



GENERAL PLAN CONSISTENCY DETERMINATION AND CEQA FINDINGS

December 11, 2023

Ms. Carla Short
Director
San Francisco Public Works
49 South Van Ness Avenue
San Francisco, CA 94103

Project Title: 30 Otis Street Project (Approval of Encroachments and Sidewalk Easement)
Assessor's Blocks(s)/Lot(s): 3505/084; 3505/085; and 3505/086
Record No. 2015-010013ENVNDNXVARSHD
Zoning District(s): C-3-G (Downtown – General) Zoning District; NCT-3 Moderate-Scale Neighborhood Commercial Transit Zoning District; 85/250-R-2 Height and Bulk District; 85-X Height and Bulk District; Van Ness & Market Downtown Residential Special Use District
Staff Contact: Amnon Ben-Pazi; 628.652.7428; Amnon.Ben-Pazi@sfgov.org

Dear Ms. Short:

This letter addresses the Board of Supervisors' proposed approval of a public sidewalk easement ("Easement Agreement") and encroachment permit and maintenance agreement ("Encroachment Agreement") associated with the construction of a public plaza as part for the 30 Otis Street Project (Planning Department Record No. 2015-010013ENVNDNXVARSHD), which is located on the following Assessor's Parcels: Block 3505, Lots 084, 085, and 086.

On September 27, 2018 and June 6, 2019, the San Francisco Planning Commission issued a series of approvals for the 30 Otis Street Project. These approval actions included certification of the Final Environmental Impact Report ("FEIR") for the Project by Motion No. 20291, adoption of California Environmental Quality Act ("CEQA") findings by Motion No. 20292, adoption of a Downtown Project Authorization by Motion No. 20293, and approval of an impact fee waiver for the cost of constructing the encroachments by Motion No. 20457, including General Plan and Planning Section 101.1 consistency findings.

On December 8, 2023, the Project sponsor agreed to satisfy its obligation under Project Mitigation Measure TR-1a to reimburse the San Francisco Municipal Transportation Agency for the cost of constructing the bus-boarding island and cycle track on Otis Street between South Van Ness Avenue and Brady Street. Planning Department staff has reviewed the Encroachment Agreement and Easement Agreement and considered the other actions comprising the Board of Supervisors legislation and finds them consistent with the Planning Commission's approvals. Therefore, Planning Department staff finds that the Board of Supervisors approval actions are within the scope of the FEIR and the CEQA

findings of Planning Commission Motion Nos. 20291 and 20292, and, on balance, consistent with the General Plan and Planning Code Section 101.1 consistency findings of Motion Nos. 20293 and 20457. For purposes of the Board of Supervisors action identified in this letter, the Planning Department Staff relies on and incorporates by reference these Planning Commission Motions and their associated findings.

Sincerely,



Amnon Ben-Pazi
Senior Planner

cc: *(via email)*

Madison Tam, Legislative Aide, Office of Supervisor Matt Dorsey

Javier Rivera, Public Works

Joshua Switzky, Acting Director of Citywide Planning, Planning Department

Peter R. Miljanich, Deputy City Attorney, Office of City Attorney David Chiu