



NOTICE OF PUBLIC HEARING

AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

HEARING INFORMATION

Hearing Date: November 12, 2020
Time: After 1:00 PM
Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400
Case Type: Environmental (Draft Environmental Impact Report)
Hearing Body: Planning Commission

PROJECT INFORMATION

Project Address: 447 Battery Street
Cross Street(s): Merchant and Washington streets
Block/Lot No.: Block 0206 Lot 002
Zoning District(s): C-3-O (Downtown Office)
Plan Area: Downtown Area Plan

APPLICATION INFORMATION

Case.: 2014.1036E
Building Permit: NA
Applicant/Agent: 447 Partners, LLC
Telephone: (415) 291-3300
E-Mail: rob@bluestoneAMC.Com

PROJECT DESCRIPTION

A draft environmental impact report (EIR) has been prepared by the San Francisco Planning Department in connection with this project. The project sponsor, 447 Partners, LLC, proposes to redevelop a 7,178-square-foot (0.16-acre) rectangular property at the northwest corner of Battery and Merchant streets, within San Francisco’s Financial District neighborhood, with a large hotel and ground-floor retail. The project site is currently occupied by an approximately 25,180-square-foot, three-story building with five commercial tenants. The building’s office and retail uses include a furniture rental store and wine bar. The 447 Battery Street Project (proposed project) would involve retaining the existing building façade, as seen by the public; replacing the internal structure to bring it up to building and structural codes; and constructing an addition to create a new 18-story, 200-foot-tall hotel with a ground-floor lobby and restaurant. The hotel would have a total of 198 hotel rooms on 16 floors, with another restaurant on the 18th floor. Four below-grade basement levels would contain conference rooms, mechanical equipment, a loading area, and vehicle and bicycle parking. A new privately owned public open space (POPOS) would be provided along Merchant Street, in addition to private terraces for hotel guests and restaurant patrons. The proposed project would also include improvements to Merchant Street that would be consistent with the base requirements of the Better Streets Plan.

DRAFT EIR: The Draft EIR finds that implementation of the proposed project would lead to significant and unavoidable project-level impacts after the implementation of mitigation measures related to historic architectural resources. The Draft EIR, including a detailed project description, is available for public review and comment on the Planning Department’s website at <http://www.sf-planning.org/sfceqadocs>.

The purpose of the public hearing is for the Planning Commission and Department staff to receive comments on the adequacy of the EIR. The Planning Commission will not respond to any of the comments or take action on the project at this hearing. Call 415-558-6422 the week of the public hearing for a recorded message giving a more specific time for the hearing. Certification of the Final EIR will be considered at a later hearing. Contact the planner below if you wish to be on the mailing list for future notices.

Public comments on the Draft EIR will be accepted from October 22, 2020 to 5:00 p.m. on December 7, 2020.

For more information or to submit comments on the EIR, please contact:

<i>Planner:</i> Rachel Schuett	<i>Phone:</i> (628) 652-7546	<i>Email:</i> rachel.schuett@sfgov.org
-----------------------------------	---------------------------------	---

General Information About Procedures

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.

Only commenters on the Draft EIR will be permitted to file an appeal of the certification of the Final EIR to the Board of Supervisors.

To request an electronic or paper copy of the Draft EIR contact the planner listed above. Written comments should be addressed to Rachel Schuett, San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103, or emailed to rachel.schuett@sfgov.org. Comments received at the public hearing and in writing will be responded to in a Draft EIR Responses to Comment (RTC) document.