



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* September 16, 2015  
*Case No.:* **2013.1690E**  
*Project Title:* **1075 Market Street**  
*Zoning:* C-3-G (Downtown-General Commercial)  
90-X Height and Bulk District  
*Block/Lot:* 3703/062  
*Lot Size:* 12,375 square feet  
*Project Sponsor:* Encore Funds  
Robert Huggins, (415) 697-1863  
*Staff Contact:* Brett Bollinger – (415) 575-9024  
brett.bollinger@sfgov.org

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### To Whom It May Concern:

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 proposed project would involve demolition of the existing approximately 50-foot-tall, approximately 23,000-square-foot former movie theater on the project site. The existing building was constructed in 1912 as the Grauman's Imperial Theater and was most recently used as an adult cinema. The project would include construction of a new 90-foot-tall, eight-story mixed-use building containing approximately 90 dwelling units (in approximately 70,970 square feet) and about 9,000 square feet of ground floor retail space that would face both Market and Stevenson Streets. A single basement level (12,490 square feet) would provide for 23 off-street vehicle parking spaces (with one car share space) and 92 Class 1 bicycle parking spaces, which would be accessible from a new ten-foot curb cut on Stevenson Street. The residential entrance would be on Market Street. Both the Market Street and Stevenson Street ground floor would be largely occupied by retail storefronts. The project site is located on a block bounded by Market Street to the north, Mission Street to the south, Sixth Street to the east, Seventh Street to the west, transected east-west by Stevenson Street and within what is commonly known as the Mid-Market portion of San Francisco's South of Market neighborhood, and is also within the greater Downtown area. The project site is located within the Market Street Theater and Loft Historic District, which is listed on the National Register of Historic Places.

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 **October 6, 2015**), 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 \$562 check payable to the San Francisco Planning Department.<sup>1</sup> 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: Sarah B. Jones, 1650 Mission Street, Suite 400, San Francisco, CA 94103. **The letter must be accompanied by a check in the amount of \$562.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on October 6, 2015.** The 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.

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<sup>1</sup> 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.