

## LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Alexandria Theater SUD]

**Ordinance amending the Planning Code and Zoning Map to establish the Alexandria Theater Special Use District (SUD), at the northwest corner of Geary Boulevard and 18th Avenue, allowing exceptions to existing zoning controls for a residential project in the SUD, subject to specified conditions; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302**

### Existing Law

The Alexandria Theater, located at 5400 Geary Boulevard, is currently subject to the zoning regulations of the Geary Boulevard Neighborhood Commercial District (NCD). Under the zoning controls in the NCD, the building height limit is 40 feet and the dwelling unit density limit is one unit per 600 square feet.

### Amendments to Current Law

This ordinance would establish the Alexandria Theater Special Use District (SUD), providing specific regulations applicable to 5400 Geary Boulevard. Generally, all requirements of the Geary Boulevard NCD apply in the SUD. The SUD also provides that the Planning Commission may grant exemptions from height limit, density, affordability, and unit mix requirements for a residential project meeting certain criteria. To qualify for the exemptions, a project must have a maximum building height of 80 feet, include 12% on site affordable housing, provide a specified mix of unit types, and preserve specified historic features of the property. The ordinance would also establish an exception from the applicable height district, consistent with the SUD. All other Planning Code provisions applicable to the property would continue to apply.

### Background Information

The Alexandria Theater opened in 1923 and contains notable historic and architectural features. Over the years, the theater underwent several changes in ownership, and some physical renovations, but continuously operated as a movie theater until 2004. Since then, the Alexandria Theater has remained vacant.

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