



**San Francisco Planning**

2024-0000051

**FILED**

SAN FRANCISCO County Clerk

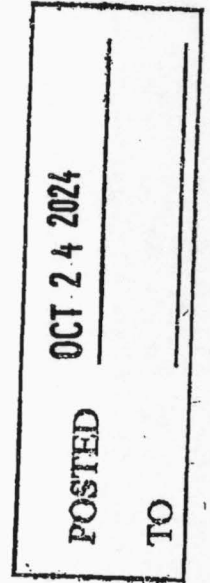
OCT 24 2024

by: Giselle Rōmo  
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: October 22, 2024  
Case No.: 2022-001407ENV  
Project Title: United Irish Cultural Center  
Project Location-Specific: 2700 45<sup>th</sup> 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](mailto:josh.pollak@sfgov.org)



To:	County Clerk, City and County of San Francisco	State of California
	City Hall Room 160	Office of Planning and Research
	1 Dr. Carlton B. Goodlett Place	PO Box 3044
	San Francisco, CA 94102	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.

*T Sheyner*

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:



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

RECEIPT NUMBER:  
 38-10/24/2024-082  
 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 10/24/2024
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2024-0000051	

PROJECT TITLE  
 UNITED IRISH CULTURAL CENTER

PROJECT APPLICANT NAME JOSH POLLAK	PROJECT APPLICANT EMAIL josh.pollak@sfgov.org	PHONE NUMBER (628) 652-7493
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:

- Environmental Impact Report (EIR) \$ 4,051.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,916.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,377.25 \$ \_\_\_\_\_
- 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 \$ 82.00 \$ 82.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other CHECK #36405    TOTAL RECEIVED \$ 82.00

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