Notice of Availability and Intent to Adopt a Mitigated Negative Declaration

Date: July 29, 2020
Case No.: 2013.0511E
Project Address: 1125 Market Street Project
Zoning: C-3-G (Downtown General Commercial)
Neighborhood: Downtown
Cross Streets: Seventh and Eighth Street
Staff Contact: Alana Callagy
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This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

Project Description:

The project site at 1125 Market Street is a 12,414-square-foot lot in the middle of the block bounded by Market Street to the north, Seventh Street to the east, Mission Street to the south, and Eighth Street to the west in San Francisco’s South of Market neighborhood.

The proposed project calls for the construction of a mixed-use hotel and office, 12-story, 119-foot-tall (141-foot-tall with rooftop elevator overruns) building within the project site. The proposed 140,558-gross-square-foot (gsf) building would include up to approximately 103,800 gsf of hotel use (180 hotel guest rooms), 10,500 gsf of office (co-working space), 5,500 gsf of restaurant/retail use, 1,500 gsf of interior privately-owned public open space (POPOS) within the ground floor, and 19,300 gsf of mechanical and building support space.

The proposed project would provide 9 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces. The proposed project would not provide any vehicle parking spaces and the project would not provide any off-street accommodations for freight or passenger loading. However, the project proposes to establish two new on-street loading zones—one yellow (commercial loading) zone and one white curb (passenger loading) zone—along the Stevenson Street frontage of the project site, extending beyond the east and west lot lines of the project site along Stevenson Street. With implementation of the proposed project, the sidewalks along the south side of Market Street and the north side of Stevenson Street would remain largely the same as under existing conditions.

No building demolition would be necessary at the vacant 1125 Market Street site. Excavation to a depth of 35 feet below existing grade would be required for the two basement levels, the building’s mat foundation and any additional depth required to create a working pad for construction.

The PMND is available to view or download from the Planning Department’s Environmental Review Documents webpage at https://sfplanning.org/environmental-review-documents. Paper copies are also available upon request to the staff contact above.

If you have questions concerning environmental review of the proposed project, contact the Planning Department...
staff contact listed above.

Within 20 calendar days following publication of the PMND (i.e., by 5 p.m. on August 18, 2020), any person may:

1) Review the PMND as an informational item and take no action;

2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done without the appeal described below; OR

3) Appeal the determination of no significant effect on the environment to the San Francisco Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a $640 check payable to the San Francisco Planning Department. An appeal requires the Planning Commission to determine whether or not an environmental impact report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. To file an appeal of a PMND, you must first create an account (or be an existing registered user) on the planning department’s public portal system available at: https://aca-ccsf.accela.com/ccsf/Default.aspx. Then, email an appeal letter to CPC.EPIntake@sfgov.org. You will receive follow-up instructions for fee payment via email.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(h).

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.

NOTE: This notice is being issued during the 60-day suspension of certain CEQA filing and posting requirements pursuant to Executive Order N-54-20, and its issuance complies with the alternative posting requirements stated in the order. This notice also complies with local requirements under the March 23, 2020 Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency Dated February 25, 2020.

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1 Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.