



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Availability of and Intent to Adopt a Mitigated Negative Declaration

Date: October 18, 2017
Case No.: 2014.0408E
Project Title: 1055 Market Street
Zoning: Downtown General Commercial (C-3-G) Zoning District
90-X Height and Bulk District
Block/Lot: 3703/066
Project Sponsor: Jay Singh, Paradigm Hotels Group
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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 would 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 1055 Market Street Project (proposed project) is a hotel development project with ground floor retail space located within the Downtown Plan Area at 1055 Market Street (Assessor's Block 3703, Lot 066) in the South of Market neighborhood in the City and County of San Francisco. The 8,250-square-foot rectangular parcel is a through lot located mid-block between 6th Street and 7th Street with frontage on both Stevenson and Market Streets. Adjacent structures include two seven-story buildings, one located to the southwest and the other to the northeast.

The project site is currently occupied by a two-story vacant commercial building with approximately 16,000 gross square feet (gsf) of retail area. The project includes the demolition of the existing structure on the project site and construction of a new 10-story, 90-foot-tall hotel. The depth of excavation would be 16 feet below ground surface (bgs) for the foundation. A total of approximately 1,200 cubic yards (cy) of material would be exported off-site.

The proposed project would include a lobby, a basement, ground-floor retail space, ground-floor privately owned public open space (POPOS), 160 hotel rooms, and a roof terrace. The ground-floor retail space would be located along and accessible from Market Street. The hotel lobby would be located on Stevenson Street and accessible from both Market Street and Stevenson Street. The proposed project would include Class 1 bicycle storage for six bicycles on the basement floor and eight Class 2 bicycle parking spaces along Stevenson Street. Vehicle parking would not be provided.

The proposed project would require the following approvals:

Planning Commission

- Approval of a Conditional use authorization from the Planning Commission per *Planning Code* Section 303(c) and 303(g) to allow the development of a hotel use within the C-3-G District.
- Section 309 Downtown Project Authorization (*Planning Code* Section 309).
- A Variance for the width of the bay projection requirements (*Planning Code* Section 136(c)(2));
- An exception for wind comfort criteria (*Planning Code* Sections 148 and 309).

The following actions would be required by other City Departments:

- Demolition and Building Permits (Department of Building Inspection) for the demolition of the existing buildings and construction of the new structure.
- Street and Sidewalk Permits (Bureau of Streets and Mapping, Department of Public Works) for modifications to street trees and curb cuts.
- Approval for replacing three street parking spaces with a 60-foot-long passenger loading space along Stevenson Street (SFMTA).
- Stormwater Control Plan (San Francisco Public Utilities Commission), because the project would result in ground disturbance of an area greater than 5,000 sf.

The PMND is available to view or download from the Planning Department's Negative Declarations and EIRs web page (<http://www.sf-planning.org/sfceqadocs>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco.

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 5:00 p.m. on **November 7, 2017**) 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 Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$578 check payable to the San Francisco Planning Department.¹ 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. Send the appeal letter to the Planning Department, Attention: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$578.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on November 7, 2017.** The

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.

appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 20 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.