



NOTICE OF EXEMPTION

Final Approval Date: October 22, 2024
Case No.: 2022-001407ENV
Project Title: United Irish Cultural Center
Project Location-Specific: 2700 45th Avenue
Project Location-City/County: City and County of San Francisco
Zoning: NC-2 (Neighborhood Commercial, Small Scale)
100-A Height and Bulk District
Block/Lot: 2513/026
Lot Size: 16,120 square feet
Lead Agency: San Francisco Planning Department
Project Applicant: Dane Bunton, Studio BANAA
(510) 612-7758
Staff Contact: Josh Pollak
(628) 652-7493
josh.pollak@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: \$82 filing fee

Project Description

The project site is presently developed with an existing 21,263-square-foot, 35-foot-tall (to the top of the roof ridgeline), three-story United Irish Cultural Center (Irish Center) building, which was constructed in 1975 and covers approximately 70 percent of the parcel. The Irish Center is a nonprofit corporation that provides various aspects of Irish culture, San Francisco Irish history, and event space to the local community.

The project would demolish the existing building and construct a new 91-foot-tall, six-story-over-two basement-levels building containing approximately 129,540-gross-square-feet of mixed-use cultural/institutional/educational uses with office, restaurant, recreational/fitness facilities, and event space.

Once constructed, the Irish Center would continue to host a range of events in the proposed three larger event rooms and in smaller rooms throughout the building. In general, future event types and programming would be similar to those currently held at the existing facility, although events would be held more frequently. To be able to accommodate large events, the new structure would increase capacity of the existing event spaces by a total of approximately 227 people in a theater seating configuration (from 690 people to 917 people), and by 98 people in a table seating configuration (from 358 people to 456 people).

The project would provide passenger loading on 45th Avenue and Wawona Street. The proposed construction is estimated to last approximately 20 months, with a total volume excavated of 19,860 cubic yards to a maximum dept of approximately 52 feet.

Determination

The City and County of San Francisco decided to carry out or approve the project on October 22, 2024. The project was officially approved on October 22, 2024 when the Board of Appeals of the City and County of San Francisco ordered issuance of the Coastal Zone Permit after determining that the project conforms to the amended Local Coastal Program, following an appeal of the issuance of the Coastal Zone Permit on July 27, 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. 2022-001407ENV.

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: _____
- Infill Evaluation (Sec. 21094.5; 15183.3)

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

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For Lisa Gibson
Environmental Review Officer

10/24/2024

Date

cc:

Dane Bunton, Studio BANAA
Supervisor Joel Engardio, District 4
Other interested parties

Date Received for filing at OPR: