



**San Francisco
Planning**

2024-0000006

F I L E D

SAN FRANCISCO County Clerk

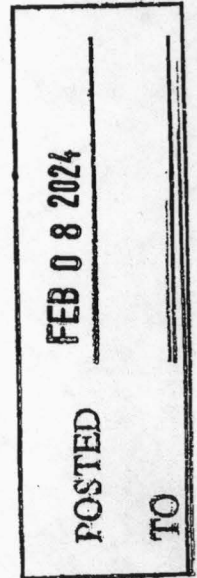
FEB 0 8 2024

by: Giselle Romo
Deputy County Clerk

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

NOTICE OF EXEMPTION

Final Approval Date: February 6, 2024
Case No.: 2022-004172ENV
Project Title: 2395 Sacramento Street
Zoning: Residential Mixed-Low Density (RM-1) Use District
 40-X Height and Bulk District
Block/Lots: 0637/016 and 015
Lot Size: 15,105 square feet
Lead Agency: San Francisco Planning Department
Project Sponsor: Eduardo Sagues, Gokovacandir, LLC
 (203) 500-376
 eduardo@marchcapitalfund.com
Staff Contact: Kei Zushi
 (628) 652-7495
 kei.zushi@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

Office of Planning and Research
 P.O. Box 3044, Room 113
 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 Exemption 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: \$79 filing fee

Project Description and Location

The project site is located at 2395 Sacramento Street on the southeast corner of Sacramento and Webster streets in the Pacific Heights neighborhood in San Francisco. The project would: 1) merge two existing lots into one lot; 2) adaptively reuse a 68-foot-tall, 24,850-gross-square-foot (gsf) building at 2395 Sacramento Street (San Francisco City Landmark No. 115); and 3) construct two horizontal additions to the existing building: an approximately 68-foot-tall addition along Webster Street (Webster addition) and an approximately 78-foot-tall addition along Sacramento Street (Sacramento addition). The proposed

Webster Street addition would be 68 feet in height (72 feet to the top of the stair penthouse) and provide five levels of residential use above a garage, along with a rooftop deck (six stories total). The proposed Sacramento addition would be approximately 78 feet in height (87.5 feet to the top of the stair penthouse) and include seven levels of residential use over below-grade parking (eight stories total). The building's existing use as an events venue would change to create 24 dwelling units, consisting of 4 four-bedroom units, 9 three-bedroom units, 10 two-bedroom units, and 1 one-bedroom unit.

Determination

The City and County of San Francisco decided to carry out or approve the project on February 6, 2024 when the San Francisco Board of Supervisors rejected an appeal of the CEQA determination (general plan evaluation) prepared for the project. The historic preservation commission approved a certificate of appropriateness on November 1, 2023. The planning commission reviewed the project pursuant the Individually Requested State Density Bonus Program per the Planning Code Section 206.6 and California Government Code Section 65915 and approved a conditional use authorization on November 9, 2023. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2022-004172ENV, 2022-004172APL, 2022-004172COA, and 2022-0014172CUA.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
 - Ministerial (Sec. 21080(b)(1); 15268)
 - Declared Emergency (Sec. 21080(b)(3); 15269(a))
 - Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
 - Categorical Exemption. State type and section number: _____
 - Statutory Exemption. State code number: _____
 - General Plan Exemption (Sec. 21083.3; 15183)

2. This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated class of exemption.

Debra Dwyer

For Lisa Gibson
Environmental Review Officer

February 8, 2024

Date

cc: Eduardo Sagues, Gokovacandir, LLC
Supervisor Catherine Stefani, District 2
Other interested parties



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 38 — 02/08/2024 — 011
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY San Francisco Planning Department	LEAD AGENCY EMAIL pic@sfgov.org	DATE 02/08/2024
---	---	---------------------------

COUNTY/STATE AGENCY OF FILING San Francisco	DOCUMENT NUMBER 2024-0000006
--	--

PROJECT TITLE
2395 Sacramento Street

PROJECT APPLICANT NAME Kei Zushi	PROJECT APPLICANT EMAIL kei.zushi@sfgov.org	PHONE NUMBER (628)6527495
--	---	-------------------------------------

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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<u>0.00</u>

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>79.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 79.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Giselle Romo, Deputy County Clerk
---------------	---