



2024-0000006

FILED

SAN FRANCISCO County Clerk  
FEB 08 2024

by: Giselle Romo  
Deputy County Clerk

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
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## 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

FEB 08 2024  
 POSTED  
 TO

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