space with studios and a theater (to be occupied by the City Ballet School which currently operates on the site), and approximately 23,000 sf of open space on the ground floor and residential terraces. Two basement levels would provide 71 residential parking spaces and three car-share spaces.

Streetscape improvements would include new street trees and landscaped areas in the Otis and 12th streets' public rights-of-way, removal of one existing tree on the Otis Street frontage, and planting of four to five new street trees along the Otis and 12th streets frontages. Streetscape improvements would create a 960-sf plaza fronting the building on Otis Street. In addition, the proposed project would include an in-kind agreement between the project sponsor and the City that would expand the existing 15-foot-wide sidewalk on the west side of 12th Street to create a 7,200-sf public plaza, from 17 to 77 feet wide, at the corner of 12th Street and South Van Ness Avenue.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant unavoidable project-level impacts on historic architectural resources, significant unavoidable project-level and cumulative construction-related transportation impacts, and a significant unavoidable cumulative wind impact. The Draft EIR including a detailed project description is available for public review and comment on the Planning Department's website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from June 13 to July 27, 2018.

FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE EIR, PLEASE CONTACT:

Planner: Julie Moore | Telephone: (415) 575-8733 E-Mail: Julie.Moore@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the 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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

CDs and paper copies of the Draft EIR are available at the Planning Information Center (PIC) counter on the first floor of 1660 Mission Street, San Francisco, and referenced materials are available for review by appointment (call the planner listed below). Written comments should be addressed to Julie Moore, Senior Environmental Planner, San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, or emailed to Julie.Moore@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.