



PUBLIC NOTICE

**NOTICE OF AVAILABILITY OF AND INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

PROJECT INFORMATION			
Date:	November 16, 2022	<i>Project Sponsor:</i>	David N. Goldman, Esq., Congregation Emanu-El SF
Project Title:	2 Lake Street Project		For information contact:
<i>Project Address:</i>	2 Lake Street		Laura McCarty, Equity Community Builders, LLC
Case No.:	2020-007168ENV		(415) 786-1883
<i>Block/Lot No.:</i>	1355/011		laura@ecbsf.com
<i>Zoning District(s):</i>	RM-1 (Residential-Mixed, Low Density) Use District 40-X Height and Bulk District	<i>Environmental Case Coordinator:</i>	Jennifer McKellar (628) 652-7563
<i>Neighborhood:</i>	Presidio Heights		jennifer.mckellar@sfgov.org

The San Francisco Planning Department has studied this project’s potential physical environmental effects and welcomes your comments on the adequacy of the preliminary mitigated negative declaration (PMND). Refer to the Project Description and Purpose of Notice sections below for more information.

Project Description

A PMND has been prepared by San Francisco Planning in connection with this project as required by the California Environmental Quality Act (CEQA) to study the project’s potential physical environmental effects.

The approximately 45,520-square-foot (approximately 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 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

Notice of Availability of a Mitigated Negative Declaration

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.

The document is a PMND, containing information about the possible environmental effects of the proposed project. The PMND documents the determination by the Planning Department that the proposed project could not have a significant adverse effect on the environment. The publication of this environmental document does not indicate a decision by the City to approve or disapprove the proposed project.

Purpose of Notice

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 counter of the San Francisco Permit Center on the second floor of 49 South Van Ness Avenue, San Francisco.

Environmental review focuses on the physical *environmental effects* of the project. Comments regarding your like or dislike of the project or if you think officials should approve or disapprove the project will not be addressed in the environmental review document. Instead, we encourage you to provide these comments to the planner assigned to review the project for *planning code and general plan compliance*. The current planner for this project is Monica Giacomucci, Monica.Giacomucci@sfgov.org or 628.652.7414. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed above.

You are not required to take any action. If you wish to comment on the adequacy of the PMND, within 20 calendar days following publication of the PMND (by 5:00 p.m. on December 6, 2022), any person may:

1. 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**
2. 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 \$698 check payable to the San Francisco Planning Department.¹ 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. To file, send the appeal letter to the Planning Department, Attention: Lisa Gibson, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or email to lisa.gibson@sfgov.org. The appeal letter and check **must be received by 5:00 p.m. on December 6, 2022.**

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. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the initial study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(d).

¹ 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.

Notice of Availability of a Mitigated Negative Declaration

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.

This notice is being issued during the suspension of certain CEQA posting requirements pursuant to San Francisco Administrative Code Chapter 31 requirements. This notice complies with local requirements under the March 23, 2020, Fifth Supplement to the Mayoral Proclamation Declaring the Existence of a Local Emergency dated February 25, 2020.