



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

PROJECT UPDATE MEMO (NOT FOR HEARING)

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DATE: May 7, 2015
TO: Planning Commissioners
FROM: Mary Woods
Staff Planner - 558.6315 or mary.woods@sfgov.org
RE: 5400 Geary Boulevard, the Alexandria Theatre Site
Planning Commission Motion No. 18853 for
Conditional Use Authorization under Case No. 2004.0482CEK!

On April 25, 2013, the Planning Commission approved a Conditional Use Authorization for the renovation of the existing Alexandria Theatre building, and the construction of a new mixed-use building with underground parking on the adjacent surface parking lot. The new four-story mixed-use development would consist of two levels of underground parking with 122 spaces, approximately 4,800 square feet of retail spaces on the ground floor, and 37 dwelling units on the upper floors, including 13 one-bedroom units, 18 two-bedroom units, and 6 three-bedroom units.

In August, 2014, Department staff sent to the Commission a Project Update Memo describing a proposed modification to the approved four-story mixed-use building containing retail on the ground floor and dwelling units on all four floor levels. That modification would increase the original dwelling unit count from 37 to 41, and the below market-rate unit count from 4 to 5.

In the current proposal, the project sponsor is proposing to increase the dwelling unit count from 41 to 43 in the four-story mixed-use building. The number of below market-rate units provided on-site would remain at five.

Department staff has reviewed the proposed revisions and found them to be in conformance with the original approval.

cc: Supervisor Eric Mar

Attachments:

Planning Commission Motion No. 18853
Parcel/Zoning Map, Sanborn Map
August 7, 2014 Project Update Memo
Proposed Plans for the Mixed-Use Building

Memo