



June 14, 2024

California Coastal Commission
North Central Coast District
ATTN: Luke Henningsen
455 Market Street, Suite #300
San Francisco, CA 94105
via hand delivery and email to luke.henningsen@coastal.ca.gov

Re: Submittal of Local Coastal Program Amendment

Dear Mr. Henningsen,

On behalf of the City and County of San Francisco, the Planning Department is pleased to transmit an amendment to the Implementation Program of San Francisco's certified Local Coastal Program ("LCP") to the Coastal Commission for review and certification.

The LCP Amendment would include the parcel located at 2700 45th Avenue in a newly created Wawona Street and 45th Avenue Cultural Center Special Use District ("SUD") along with amendments to Planning Code Section 330 to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission. As you know, in December 2023 our office transmitted to you a similar proposed LCP Amendment that we have since withdrawn. In the time since, and thanks to your assistance and the ongoing collaboration of our two agencies, we have collectively refined the proposed Amendment into that which we are transmitting today.

The SUD would facilitate the redevelopment of the Irish Cultural Center. Located at this site since 1975, the Irish Cultural Center provides important facilities for social, recreational, athletic, and cultural activities for both the immediate neighborhood and the larger San Francisco community. The proposed LCP Amendments are a product of extensive neighborhood outreach and participation, along with numerous public hearings. The SUD would (1) clarify the applicable building height limit for the subject property of 100 feet, (2) eliminate a required special authorization for development on a large lot and for larger non-residential uses, (3) allow Planning Commission review and waivers for Floor Area Ratio, rear yard requirements, and bulk requirements, (4) principally permit office, institutional, retail, and wireless communication land uses, and (5) reduce the Transportation Demand Management requirement. The amendments to Planning Code Section 330 would designate the principally permitted uses for Residential Districts as residential uses, Parkmerced Residential District as residential uses, Neighborhood Commercial Districts as commercial uses, Public Districts as public uses where that shall be understood as public facility, open recreation area, or passive outdoor recreation, and the Wawona Street and 45th Avenue Cultural Center Special Use District as commercial as defined in the SUD.

We deeply appreciate the assistance that Coastal Commission staff has provided our Department during the LCP

Amendment process. We look forward to continuing our work and collaboration in the months and years to come.

Enclosed please find the following:

1. Signed and Adopted Transmittal Resolution (Board File No. 240563) and Ordinance (Board File No. 240228)
2. Hearing Notices
 - a. List of Hearing Dates
 - b. Proof of Noticing/Posting
3. Public Comment Information
 - a. Staff transcript and available minutes of Planning Commission on May 2, 2024, and public correspondence
 - b. Staff transcript and available minutes of Land Use and Transportation Committee Hearing on June 3, 2024 and public correspondence
 - c. Available minutes of Board of Supervisor hearings on June 4, 2024 and June 11, 2024
4. Mailing Lists
 - a. Copies of mailing lists and interested person and organization lists
5. Copy of the LCP Amendment
 - a. Signed and adopted Ordinance relating to the Wawona Street and 45th Avenue Cultural Center Special Use District (Planning Code Section 249.96) and Planning Code Section 330
 - b. Representative zoning map of Special Use District
6. Staff Reports
 - a. Planning Commission Resolution No. 21554
 - b. Staff Report for Planning Commission hearing on May 2, 2024, including Environmental Review Documents
7. Copies of the certified Land Use Plan (Western Shoreline Area Plan) and Coastal Zone Maps
8. Consistency Evaluation

We look forward to the Coastal Commission's review of this LCP Amendment. If you have any questions, please contact Gabriela Pantoja on my staff at gabriela.pantoja@sfgov.org.

Sincerely,



Daniel A. Sider, AICP
Chief of Staff
for
Rich Hillis
Director of Planning

Exhibits As Noted

Mr. Luke Henningsen

June 14, 2024

Local Coastal Program Amendment

CC (all electronic)

Gabriela Pantoja, SF Planning

Aaron Starr, SF Planning

Daniel Sider, SF Planning

Peter Miljanich, SF City Attorney's Office

Angela Calvillo, Clerk of the SF Board of Supervisors