NOTICE OF DETERMINATION

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
For information contact:
Laura McCarty, Equity Community Builders, LLC, (415) 786-1883, laura@ecbsf.com
Jennifer McKellar, (628) 652-7563, jennifer.mckellar@sfgov.org

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 northeast 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
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  
Signed by Lisa Gibson  
*Environmental Review Officer*

February 15, 2023  
*Date*

cc: Laura McCarty  
*Supervisor Connie Chan, District 1*
# 2023 ENVIRONMENTAL DOCUMENT FILING FEE

## CASH RECEIPT

**DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a**

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<tr>
<th>RECEIPT NUMBER:</th>
<th>38-02/15/2023-018</th>
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<tbody>
<tr>
<td>STATE CLEARINGHOUSE NUMBER (If applicable)</td>
<td>2023-0000012</td>
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### SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

<table>
<thead>
<tr>
<th>LEAD AGENCY</th>
<th>LEAD AGENCY EMAIL</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAN FRANCISCO PLANNING DEPARTMENT</td>
<td><a href="mailto:jennifer.mckellar@sfgov.org">jennifer.mckellar@sfgov.org</a></td>
<td>02/15/2023</td>
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<th>COUNTY/STATE AGENCY OF FILING</th>
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<tr>
<td>SAN FRANCISCO COUNTY</td>
<td>2023-0000012</td>
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### PROJECT TITLE

**2 LAKE STREET PROJECT**

<table>
<thead>
<tr>
<th>PROJECT APPLICANT NAME</th>
<th>PROJECT APPLICANT EMAIL</th>
<th>PHONE NUMBER</th>
</tr>
</thead>
<tbody>
<tr>
<td>JENNIFER MCKELLAR</td>
<td><a href="mailto:jennifer.mckellar@sfgov.org">jennifer.mckellar@sfgov.org</a></td>
<td>(628) 652-7563</td>
</tr>
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<tr>
<th>PROJECT APPLICANT ADDRESS</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIP CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>49 SOUTH VAN NESS AVENUE, SUITE 1400</td>
<td>SAN FRANCISCO</td>
<td>CA</td>
<td>94103</td>
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### PROJECT APPLICANT (Check appropriate box)

- [x] Local Public Agency
- [ ] School District
- [ ] Other Special District
- [ ] State Agency
- [ ] Private Entity

### CHECK APPLICABLE FEES:

- [x] Environmental Impact Report (EIR) $3,839.25
- [x] Mitigated/Negative Declaration (MND)(ND) $2,764.00
- [x] 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
- [ ] Other $0.00

### PAYMENT METHOD:

- [ ] Cash
- [ ] Credit
- [ ] Check
- [ ] Other

**TOTAL RECEIVED** $2,839.00

### SIGNATURE

Lily Duong  Deputy Clerk

**AGENCY OF FILING PRINTED NAME AND TITLE**