

**PLANNING DEPARTMENT  
ENVIRONMENTAL REVIEW NOTICE**

**Notice is hereby given to the general public of the following actions under the Environmental Review Process. Review of the documents concerning these projects can be arranged by calling (415) 575-9025.**

**PRELIMINARY MITIGATED NEGATIVE DECLARATION**

The initial evaluation conducted by the Planning Department determined that the following project could not have a significant effect on the environment, and that no environmental impact report is required. Accordingly, a Preliminary Mitigated Negative Declaration has been prepared.

Public recommendations for amendment of the text of the finding, or any appeal of this determination to the Planning Commission (with \$640 filing fee) must be filed with the Department within 20 days following the date of this notice. In the absence of an appeal, the Negative Declaration shall be made final, subject to any necessary modifications, 20 days from the date of this notice.

**2013.0511E: 1125 Market Street Project** - The 12,414-square-foot project site [Assessor's Block 3702 Lot 047] is located 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 the South of Market neighborhood. The project would include construction of a mixed-use hotel and office in a 12-story, 119-foot-tall, approximately 141,000-gross-square-foot building on the currently vacant project site.

The proposed building would include up to approximately 180 hotel guest rooms, approximately 10,500 gross square feet (gsf) of office (co-working) space, approximately 5,500 gsf of restaurant/retail use, and approximately 1,500 gsf of interior privately-owned public open space within the ground floor. The proposed project would provide 9 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces. No off-street vehicle parking is proposed. The proposed project would require excavation to a depth of 35 feet below existing grade. Up to approximately 16,100 cubic yards of debris and soil would be excavated and removed from the project site. The project site is in a C-3-G (Downtown General Commercial) Use District and a 120-X Height and Bulk District. **[CALLAGY]**