



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* August 22, 2018  
*Case No.:* 2016-007303ENV  
*Project Title:* 5 Third Street  
*Zoning:* C-3-O (Downtown Office) Use District  
120-X Height and Bulk District  
*Block/Lot:* 3707/057  
*Lot Size:* 14,441 square feet  
*Project Sponsor:* Caroline Guibert Chase, Coblentz, Patch, Duffy & Bass  
(415) 772-5793  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Josh Pollak – (415) 575-8766  
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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 proposed project site is located on the southeast corner of Market and Third streets at the Hearst Building, an approximately 131,650-gross-square-foot, 13-story, 187 foot-tall building, which currently houses a bar/nightclub within the basement level, ground floor retail uses, and commercial office space on floors 2 through 12. The Hearst Building, built in 1909, is designated as Category I under Article 11 of the Planning Code, which means the building is judged to be individually important and have excellent or very good architectural design for historic preservation purposes.

The proposed project would convert the existing Hearst Building from office use to a mixed-use hotel, including modifications to the rooftop to include new event space and rooftop bar and patio. The new mixed-use hotel would include ground level retail, restaurant/bar, and hotel lobby space. Levels 2 and 3 would include a mix of commercial office space, hotel rooms, and event space. Levels 4 through 12 would be occupied by hotel rooms. Level 4 would have an outdoor terrace event space overlooking Stevenson Street, and level 13 will be used as an indoor/outdoor event space with a kitchen, rooftop bar and patio overlooking the adjacent Monadnock building to the east. The proposed project would result in an approximately 131,550 gross square foot building, with up to 170 hotel rooms, 5,920 square feet of office space, and 11,393 square feet of retail space, including 422 square feet of general retail, and 4,005 square feet of restaurant/bar uses. The project would include seismic and structural building system upgrades, and would also meet LEED Gold building efficiency standards.

The proposed project would require a Major Permit to Alter from the Historic Preservation Commission, a Conditional Use Authorization from the Planning Commission for the proposed hotel uses, a Downtown Project Authorization from the Planning Commission for substantial alternations to the building, a legislative amendment to Planning Code Section 188 to allow for alterations and enlargements to the existing noncomplying rooftop

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structures, a building permit from the Department of Building Inspection, a street space permit for construction staging from San Francisco Public Works, and approval of a passenger loading zone from the San Francisco Municipal Transit Agency.

The project site is included on the following list compiled pursuant to Section 65962.5 of the California Government Code.

List: Leaking Underground Storage Tank Sites, State Water Resources Control Board  
Regulatory Identification Number: 38-1287 (Regional Board), 11164 (Local Agency)  
Address of Listed Site: 5 Third Street, San Francisco, CA 94103  
Assessor's Block/Lot: 3707/057  
Date of List: May 23, 1996 (Completed, case closed October 8, 1999)

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>).

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 **September 11, 2018**, 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 \$597 check (if filed before August 31, or \$617 if filed on or after August 31) 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: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or emailed to [lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org). **The letter must be accompanied by a check in the amount of \$597.00 payable to the San Francisco Planning Department (if filed before August 31, or \$617.00 filing fee if filed on or after August 31) and must be received by 5:00 p.m. on September 11, 2018.** The appeal letter and check may also be presented in person at the Planning Information Center 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.