



# SAN FRANCISCO PLANNING DEPARTMENT

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

*Date:* May 20, 2015  
*Case No.:* 2013.0792E  
*Project Title:* 400 Bay Street Hotel Project  
*Zoning/Plan Area:* C-2 (Community Business) Use District  
Waterfront Special Use District No. 2  
40-X Height and Bulk District  
*Block/Lot:* 0030/003  
*Lot Size:* 3,294 square feet  
*Project Sponsor:* Carol To; NC2 Studio  
(415) 749-6500 x255  
*Staff Contact:* Chris Thomas – (415) 575-9036  
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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 project site at 400 Bay Street is located in the North Beach and Fisherman's Wharf neighborhoods. The 3,294-square-foot site (Assessors Block 0030, Lot 003) is on the block bounded by Bay Street to the south, Taylor Street to the west, North Point Street to the north, and Mason Street to the east. The site is on the corner of Bay and Mason Streets. The project site is currently occupied by a vacant, 25-foot-tall wood and masonry building—constructed in 1906—encompassing 3,294 square feet and covering the entire lot.

The proposed project would demolish the existing structure and construct a four-story, 13-room, approximately 15,000-square-foot hotel covering the entirety of the project site and reaching a height of approximately 40 feet. Support spaces, event areas, and other guest amenities would be located in the basement level, with a flexible 2,000-square-foot retail/event space on both the ground and basement levels. The upper levels of the hotel would consist of a combination of rooms and event spaces. On the second floor, the setback area would contain an approximately 900 square-foot deck at the north portion of the parcel, adjacent to the neighboring hotel. An approximately 2,000 square-foot deck would also be provided on the roof. The second floor and roof decks would play host to hotel patrons primarily, though private events may be held as well. The roof would contain separate structures above 40 feet that may be visible from the public right-of-way. A 10-foot-tall elevator penthouse would be set back approximately

19 feet from both the Bay and Mason Street façade rooflines (refer to Figure 8 Bay Street Elevation and Figure 9 Mason Street Elevation). The proposed project would excavate approximately 14 feet below ground surface to accommodate the basement and foundations. On the street frontages of the project site, the proposed project would install six new street trees. No off-street parking spaces would be provided.

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 **June 9**), 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 \$547 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 \$547.00 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on [date].** 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. In addition, in the absence of an appeal to the Planning Commission, there may be no further appeal rights to the Board of Supervisors.

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.