



2026-000033

FILED

SAN FRANCISCO County Clerk

April 22, 2026

Maribel Osoria

by: Maribel Osoria

Deputy County Clerk

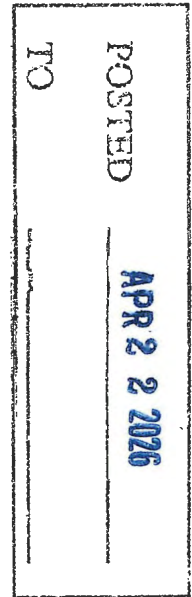
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

628.652.7600

www.sfplanning.org

NOTICE OF EXEMPTION

Final Approval Date: April 17, 2026
Case No.: 2024-006874ENV
Project Title: 875 Sansome Street
Project Location-Specific: Financial District
Project Location-City/County: City and County of San Francisco
Zoning: C-2 – Community Business (Washington-Broadway SUD)
 65-A Height and Bulk District
Block/Lot: 0164/001
Lot Size: 4,202 square feet
Lead Agency: San Francisco Planning Department
Project Applicant: Oisin Heneghan, n17, LLC
 415-279-0071
 oisin@n17.dev
Staff Contact: Chelsea Fordham
 (628) 652-7579
 chelsea.fordham@sfgov.org



To: County Clerk, City and County of San Francisco
 City Hall Room 160
 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 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: \$84 filing fee

Project Description

The project site is located at the southwestern corner of the Broadway and Sansome Street intersection. The site is currently developed with an existing two-story, 17-foot-tall concrete commercial office building constructed in 1907. The project site is located at the northwest corner of the Jackson Square area of the Financial District neighborhood, a largely commercial area. The Jackson Square area includes both the National Register Jackson Square Historic District and the California Register-eligible Jackson Square Historic District Extension, the latter of which is an extension of the northern border of the National Register Jackson Square Historic District. The existing building is located within the boundaries of the California Register-eligible Jackson Square Historic District Extension. The existing building was determined to be ineligible for individual inclusion in the California Register of Historic Resources and determined to be ineligible as a contributor to the eligible Jackson Square Historic District Extension during the district’s period of significance, 1865-1920.

The proposed project would construct an eight story, 31,912 square-foot, 88-foot-tall residential building containing 20 dwelling units with below-grade parking. The new building would also include a 17-foot-tall elevator penthouse. A new curb cut would be created on Sansome Street to accommodate a 10-foot-wide ramp to the below-grade garage, which would contain 18 vehicle parking spaces with stackers and one accessible van parking space, and a bicycle room with eight class 1 and two class 2 bicycle parking spaces. The project would also introduce a new, approximately 22-foot-long passenger loading zone on the Broadway frontage and reduce an existing 100-foot-long commercial loading zone on the Sansome Street frontage by approximately 15 feet to accommodate a new curb cut and vehicle driveway for the below grade residential parking access.

Determination

The City and County of San Francisco decided to carry out or approve the project on March 18, 2026. The Planning Department issued a Planning Approval Letter. The project was officially approved on April 17, 2026 when no appeal of the General Plan Exemption was filed during the 30-day appeal period. 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. 2024-006874ENV.

1. Exempt Status:

- 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. **Reason for Determination:** This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated classes of categorical

exemption. If categorically exempt, the project would not trigger any of the exceptions to the issuance of a categorical exemption.

for *Chelsea Fordham*

For Lisa Gibson
Environmental Review Officer

April 20, 2026

Date

cc:

Oisin Heneghan, n17 LLC
Supervisor Sauter, District 3
[other interested parties]

Date Received for filing at OPR:



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print  **Save**

RECEIPT NUMBER:
38-04/22/2026-046

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 04/22/2026 |
| COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY | DOCUMENT NUMBER 2026-0000033 | |

PROJECT TITLE

875 SANSOME STREET

| | | |
|--|--|--------------------------------|
| PROJECT APPLICANT NAME OISIN HENEGHAN , N17, LLC | PROJECT APPLICANT EMAIL oisin@n17.dev | PHONE NUMBER (415) 279-0071 |
| PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE STE 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:

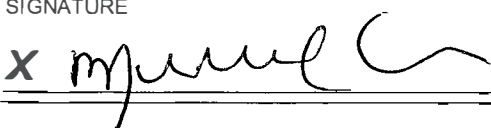
- Environmental Impact Report (EIR) \$ 4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____

- 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 \$ 84.00 \$ _____ 84.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other 11001 **TOTAL RECEIVED \$ _____ 84.00**

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| SIGNATURE  | AGENCY OF FILING PRINTED NAME AND TITLE Maribel Osoria Deputy Clerk |
|--|--|