



# San Francisco Planning

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
www.sfplanning.org

2023-0000012

## NOTICE OF DETERMINATION

# FILED

SAN FRANCISCO County Clerk

FEB 15 2023

by: Lily Duong  
Deputy County Clerk

POSTED FEB 15 2023 TO

**Project Approval Date:** January 12, 2023  
**Final Approval Date:** February 13, 2023  
**Case No.:** 2020-007168ENV  
**State Clearinghouse No:** 2022110352  
**Project Title:** 2 Lake Street Project  
**Zoning:** RM-1 (Residential-Mixed, Low Density) Use District  
40-X Height and Bulk District  
**Block/Lot:** 1355/011  
**Lot Size:** 45,520-square feet  
**Lead Agency:** San Francisco Planning Department  
**Project Sponsor:** David N. Goldman, Esq., Congregation Emanu-El SF  
**Staff Contact:** Jennifer McKellar, (628) 652-7563, [jennifer.mckellar@sfgov.org](mailto:jennifer.mckellar@sfgov.org)  
For information contact:  
Laura McCarty, Equity Community Builders, LLC, (415) 786-1883, [laura@ecbsf.com](mailto:laura@ecbsf.com)

To: County Clerk, City and County of San Francisco  
City Hall Room 168  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
State of California  
Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

### Attached fee:

- \$75 filing fee AND  \$2,764.00-Negative Declaration Fee OR  
 No Effect Determination (From CDFW)

### Project Description

The approximately 45,520-square-foot (1.04-acre) L-shaped project site at 2 Lake Street is located on a corner lot northwest of the Arguello Boulevard and Lake Street intersection in the Presidio Heights neighborhood. The site is bounded by single- and multi-family residential uses situated around Presidio Terrace to the north, Arguello Boulevard to the east, Lake Street to the south, and the northern terminus of 2nd Avenue to the west. The proposed project would result in the expansion and renovation of the existing approximately 88,690-gross-square-foot Congregation Emanu-El building, which contains religious institutional uses and an approximately 4,570-gross-square-foot preschool. The proposed project would result in a total net expansion of approximately

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CASE NO. 2020-007168ENV  
2 Lake Street

17,130 gross square feet, including 14,490 gross square feet of additional religious institutional space and approximately 2,640 gross square feet of additional preschool space, as well as 4,900 gross square feet of new rooftop open space with no increase in the permitted building height (40 feet). In total, the proposed project would result in an approximately 105,820-gross-square-foot building that would include 7,210 gross square feet for the preschool on the fourth floor. The building expansion is intended to accommodate existing programs and provide additional space for the existing congregation and pre-school enrollment; no changes to congregation size or pre-school enrollment are proposed. Streetscape improvements are proposed along Lake Street, Arguello Boulevard, and 2nd Avenue.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on January 12, 2023, when the San Francisco Planning Commission approved a conditional use authorization for the project. The project was officially approved on February 13, 2023 when no appeal of the conditional use authorization was filed. A copy of the document(s) may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103, in file nos. 2020-007168ENV and 2020-007168CUA.

1. A Mitigated Negative Declaration has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment.
3. Mitigation measures were made a condition of project approval.

Rich Hillis  
Planning Director

*Jessica Range for Lisa Gibson*  
by Lisa Gibson  
Environmental Review Officer

February 15, 2023

Date

cc: Laura McCarty  
Supervisor Connie Chan, District 1



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print**



**Finalize&Email**

RECEIPT NUMBER:  
 38-02/15/2023-018  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL jennifer.mckellar@sfgov.org	DATE 02/15/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000012	

PROJECT TITLE  
  
 2 LAKE STREET PROJECT

PROJECT APPLICANT NAME JENNIFER MCKELLAR	PROJECT APPLICANT EMAIL jennifer.mckellar@sfgov.org	PHONE NUMBER (628) 652-7563
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

**PROJECT APPLICANT** (Check appropriate box)  
 Local Public Agency   
 School District   
 Other Special District   
 State Agency   
 Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ 2,764.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 75.00 \$ 75.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other    **TOTAL RECEIVED \$ 2,839.00**

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Lily Duong Deputy Clerk
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