

**REVISED LEGISLATIVE DIGEST**  
*(Amended in Committee – April 28, 2025)*

[Planning Code, Zoning Map - Alexandria Theater Special Use District]

**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 a density bonus and modifications 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. Other zoning requirements, like rear yard setbacks, also apply to the property. A large housing development at the property would be subject to the City's Inclusionary Housing requirements, which could be met by providing affordable on-site units or off-site units, or by payment of an in-lieu fee. The required percentages of affordable housing are established by Planning Code Section 415 and generally are: 20% (on-site ownership), 18% (on-site rental), 33% (off-site ownership), and 30% (off-site rental). The Alexandria Theater is a building with historic character-defining features, however, the building is not subject to a landmark designation that would require the preservation of these features.

Amendments to Current Law

This ordinance establishes the Alexandria Theater Special Use District (SUD), providing a site-specific density bonus program for the property. The SUD allows additional density, height, and other zoning modifications for a residential project that meets certain requirements. To qualify for the density bonus and zoning modifications, a residential project must include 12% on-site affordable housing, provide a specified mix of unit types, and preserve specified historic features of the property. The ordinance also requires informational hearings at the Planning Commission and Historic Preservation Commission (HPC), and establishes an exception from the applicable height district, consistent with the SUD. All other Planning Code provisions applicable to the property continue to apply.

Background Information

This ordinance is a substitute ordinance that supersedes Version 1 of the ordinance introduced at the Board of Supervisors meeting on December 10, 2024. Version 1 of the ordinance included similar provisions for this SUD generally, but would have required Planning Commission approval of zoning exceptions. In this ordinance (Version 2), a residential development project qualifies for a density bonus and specified zoning modifications if it meets the criteria established in the SUD. Planning Commission approval is not required; only informational hearings at the Planning Commission and HPC are required.

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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