



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

HEARING DATE: JUNE 20, 2019

Record No.: 2016-015814CUA/ENV/TDM
Project Address: 5400 GEARY BOULEVARD
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial Zoning District
40-X Height and Bulk District
Block/Lot: 1450/048 (formerly Lot 008)
Project Sponsor: TimeSpace Alexandria, LLC
c/o Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA 94109
Property Owner: TimeSpace Alexandria, LLC
12230 Saratoga Sunnyvale Road
Saratoga, CA 95070
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project proposes to (1) modify Conditional Use Authorization that was approved on April 25, 2013 under Planning Commission Motion No. 18853 for Case No. 2004.0482CEK! relating to the renovation of the existing Alexandria Theatre building, (2) change the previously approved use of a movie theatre and retail/commercial uses to a retail sales and services use (for a swim center and a learning center), and a non-retail professional services use, (3) allow a non-residential use size exceeding 5,999 square feet for all new uses, (4) locate a non-retail professional services use on the new 3rd floor level within the theatre building, and (5) infill the existing west alley space (approximately 1,000 square feet) that was previously used as an exterior exit for the theatre as the new Swim Center Visitor's Gallery on the first floor. Upon completion of the Project, the theatre building would contain approximately 40,000 square feet.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 202.4, 303 and 712 to modify Motion No. 18853, change in use of a movie theatre to different uses, permit non-residential use size to exceed 5,999 square feet for all new uses; and allow a non-retail professional services use on the new third floor level within the theatre building.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any correspondence in opposition to or in support of the Project. The Project Sponsor held a pre-application meeting in June 2017 that was attended by community organizations and individuals.

ENVIRONMENTAL REVIEW

In 2010, the Department prepared an Initial Study for a Planned Unit Development to adaptively re-use the Alexandria Theatre building and to construct an approximately 53,000-square-foot residential and retail mixed-use building on the theatre's adjacent surface parking lot for the originally proposed Project (Case No. 2004.0482CEK!). A Final Mitigated Negative Declaration (FMND) was prepared and adopted by the Department on May 26, 2011. On May 27, 2011, the Department amended the FMND due to minor revisions to the Project's program.

On April 25, 2013, the Commission adopted the FMND and approved a Conditional Use Authorization (Motion No. 18853 for Case No. 2004.0482CEK!) for the originally proposed Project that entailed renovation and re-use of the existing theatre building, and construction of a new residential and retail/mixed-use building with underground parking on the surface parking lot adjacent to the theatre building. Mitigation measures addressing historic preservation in the Alexandria Theatre building were adopted, among others, as conditions of Project approval. To date, the residential mixed-use building has been built, and therefore, is not included in the scope of work for the current proposed Project.

A new Conditional Use Authorization application, the subject of this public hearing, was submitted in July 2018 for environmental review. The Department's Environmental Review Officer deemed the new Project would qualify for an Addendum to the 2011 Mitigated Negative Declaration. The Addendum to Mitigated Negative Declaration was published on June 7, 2019.

Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), setting forth measures to reduce potential environmental effects. These mitigation measures reduce all potential significant effects to less than significant levels and are set forth in entirety in the MMRP, attached to the Draft Motion as "EXHIBIT C."

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the provisions of the NC-3 District and the Objectives and Policies of the General Plan. The Project would rehabilitate the theatre building that has been vacant since 2004 with new community uses and non-retail professional services use, while preserving the building and its unique Egyptian form and Minoan ornament. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

- Draft Motion - Conditional Use Authorization with Exhibit A - Conditions of Approval
- 2013 Conditional Use Authorization - Motion No. 18853 for Case No. 2004.0482CEK!
- Exhibit B - Plans and Renderings
- Exhibit C - Revised Mitigation Monitoring and Reporting Program (MMRP)
- Exhibit D - Environmental Determination (Addendum to Mitigated Negative Declaration/AMND)
- Exhibit E - Land Use Data
- Exhibit F - Maps and Context Photos
- Exhibit G - First Source Hiring Affidavit



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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303, TO MODIFY CONDITIONAL USE AUTHORIZATION UNDER PLANNING COMMISSION MOTION NO. 18853 FOR CASE NO. 2004.0482CEK! RELATED TO THE RENOVATION OF THE EXISTING ALEXANDRIA THEATRE BUILDING, TO CHANGE THE PREVIOUSLY APPROVED USE OF A MOVIE THEATRE AND RETAIL/COMMERCIAL USES TO A RETAIL SALES AND SERVICES USE FOR A SWIM CENTER AND A LEARNING CENTER (SECTION 712), AND NON-RETAIL PROFESSIONAL SERVICES USE (SECTION 712), TO ALLOW A NON-RESIDENTIAL USE SIZE EXCEEDING 5,999 SQUARE FEET FOR THE NEW USES (SECTIONS 121.2 AND 712), AND TO LOCATE A NON-RETAIL PROFESSIONAL SERVICES USE ON THE NEW THIRD FLOOR LEVEL WITHIN THE THEATRE BUILDING (SECTION 712) AS PART OF A PROJECT THAT WOULD RENOVATE THE EXISTING TWO-STORY THEATRE BUILDING AND CONSTRUCT A NEW THIRD FLOOR LEVEL WITHIN THE EXISTING THEATRE BUILDING FOR A NEW SWIM CENTER, A LEARNING CENTER, AND NON-RETAIL PROFESSIONAL SERVICES SPACE, LOCATED AT 5400 GEARY BOULEVARD, LOT 048 (FORMERLY LOT 008) IN ASSESSOR'S BLOCK 1450, WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 24, 2018, Jonathan Pearlman of Elevation Architects (hereinafter "Project Sponsor") filed Application No. 2016-015814CUA (hereinafter "Application") with the Planning Department (hereinafter

“Department”) for a Conditional Use Authorization to renovate the existing Alexandria Theatre building (hereinafter “Project”) at 5400 Geary Boulevard, Block 1450 Lot 048 (hereinafter “Project Site”).

In 2010, the Department prepared an Initial Study for a Planned Unit Development to adaptively re-use the Alexandria Theatre building and to construct a 52,537-square-foot residential mixed-use building on the theatre’s adjacent surface parking lot for the originally proposed Project (Case No. 2004.0482CEK!).

On November 24, 2010, a Preliminary Mitigated Negative Declaration (PMND) was prepared and published for public review. On May 26, 2011, the Department adopted the FMND and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). On May 27, 2011, the Department amended the Final Mitigated Negative Declaration (FMND) due to minor revisions to the Project’s program.

On April 25, 2013, the San Francisco Planning Commission (hereinafter “Commission”) adopted the FMND and approved a Conditional Use Authorization (Motion No. 18853 for Case No. 2004.0482CEK!) for the originally proposed Project that entailed renovation and re-use of the existing theatre building, and construction of a new residential and retail/mixed-use building with underground parking on the surface parking lot adjacent to the theatre building. Mitigation measures addressing historic preservation in the Alexandria Theatre building were adopted, among others, as conditions of Project approval. To date, the residential mixed-use building has been built, and therefore, is not included in the scope of work for the current proposed Project.

A new Conditional Use Authorization Application, the subject of this public hearing, was submitted in July 2018 for environmental review. The Department’s Environmental Review Officer deemed the new Project would qualify for an Addendum to the April 25, 2013 Mitigated Negative Declaration. The Addendum to the Mitigated Negative Declaration, contained in “EXHIBIT D,” was published on June 7, 2019.

On June 20, 2019, the Department/Commission reviewed and considered the Addendum to the Mitigated Negative Declaration and found that the contents of said report and the procedures through which the Addendum was prepared complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”).

The Department/Commission found the Addendum was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and adopted the Addendum for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Planning Department Commission Secretary is the custodian of records, the File for Case No. 2004.0482EK! is located at 1650 Mission Street, Suite 400, San Francisco, California.

Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), contained in "EXHIBIT C," which material was made available to the public and this Commission for this Commission's review, consideration and action.

On June 20, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2016-015814CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2016-015814CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2016-015814CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes to (1) modify the Conditional Use Authorization under Commission Motion No. 18853 for Case No. 2004.0482CEK! that was approved on April 25, 2013 relating to the renovation of the existing Alexandria Theatre building, (2) change the previously approved use of a movie theatre space, retail and restaurant space to a "retail sales and services use" for an indoor recreational facility with two swimming pools on the first floor known as the "Swim Center," 11 classrooms and a lecture room on the second floor known as the "Learning Center," and create a new third floor within the theatre building for "non-retail professional services use" known as the "Business Center," and (3) infill the existing west alley space (approximately 1,000 square feet) that was previously used as an exterior exit for the theatre as the new Swim Center Visitor's Gallery on the first floor. Upon completion of the Project, the theatre building would contain approximately 40,000 square feet. All off-street parking spaces are provided in the adjacent residential mixed-use building as previously approved. The residential mixed-use building has been built in 2018, and therefore, is not included in the scope of work for the current proposed Project.

The original Conditional Use Authorization under Motion No. 18853 was approved by the Commission on April 25, 2013. The original approval contained two components: one involves the adaptive re-use and renovation of the existing Alexandria Theatre building, and the second

involves the construction of a new four-story residential and retail/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 124 spaces (including 2 car share spaces), approximately 4,800 square feet of retail spaces on the ground floor, and 37 dwelling units on the upper floors, including four below market-rate/affordable 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 four to five.

In May 2015, Department staff sent to the Commission a second Project Update Memo describing a second modification to the approved project that would increase the dwelling unit count from 41 to 43 and reduce the retail space to approximately 1,000 square feet in the four-story mixed-use building. The number of below market-rate units provided on-site would remain at five units.

In July 2018, a new Conditional Use Authorization Application, the subject of this public hearing, was submitted to address modifications to the approved program for the theatre building. The mix of rehabilitated theatre space, retail, and restaurant space approved under Motion No. 18853 no longer reflect the uses contemplated for the theatre building. The proposed swim center, after-school educational program activity space, and a business or professional services use in the theatre building, were not addressed in Motion No. 18853. No changes to the approved program of the adjacent residential and retail/mixed-use building are contemplated.

3. **Site Description and Present Use.** The Project is located at the northwest corner of Geary Boulevard and 18th Avenue, in Assessor's Block 1450, Lot 048. The Project Site was formerly Lot 008, containing a 57-space surface parking lot in addition to the theatre building. Since the completion of the residential mixed-use building on the former parking lot, Lot 008 was subsequently subdivided into two lots: Lot 048 for the theatre building and Lot 049 for the new residential building. The property is located within an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. Existing uses on the Project Site include the closed Alexandria Theatre, a 53-foot tall, two-story building containing approximately 17,000 square feet, including three small retail establishments (a real estate sales office, a gift store, and an engineering office) fronting on Geary Boulevard. The Alexandria Theatre closed in February 2004.
4. **Surrounding Properties and Neighborhood.** The Project Site is situated towards the western end of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue in the west. The MUNI line "38-Geary" runs in front of the Project Site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. Except for the commercial uses located on Geary Boulevard, the Project Site is surrounded by predominantly

residential dwellings and residentially zoned districts to the west, north and east of the site. To the east of the site on 18th Avenue, existing uses also include a YMCA, a community center, and a church. Buildings on the subject block and facing block on Geary Boulevard range from one to two stories tall with primarily commercial uses on the ground floor and a few residential units on the upper floor. The Clement Street commercial corridor is one block north of the Project Site.

5. **Public Outreach and Comments.** The Department has not received any correspondence in opposition to or in support of the Project. The Project Sponsor held a pre-application meeting in June 2017 that was attended by community organizations and individuals.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Movie Theatre Change of Use.** Planning Code Section 202.4 states that a Conditional Use authorization is required for conversion of a movie theatre to a different use. Planning Code Section 303(j) provides specific findings for such conversions. Findings under Section 303(j) are set forth below.

The existing Alexandria Theatre closed in 2004 and has been vacant for the past 15 years. The Project proposes to change the previously approved uses for a single-screen theatre, retail, and restaurant to an indoor recreational facility for a swim center, an after-school educational program space or learning center, and a non-retail professional services space or business center.

- B. **Use: Retail Sales and Services Use for a Swim Center and a Learning Center.** Planning Code Section 712 states that a swim center and a learning center for after-school educational programs are permitted on all floor levels as a "Retail Sales and Services Use" category, as defined by Planning Code Section 102.

The Project proposes to renovate the existing theatre building as follows: (1) renovation of the large movie theatre auditorium into a two-pool "Swim Center" (approximately 13,300 square feet); (2) excavation of a basement space for the deeper pool, pool equipment, and locker rooms for the Swim Center; (3) infilling the existing west alley space (approximately 1,000 square feet) that was previously used as an exterior exit for the theatre as the new Swim Center Visitor's Gallery on the first floor; and (4) expansion of the second floor level for a 11-classroom and a lecture hall space as the "Learning Center" (approximately 9,800 square feet).

- C. **Use: Non-Retail Professional Services Use for a Business Center.** Planning Code Section 712 requires a Conditional Use authorization on all floor levels for "Non-Retail Professional Services Use," as defined by Planning Code Section 102.

The Project proposes to construct a new third floor within the theatre building to be used as non-retail professional services space for a new "Business Center" (approximately 9,100 square feet).

- D. **Non-Residential Use Size.** Planning Code Sections 121.2 and 712 state that a Conditional Use authorization is required for non-residential use size exceeding 5,999 square feet in Neighborhood Commercial Districts. Findings under Section 121.2 are set forth below.

The existing theatre building contains approximately 16,000 square feet of non-residential uses. The Project proposes to adaptive re-use the theatre building into three separate uses with each new use exceeding the 5,999 square-foot threshold. The proposed Swim Center will occupy approximately 13,300 square feet, the Learning Center will occupy approximately 9,800 square feet, and the non-retail professional services space (Business Center) will occupy approximately 9,100 square feet. Approximately 700 square feet of the existing ground floor retail space would remain.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The Geary Boulevard frontage has had retail shops since the theater opened in 1923. Currently and as proposed, the transparency/glazing for the active use is at approximately 62 percent. On 18th Avenue, the only area of active use is at the theatre entry which comprises approximately 5 percent of the frontage. In the previously approved 2013 Conditional Use authorization, additional windows and doors increased the transparency to 38 percent along 18th Avenue. The currently proposed design has a transparency of 27 percent, removing the windows at the northeast end of the façade to accommodate the revised design. Planning Code Section 145.1(d) provides an exemption to specific street frontage requirements for qualified historic buildings under CEQA. In 2006, the Department determined that the Alexandria Theatre contributes to a noncontiguous district of 23 neighborhood movie theaters that is eligible for listing in the California Register of Historical Resources (California Register). In 2011, the Department further determined that the subject property is individually eligible for listing on the California Register of Historical Resources.

- F. **Parking.** Effective January 2019, the Planning Code no longer requires projects to construct off-street parking. There would be no minimum off-street parking requirements in any zoning

district or special use district in the City. Rather, parking in the maximum quantities are imposed for various uses. Planning Code Section 151.1 states that for retail sales and services use, the maximum allowed is one parking space for each 500 square feet of occupied floor area up to 20,000 square feet, plus one car for each 250 square feet of occupied floor area in excess of 20,000. At approximately 23,000 square feet, the maximum allowed for these uses is 52 spaces. For non-retail professional services use, the maximum allowed is one parking space per 1,500 square feet of occupied floor area. At approximately 9,100 square feet, the maximum allowed for these uses is 6 spaces.

All off-street parking spaces are provided in the adjacent residential mixed-use building as previously approved in 2013. The 2013 Conditional Use authorization approved a total of 124 off-street parking spaces, including 2 car share spaces. Of the 122 parking spaces, 37 spaces would be for the dwelling units, 25 spaces for the retail stores, 32 spaces for the restaurant, and 28 spaces for the movie theatre. The recently completed residential mixed-use building contains an underground parking garage for 92 parking spaces, including 2 car share spaces. Of the total 90 parking spaces, 43 would be allocated for residential use and 47 spaces would be allocated for the non-residential uses. The 2 car share spaces would be accessible to occupants of both buildings: the theatre building and the residential mixed-use building.

- G. **Off-Street Freight Loading.** Planning Section 152 requires one off-street freight loading space for retail sales and services use between 10,001 and 60,000 square feet of occupied floor area.

The Project proposes approximately 23,000 square feet of retail sales and services use. Planning Code Section 150(c)(1) permits an allowance to be made for a previous deficiency that can be carried forward if the new uses do not increase the intensity of use. The original theatre building, at approximately 16,000 square feet, did not have freight loading for a use that had up to 1,800 people for a movie screening. The proposed Project in comparison is less intensive than the previous theatre use. The Project, however, will seek on-street loading zones for commercial loading (yellow curb) and passenger loading (white curb) along the Geary Boulevard frontage.

- H. **Bicycle Parking - Class 1.** Planning Section 155.2 requires (in minimum quantities) one Class 1 space for every 7,500 square feet of occupied floor area for retail sales and services use, and one Class 1 space for every 12,000 square feet of occupied floor area, except not less than two Class 1 spaces for any use larger than 5,000 occupied square feet, for the non-retail professional services use. All bicycle parking must meet the standards set forth under Section 155.1.

The Project would be required to provide a total of 5 Class 1 bicycle parking spaces. The existing site contains no bicycle parking spaces. The Project proposes to provide 16 Class 1 bicycle parking spaces. Adequate signs or notices of the availability of bicycle parking will be provided at the Project Site.

- I. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires (in minimum quantities) one Class 2 space for every 2,500 square feet of occupied floor area, at least a minimum of two

spaces required for retail sales and services use, and a minimum of two spaces for non-retail professional services use less than 50,000 gross square feet. All bicycle parking must meet the standards set forth under Section 155.1.

The Project would be required to provide 11 Class 2 bicycle parking spaces. The existing site contains no bicycle parking spaces. The Project proposes 16 Class 2 bicycle parking spaces.

- J. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

The Project Sponsor filed its first Development Application on July 24, 2018 and is therefore required to achieve 100% of the point target established in the TDM Program Standards for a target of 13 points for Land Use Categories A (Retail) and B (Office).

Land Use Category A (Retail):

- *Improve Walking Conditions, Option A - 1 point*
- *Bicycle Parking, Option A - 1 point*
- *Showers and Lockers, 1 point*
- *Bike Share Membership, Location B - 2 points*
- *Car-Share Parking and Membership, Option A - 1 point*
- *Multimodal Wayfinding Signage, 1 point*
- *Unbundle Parking, Location D - 4 points*
- *Parking Pricing, 2 points*

Land Use Category B (Office):

- *Improve Walking Conditions, Option A - 1 point*
- *Bicycle Parking, Option B - 2 points*
- *Bike Share Membership, Location B - 2 points*
- *Car-Share Parking and Membership, Option A - 1 point*
- *Multimodal Wayfinding Signage, 1 point*
- *Unbundle Parking, Location D - 4 points*
- *Parking Pricing, 2 points*

- K. **Transportation Sustainability Impact Fees.** Section 411 authorizes the imposition of certain development impact fees on new development projects to offset impacts on the transit system. Land use categories for all impact fees are defined in Section 401.

The Project Sponsor will comply with the requirements of this section prior to the issuance of the first construction document.

- L. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code.

7. **Planning Code Section 121.2 Findings Relating to Non-Residential Use Size in NC District.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The proposed Project includes uses that do not exist in the neighborhood and therefore will not affect other neighborhood-serving uses in the area. The most prominent use is the Swim Center (Planning Code Section 712: Retail Sales and Services/Instructional Service Use). While there is an existing YMCA located across from the Project Site on 18th Avenue, it does not contain a swimming facility. The proposed Swim Center would compliment the activities offered to the public at the YMCA. The Swim Center would be open to the public on a membership basis. The nearest public pool is the Rossi Pool at the Angelo J. Rossi Playground, located 1.2 miles away to the east at 600 Arguello Boulevard. There are no public pool facilities serving the Outer Richmond neighborhood to the west of the Project Site.

The Learning Center (Planning Code Section 712: Retail Sales and Services/Instructional Service Use) is an expansion of the 2nd floor with 11 flexible classrooms and one lecture hall space that will be used for after-school programs from approximately 12 p.m. to 6 p.m. The rooms will be available for rent to neighborhood groups in the morning and evening hours. The nearest similar facility, the Kumon Math and Reading Center, located at 3768 Geary Boulevard, is approximately 1 mile east of the Project Site. There are other after-school and childcare centers located in the Sunset neighborhood to the south of Golden Gate Park. Because this facility will offer community use in addition to the after-school programs, this is a unique use that is not replicated in the Richmond neighborhood.

The Business Center (Planning Code Section 712: Non-Retail Professional Services Use) offers a unique work environment for small to medium size professional businesses. There is no similar facility in the Richmond neighborhood. As opposed to a general office tenant lease space, which is not permitted in this zoning district, the Business Center is for professional services use that provides both business-to-business and general public support services. Located on a new 3rd floor, the space will be architecturally unique with its proximity to the ornamental ceiling, the central dome and the original 1923 chandelier hanging in the center of the dome.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The proposed uses for the Project would be accessible and available to the general public and local professional businesses in the neighborhood. The size of these uses are such to have enough space to be useful to the neighborhood. As opposed to a retail shop, bookstore or hardware store which can pack small spaces with hundreds or thousands of items, a swimming pool, classrooms and work facility require sufficient area to accommodate sufficient number of people to make the spaces useful; therefore, requiring larger square footage for all of these program uses.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

One thing that makes this Project unique from any new construction project is that the proposed uses are all located within the envelope of the existing theatre building. There is an 1,000 square-foot infill at the existing west alley space that was previously used as an exterior exit for the theatre as the new Swim Center Visitor's Gallery on the first floor. This addition will not be visible from the street.

The Project has been designed to retain the historical character of the theatre building on both the exterior and interior of the building. Although the Project does not contain a movie theater, all of the uses are community-oriented, bringing together people from the neighborhood in the same way the theatre did in the past. Because the Project will rehabilitate and adaptively re-use the existing theatre building, there will be no visible change with respect to the scale of development in the district.

8. **Planning Code Section 303(c) Findings Relating to Conditional Use Authorizations.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

Geary Boulevard corridor is one of the longest continuous neighborhood commercial districts in the City stretching from Scott Street to the east to 28th Avenue on the west. According to the Project Sponsor, the proposed Project is central to this area located at the corner of 18th Avenue. The Alexandria Theatre has been a landmark and with its prominent blade sign, a beacon in the neighborhood since its construction in 1923. It is fondly remembered by many local residents as their neighborhood movie theatre. It was closed in 2004. The adaptive re-use of the Alexandria Theatre is both necessary and desirable to the neighborhood as it will re-activate a vacant theatre building and bring activity, once again, to this portion of the Geary commercial corridor.

The rehabilitation and adaptive re-use of the theatre building will retain virtually all of its unique historic character defining features, will include new community-serving “Instructional Services” with a new Swim Center and a Learning Center. These uses are principally permitted uses in the NC-3 District. The proposed Business Center, which would be allowed with a Conditional Use authorization, will offer the community unique office space for professionals to expand the opportunities for local neighborhood employment.

Since its original construction in 1923, there have been retail shops in the building located along Geary Boulevard. These retail spaces will be retained but will be provided with new storefronts and canopies to replace the existing storefronts that have been extensively modified since the building was constructed. On the 18th Avenue side of the building along the sidewalk level, new storefront window openings will be constructed, just north of the main theatre entry at the corner. These modifications were approved in the 2013 Conditional Use authorization. This will add new pedestrian interest along 18th Avenue, which has been primarily a blank, monolithic wall since its construction. These windows will offer views into the Swim Center which will engage people on the street and provide both an active and safe path to the residences and the neighborhood.

- B. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
- (1) The nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing theatre building will remain the same. The Project will not alter the existing appearance or character of the Project vicinity. The proposed Project will infill the existing west alley space (approximately 1,000 square feet) that was previously used as an exterior exit for the theatre as the new Swim Center Visitor’s Gallery on the first floor.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code.

The vehicle and bicycle parking for the Project will comply with the requirements of the Planning Code. The vehicle and car-share parking for the Project are already constructed in the adjacent residential mixed use building; specifically, 47 off-street parking spaces in the underground parking garage are allocated for the uses in the theatre building. 16 Class 1 bicycle parking spaces are located in the lobbies of the Swim Center, the Learning Center, and the Business Center. 16 Class 2 bicycle parking spaces are located on both the Geary Boulevard and 18th Avenue sidewalks. The traffic study for the Project has concluded that there is no additional effects from these uses compared with those

in the previously adopted FMND. The current Project requires less parking than the previously approved project in 2013.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or other offensive emissions. During construction, the Project will adhere to the City's relevant noise, dust and emission control requirements. In addition, the construction will mostly take place within the interior of the existing theatre building so noise, dust and odors attributed to construction will be minimized.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

The landscaping scheme, which includes new street trees along 18th Avenue and a mini-plaza at the junction between the theatre and the new residential mixed-use building, has been approved as part of the 2013 Conditional Use authorization and the Site Permit that was issued in April 2016. Much of the landscaping and new sidewalk have been installed on the north portion of the site with the completion of the residential mixed use building in the Fall, 2018. The signage for the building is already extant with the marquee and the 50-foot high blade sign. Additional signage for the new uses will be provided in existing exterior vitrines at the lobby entrance and new signage replacing previous retail signage on the Geary Boulevard face of the building. All new signage will be submitted under separate permits.

- C. That the use as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with the objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District.

The proposed Project is consistent with the stated purpose of the NC-3 District in that the intended use is to renovate and adaptive re-use an existing theatre building that has been vacant for 15 years.

9. **Planning Code Section 303(j) Findings Relating to Change in Use of Movie Theatre Uses.** With respect to a change in use or demolition of a Movie Theatre use pursuant to Section [202.4](#), in addition to the criteria set forth in Section 303(c), the Commission shall consider the extent to which the following criteria are met:

- a. Preservation of a Movie Theatre use is no longer economically viable and cannot effect a reasonable economic return to the property owner. For purposes of defining “reasonable economic return,” the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section [102](#);

The Alexandria Theatre closed on February 16, 2004. According to the Project Sponsor, there have been a number of interested movie theatre companies and operators who have looked at the building, including the Loews Theater Company (now AMC) and Alamo Drafthouse Cinema. They have concluded that the Project location is not a viable site for a multi-screen theatre. The owners of the local Four Star Theater reviewed the previously approved plans for a single-screen theatre, and determined that it was not economically viable.

- b. The change in use or demolition of the Movie Theatre use will not undermine the economic diversity and vitality of the surrounding District; and

The existing theatre building has been vacant for 15 years and the building is showing signs of deterioration. The proposed Swim Center, the Learning Center, and the Business Center will significantly activate the re-use of the building and increase the vitality on this block and the surrounding area along Geary Boulevard.

- c. The resulting project will preserve the architectural integrity of important historic features of the movie theatre use affected.

The historical character-defining features of both the exterior and interior of the theatre building will be retained and rehabilitated by the Project. The historic marquee and blade sign will be rehabilitated, and the form of the theatre building will remain for it to continue to be a landmark and beacon in the Richmond neighborhood.

10. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

Policy 3.2

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

Policy 6.9

Regulate uses so that traffic impacts and parking problems are minimized.

Policy 6.10

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDES A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5

Use care in remodeling of older buildings in order to enhance rather than weaken the original character of such buildings.

The Alexandria Theatre opened in 1923 and was designed by prominent architects, the Reid Brothers, who designed many neighborhood theatres throughout the City as well as the well-known Hotel del Coronado in San Diego. The theatre closed on February 16, 2004 and has been vacant since that time. In 2006, the Department determined that the Alexandria Theatre contributes to a noncontiguous district of 23 neighborhood movie theatres that is eligible for listing in the California Register of Historical Resources (California Register). In 2011, the Department further determined that the subject property is individually eligible for listing on the California Register of Historical Resources. The Project would rehabilitate the theatre building with new community uses but preserves the building and its unique Egyptian form and Minoan ornament. The marquee and blade sign, which were part of the 1942 renovation and expansion of the building, were designed by a locally known architect, A.A. Cantin. These distinct elements of the building will be rehabilitated under a separate permit and are anticipated to be completed in the Fall, 2019. When completed, the Alexandria Theatre building will once again be a beacon and gathering place for the Richmond neighborhood.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

An approximately 700 square-foot retail storefront would be maintained on the Geary Boulevard frontage. It will continue to provide opportunities for resident employment and business ownership.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

With the adaptive reuse of the theatre building, the existing neighborhood character will be preserved and enhanced.

- C. That the City's supply of affordable housing be preserved and enhanced,

While no housing is proposed for the current theatre Project, the residential mixed-use development at the adjacent surface parking lot, approved in 2013, has been completed in 2018. 43 new dwelling units have been added to the City's housing stock. Five of which are affordable housing units.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is well-served by public transit. Several MUNI transit lines run directly in front of or near the Site. All off-street parking spaces are provided in the adjacent residential mixed use building. The entrance to the underground parking garage is on 18th Avenue.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The existing building was constructed in reinforced concrete with steel framing and roof trusses. The building will be evaluated for its structural integrity and the new Project will meet structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

While the existing 1923 theatre building is not a landmark, it is considered a historic resource under CEQA. It will not be significantly altered as part of the Project. The proposed Project would preserve virtually all of the character defining features, both on the exterior as well as the interior, of the Alexandria Theatre building.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will maintain the existing theatre building's envelope and height; therefore, the Project will not affect existing parks and open spaces.

12. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit on June 5, 2019, and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
14. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2016-015814CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 5, 2019 and labeled “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Commission has reviewed and considered the Addendum to Mitigated Negative Declaration (AMND) and the record as a whole and finds that there is no substantial evidence that the Project will have a significant effect on the environment with the adoption of the mitigation measures contained in the Mitigation Monitoring and Reporting Program (MMRP) to avoid potentially significant environmental effects associated with the Project, and hereby adopts the AMND.

The Commission hereby adopts the AMND and the MMRP attached hereto as “EXHIBIT C” and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the AMND and contained in the MMRP are included as conditions of approval.

The Commission further finds that since the AMND was finalized, there have been no substantial Project changes and no substantial changes in Project circumstances that would require major revisions to the AMND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the AMND.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the

development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on June 20, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 20, 2019

EXHIBIT A

AUTHORIZATION

This Authorization is for a Conditional Use to (1) modify the Conditional Use Authorization that was approved on April 25, 2013 under Commission Motion No. 18853 for Case No. 2004.0482CEK! relating to the renovation of the existing Alexandria Theatre building, (2) change the previously approved use of a movie theatre and retail/commercial uses to a retail sales and services use, and a non-retail professional services use, (3) allow a non-residential use size exceeding 5,999 square feet for each of the proposed uses: a Swim Center, a Learning Center, and a Business Center, (4) locate a non-retail professional services use on the new third floor level, and (5) infill the existing west alley space (approximately 1,000 square feet) that was previously used as an exterior exit for the theatre as the new Swim Center Visitor's Gallery on the first floor, and 32 bicycle spaces, totaling approximately 40,000 square feet, located at 5400 Geary Boulevard, Block 1450, and Lot 048 pursuant to Planning Code Sections 121.2, 202.4, 303 and 712 within the NC-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated June 5, 2019, and labeled "EXHIBIT B" included in the docket for Record No. 2016-015814CUA and subject to conditions of approval reviewed and approved by the Commission on June 20, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Mitigation Measures.** Mitigation measures described in the MMRP attached as EXHIBIT C are necessary to avoid potential significant effects of the proposed Project and have been agreed to by the Project Sponsor. Their implementation is a condition of Project approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

PARKING AND TRAFFIC

11. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

12. **Car Share.** Pursuant to Planning Code Section 166, no fewer than two (2) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 16 bicycle parking spaces (5 Class 1 spaces and 11 Class 2 spaces). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than forty seven (47) off-street parking spaces for the theatre building uses in the adjacent residential and retail mixed-use building.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

15. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

16. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

17. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

18. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

21. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

22. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Inclusionary Housing (Sec. 415) | <input checked="" type="checkbox"/> Better Streets Plan (Sec. 138.1) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code Chapter 83) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input checked="" type="checkbox"/> Transit Impact Development Fee (Sec. 411) |

1650 Mission St.
Suite 400
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CA 94103-2479

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415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 18853

HEARING DATE: APRIL 25, 2013

Date: April 18, 2013
Case No.: **2004.0482CE!**
Project Address: **5400 GEARY BOULEVARD**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
40-X Height and Bulk District
Block/Lot: 1450/008
Project Sponsor: Alexandria Enterprises, LLC
c/o Ronald Yu
5418A Geary Boulevard
San Francisco, CA 94132
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.1, 121.2, 303(C), 712.11 AND 712.21 OF THE PLANNING CODE TO ALLOW A DEVELOPMENT LOT SIZE EXCEEDING 9,999 SQUARE FEET AND A NON-RESIDENTIAL USE SIZE EXCEEDING 5,999 SQUARE FEET, IN AN NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 1, 2004, Alexandria Enterprises, LLC (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use authorization under Planning Code Sections 121.1, 121.2, 303(c), 712.11 and 712.21 to allow a development lot size exceeding 9,999 square feet and a non-residential use size exceeding 5,999 square feet, in an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.

On April 25, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2004.0482CE!.

On November 24, 2010, the Preliminary Mitigated Negative Declaration (PMND) for the Project was prepared and published for public review; and,

The PMND was available for public comment until January 24, 2011. No appeal of the PMND was filed with the Department; and

On May 26, 2011, the Department adopted the Final Mitigated Negative Declaration (FMND) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), Title 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"); and

The Department found the FMND was adequate, accurate and objective, reflected the independent analysis and judgment of the Planning Department, and approved the FMND for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), setting forth measures to reduce potential environmental effects. These mitigation measures reduce all potential significant impacts to less than significant levels and are set forth in entirety in the MMRP, attached to the Draft Motion as EXHIBIT C.

These materials were made available to the public and this Commission for this Commission's review, consideration and action.

The Department is the custodian of records, located in the File for Case No. 2004.0482E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2004.0482CE!, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located at the northwest corner of Geary Boulevard and 18th Avenue, in Assessor's Block 1450, Lot 008. The property is located within an NC-3 (Moderate-Scale Neighborhood Commercial) District and 40-X Height and Bulk District.

Existing uses on the Project Site include the closed 3-screen Alexandria Theatre, a 53-foot tall, two-story building containing approximately 17,000 square feet, including three small retail establishments fronting on Geary Boulevard, and a 57-space surface parking lot fronting on 18th Avenue. The three existing retail businesses include a gift store, an appliance store and an engineering office. The Alexandria Theatre closed in February, 2004. The parking lot is currently operated by an attendant for fee-based public parking.

3. **Surrounding Properties and Neighborhood.** The Project Site is situated towards the western end of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue in the west. The MUNI line "38-Geary" runs in front of the Project Site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. Except for the commercial uses located on Geary Boulevard, the Project Site is surrounded by predominantly residential dwellings and residentially zoned districts to the west, north and east of the site. To the east of the site on 18th Avenue, existing uses also include a YMCA, a community center, and a church. Buildings on the subject block and facing block on Geary Boulevard range from one to two stories tall with primarily commercial uses on the ground floor and a few residential units on the upper floor. Commercial uses on the subject and facing blocks on Geary Boulevard include a gift store, an appliance store, a comic store, postal supplies store, a dry cleaner, shoe repair, restaurants, banks, grocery stores, a paint store, a medical supply store, and other professional offices. The Clement Street commercial corridor is one block north of the Project Site.
4. **Project Description.** The proposed Project consists of two components: (1) the renovation of the existing Alexandria Theatre building, and (2) the construction of a new mixed-use building with underground parking on the adjacent surface parking lot. Renovations to the Alexandria Theatre building include the conversion from a three-screen theatre to a 221-seat single-screen theatre, the creation of new retail spaces (6,300 square feet) on the ground floor, and a restaurant space (7,000 square feet) on the second floor. The surface parking lot will be removed and replaced with a new four-story mixed-use development with two levels of underground parking (122 spaces). The new building will contain retail spaces (4,800 square feet) 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. The development would total approximately 109,000 square feet.

Section 312 -neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** To date, the Department has received one e-mail in opposition to the Project expressing concerns related to building security, construction noise and pollution. Staff has met with one neighbor who expressed concerns about the massing of the new mixed-use building, structural integrity/building safety of adjacent buildings during construction, soil stability, and traffic problems along 18th Avenue. Staff has also received general inquiries about the scope of work related to the proposed Project. Staff has not received any correspondence in support of the

proposed project. The Project Sponsor and its representatives held several community outreach meetings beginning in 2010. Issues discussed ranged from the reuse of the existing theatre building, design of the new mixed-use building with retail/commercial uses on the ground floor and dwelling units above, affordability and type of units proposed, feasibility of retail uses in the theatre building, parking and traffic, and street trees.

6. **First Source Hiring Program.** The Project is subject to the requirements of the First Source Hiring Program (Chapter 83 of the Administrative Code) for projects creating ten (10) or more new residential units. The Project Sponsor will comply with the requirements of this Program. Prior to the issuance of any Building Permit or a First Addendum to a Site Permit, the Project Sponsor will have an approved and signed First Source Hiring Memorandum of Understanding (MOU) from the First Source Hiring Administrator, which will be evidenced in writing. This MOU will include Exhibit A, Construction First Source Hiring Agreement, and Exhibit B, End-Use First Source Hiring Agreement. Before the Commission can act on the Project, the Project Sponsor must complete the "Affidavit for First Source Hiring Program".

The Project Sponsor has submitted a complete Affidavit for First Source Hiring Program, a copy of which is attached to the Draft Motion

7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Large Lot Development.** Sections 121.1 and 712.11 state that a Conditional Use authorization is required for development of large lot size exceeding 9,999 square feet in Neighborhood Commercial Districts.

The existing lot is irregular-shaped with an area of approximately 37,000 square feet.

- B. **Non-Residential Use Size.** Sections 121.2 and 712.21 state that a Conditional Use authorization is required for development of large lot size exceeding 5,999 square feet in Neighborhood Commercial Districts.

The existing theatre building contains approximately 17,000 square feet of non-residential uses. The Project proposes to add an additional 69,000 square feet of non-residential uses, including new retail spaces, a restaurant, and two levels of underground parking for 122 spaces.

- C. **Basic Floor Area Ratio.** Section 124 limits the building square footage to 3.6 square feet of building area for every 1 square feet of lot area, or approximately 134,000 square feet of building area for the subject site. However, in NC Districts, the FAR limits do not apply to dwellings or to other residential uses per Section 124(b).

The entire Project would total approximately 109,000 square feet, of which, approximately 40,000 square feet is related to residential uses.

- D. Front Setback.** Section 132 is not applicable. There is no front setback requirement for buildings in NC-3 Districts.
- E. Rear Yard.** Section 134(a)(1) requires that a rear yard equal to 25% of the lot depth be provided opposite the site's frontage. Further, Section 134(a)(1)(C) requires that in NC-3 Districts, rear yards must be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building.

The new mixed-use building has a 30-foot rear yard setback (25% of the 120-foot lot depth) at all the residential levels. The Project provides a single rear yard totaling approximately 6,000 square feet.

- F. Useable Open Space.** Section 135 typically requires 80 square feet of usable open space be provided for every dwelling unit, when provided as private open space, in NC-3 Districts. The open space requirement must be multiplied by 1.33 when provided as common open space.

For the proposed 37-unit Project, approximately 4,000 square feet of common useable open space would be required. For 30 of the units, the Project will provide common useable open space at the rear yard totaling approximately 4,300 square feet (3,200 square feet required). Additional common useable open space is also provided on the second floor interior courtyard, totaling approximately 1,800 square feet. The remaining seven units contain private useable open space in the form of private decks and yards, totaling approximately 1,300 (560 square feet required). All private open spaces meet the minimum area requirements of the Code.

- G. Better Streets Plan.** Section 138.1 establishes requirements for the improvement of the public right-of-way associated with development projects, such that the public right-of-way may be safe, accessible, convenient and attractive to pedestrian use and travel by all modes of transportation.

The Project's streetscape and pedestrian improvements include a mid-block bulb-out on 18th Avenue, a small mid-block public plaza on 18th Avenue at the junction of the existing theatre building and the new mixed-use building, new street trees on both Geary Boulevard and 18th Avenue, permeable paving, benches and moveable seating, motorcycle and bike parking, lighting fixtures, and various hedges and plantings along 18th Avenue.

- H. Dwelling Unit Exposure.** Section 140 requires that all dwelling units face a public street or side yard at least 25 feet in width, a required rear yard, or an open area of 25 feet in width.

All of the units in the proposed Project meet this requirement.

- I. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 requires in NC Districts containing specific uses, including retail stores, that building lobbies do not exceed 40 feet of building frontage, that parking entrances are no more than 20 feet wide, that ground floors have a minimum 10-foot ceiling height, and that the ground floor street

frontage be at least 60% transparent in order to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind ground floor windows, shall be at least 75 percent open to perpendicular view.

The proposed Project is consistent with the relevant provisions under Section 145.1. The proposed two lobbies totals 20 feet in width. The parking entrance is 15 wide. The ground floor ceiling height is 11 feet. Along 18th Avenue, new transparency/glazing will be added to the existing theatre building totaling 62%, while the new mixed-use building will have 70% transparency at the street frontage.

- J. Parking.** Section 151 requires one off-street parking space for each dwelling unit; one off-street parking space for each 200 square feet of occupied floor area where the occupied floor area exceeds 5,000 square feet for restaurants; one off-street parking space for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet for retail stores, and one off-street parking space for each 8 seats over 50 seats for movie theatres. Section 152 requires one off-street freight loading space for retail stores where the gross floor area of structure or use is over 10,000 square feet but less than 60,000 square feet in newly constructed structures. Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided. Sections 155(j), 155.2(c) and 155.4(e) require 1 bicycle space for every 20 automobile spaces for garages containing between 120 and 500 automobile spaces, where the most restrictive provisions prevail. Section 155.4(f) requires that new and existing commercial buildings must provide adequate signs or notices to advertise the availability of bicycle parking. Section 166 requires one car sharing space for the first 50 spaces plus one for every additional 50 spaces.

The proposed Project meets the provisions of the parking requirements as follows: 37 spaces for the dwelling units, 25 spaces for the retail stores, 32 spaces for the restaurant, 28 spaces for the movie theatre, for a total of 122 spaces for the Project. The Project will also provide two car share spaces and six handicapped spaces at the site.

The Project would not be required to have off-street freight loading spaces because the Project proposes approximately 5,000 square feet of retail uses in a new four-story building. The existing theatre building at approximately 19,000 square feet contains no off-street freight loading space.

The Project would be required to provide 6 bicycle parking spaces. The existing site contains no bicycle parking spaces. The Project proposes to add 20 "Class 1" bicycle parking spaces at the new mixed-use building, as well as additional on-street bicycle and motorcycle parking. Adequate signs or notices of the availability of bicycle parking will be provided at the Project Site.

- K. Residential Density.** Sections 207.4 and 712.91, which set forth density restrictions for dwelling units in NC Districts, state that one dwelling unit is allowed for each 600 square feet of lot area.

Based on a lot area of approximately 37,000 square feet, 62 dwelling units are permitted. The Project proposes to develop 37 dwelling units, four of which (12%) will be inclusionary affordable units.

- L. Change in Use/Demolition of a Movie Theatre.** Section 303(k) states that a change in use or demolition of a movie theatre use must meet the additional criteria set forth under this Section in addition to Section 303(c).

This Code Section does not apply to the proposed Project since the Project's environmental evaluation application was filed on May 19, 2004, prior to the effective date of July 27, 2004. However, renovations to the existing theatre building include the conversion from a three-screen theatre to a 221-seat single-screen theatre on the second floor.

- M. Transit Impact Development Fee.** Sections 411 through 411.8 authorizes the imposition of certain development impact fees on new non-residential development projects or conversion of non-residential space of at least 800 gross square feet to offset impacts on the transit system. Land use categories for all impact fees are defined in Section 401.

The Project Sponsor will comply with the requirements of this section prior to the issuance of a Site Permit.

- N. Inclusionary Affordable Housing Program.** Section 415 (formerly Section 315) sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for before July 18, 2006. Pursuant to Planning Code Section 415.5 and 415.6, the Project is meeting the Inclusionary Affordable Housing Program requirement through the On-site Affordable Housing Alternative by providing 12% of the proposed dwelling units as affordable.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on April 16, 2013. The EE application was submitted on May 19, 2004. Four units (1 one-bedroom, 2 two-bedroom, and 1 three-bedroom) of the 37 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

O. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

8. **Planning Code Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project does comply with said criteria in that:

A. The proposed uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Geary Boulevard corridor is one of the longest continuous neighborhood commercial districts in the City stretching from Divisadero Street to the east to 28th Avenue in the west. The existing Alexandria Theatre building was built in 1923. It was a neighborhood movie theatre until closing in 2004. The theatre building has been vacant since then; however, the three small retail storefronts and engineering office along Geary Boulevard remain in operation. The proposed Project consists of two components: (1) the renovation of the existing Alexandria Theatre building, and (2) the construction of a new mixed-use building with underground parking on the adjacent surface parking lot. Renovations to the Alexandria Theatre building include the conversion from a three-screen theatre to a 221-seat single-screen theatre, the creation of new retail spaces (6,300 square feet) on the ground floor, and a restaurant space (7,000 square feet) on the second floor. The surface parking lot will be removed and replaced with a new four-story mixed-use development with two levels of underground parking for 122 spaces. The new building will contain retail spaces (4,800 square feet) on the ground floor, and 37 dwelling units on the upper floors. The development would total approximately 109,000 square feet.

The Project is necessary and desirable because the adaptive re-use of the existing theatre building will remove a blighted site and bring activity to this portion of the commercial corridor. The new mixed-use development will add 37 dwelling units to the City's housing stock, 12% of which will be inclusionary affordable units. New retail storefronts will be provided at the existing and new buildings along 18th Avenue. This will add new pedestrian interest and vitality along 18th Avenue.

The proposed Project will be built to today's Green Building and sustainability requirements under both "Build It Green's" Green Point Rating System and the U.S. Green Building Council's LEED program. In addition, the local codes also have requirements to develop and implement pollution prevention and site run-off controls as required by the City's Public Utilities Commission. The Project proposes to meet or exceed these requirements, according to the Project architect.

(1) In Neighborhood Commercial Districts, if the proposed development lot exceeds the limitation (9,999 square feet) found in Planning Code Section 121.1, the following shall be considered:

(i) The mass and façade of the proposed structure are compatible with the existing scale of the district; and

The proposed Project is compatible with the existing scale of the district in that it is typified by ground floor commercial uses with housing on the upper floors. Prominent buildings in mass and scale occupy corner lots, such as the existing Alexandria Theatre building. The new four-story building is typical of the surrounding three to four-story residential buildings in the district.

- (ii) The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The addition of storefront entrances along the east side of the existing theatre building along 18th Avenue will relieve an existing blank wall and create a street façade compatible with those along Geary Boulevard. The design of the residential portions of the new mixed-use building takes into account neighboring residential developments by using scale, materials, and architectural elements, such as bays and cornices to relate to the older residential streetscape to the north along 18th Avenue. The overall character of the new mixed-use building is Spanish/Mediterranean of a type that was popular in the 1920s when both the Alexandria Theatre and much of the housing in the surrounding Richmond neighborhood was built. The visual mass of the asymmetrical silhouette is broken down with square and semi-octagonal bay windows, an arcaded ground floor level, variations in surface color to differentiating the bays and inset balconies at the top floor.

- (2) In Neighborhood Commercial Districts, if the proposed use is to be located at a location in which the square footage exceeds the limitation (5,999 square feet) found in Planning Code Section 121.2(a), the following shall be considered:

- i. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area; and

The Project area consists of a wide variety of neighborhood-serving uses. No uses would be foreclosed by the Project. The existing retail stores on the ground floor of the theatre building will not be foreclosed. Any potential tenants in the new retail spaces will need to seek permit approvals and meet the requirements of the NC-3 zoning provisions.

- ii. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function; and

The renovated theatre building will house a variety of uses that are permitted within the zoning district. Although the Project has a total of approximately 12,000 square feet of retail/commercial spaces in the overall project, they are not contiguous; rather, they are broken down into three different components: existing storefronts along Geary Boulevard, new retail spaces inside the existing theatre building, and ground floor storefronts in the

new mixed-use building. The commercial spaces in the existing and new mixed-use buildings may be further reduced in size to suit the needs of potential tenants.

- iii. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district; and

The Project consists of two discrete buildings. The theatre building has existed at the site since 1923. The building was much larger than its immediate neighboring context, featuring blade signs that towered over the retail strip below, like a church spire. The signs are visible from a distance of many blocks away. In addition, the theatre building is situated on a corner lot, so that its larger form is an anchor as a destination place.

The new mixed-use building, with its varied materials, bay windows and balconies, is broken down to minimize the mass of the building, and provide interest at the pedestrian level.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing theatre building will remain the same. The Project proposes to renovate the inside of the theatre building by adding a new restaurant, a 221-seat theatre, and retail stores. The existing surface parking lot will be replaced with a four-story mixed-use building with two levels of underground parking. The Project Site is a corner lot with two street frontages, Geary Boulevard and 18th Avenue. The design of the new building has been created to be compatible with the scale and context of the surrounding neighborhood.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project Site is well-served by public transit. Several MUNI transit lines run directly in front of or near the Site. The Project proposes a two-level underground parking for 122 cars, including 2 car share spaces, 20 bicycle spaces, as well as on-street bicycle and motorcycle parking.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions will be associated with the Project.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project provides both private and common useable open space at the ground floor rear yard and at the upper floor interior courtyard. The Project's streetscape and pedestrian improvements include a mid-block bulb-out on 18th Avenue, a small mid-block public plaza on 18th Avenue at the junction of the existing theatre building and the new mixed-use building, new street trees on both Geary Boulevard and 18th Avenue, permeable paving, benches and moveable seating, motorcycle and bike parking, lighting fixtures, and various hedges and plantings along 18th Avenue.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with relevant requirements and standards of the Planning Code, and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed Project is consistent with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District in that the intended use is to renovate an existing theatre building and replace an underutilized parking lot with a mixed use development. The larger lot size and use size are required due to the irregularly-shaped lot.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPEMNT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1:

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.8:

Promote mixed-use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The new mixed-use building will contain retail spaces (approximately 4,800 square feet) 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. The Project will provide four on-site inclusionary affordable housing units.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1:

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction

The Project will provide streetscape and pedestrian improvements that include a mid-block bulb-out, a small public plaza with seating and open space, allowing people to meet and interact informally and foster the neighborhood's social experiences and offerings.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.9

Regulate uses so that traffic impacts and parking problems are minimized

No commercial tenant would be displaced. The Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan. The Project will also provide adequate on-site parking to meet the needs of the commercial and residential uses so that the Project will not significantly increase traffic congestion or parking problems in the neighborhood.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.10:

Indicate the purposes of streets by adopting and implementing the Better Streets Plan, which identifies a hierarchy of street types and appropriate streetscape elements for each street type.

The Project's streetscape and pedestrian improvements include a mid-block bulb-out on 18th Avenue, a small mid-block public plaza on 18th Avenue at the junction of the existing theatre building and the new mixed-use building, new street trees on both Geary Boulevard and 18th Avenue, permeable paving, benches and moveable seating, motorcycle and bike parking, lighting fixtures, and various hedges and plantings along 18th Avenue.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.5:

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The Project consists of two components: (1) the renovation of the existing Alexandria Theatre building, built circa 1923, and (2) the construction of a new four-story mixed-use building on the adjacent surface parking lot. Renovations to the Alexandria Theatre building, while retaining all of its unique historic

character defining features, will include new commercial, restaurant and theatre uses. The surface parking lot will be removed and replaced with a new four-story mixed-use development with two levels of underground parking for 122 spaces.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed Project will preserve a neighborhood theatre while adding new retail spaces and a restaurant to the existing theatre building. The Project will also replace an underutilized parking lot with a new four-story mixed-use development with retail storefronts on the ground floor and 37 dwelling units in the upper floors. The Project's new retail spaces will offer new employment opportunities and business ownerships.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

With the adaptive reuse of the theatre building, the existing neighborhood character will be preserved and enhanced. The design of the new mixed-use building will be compatible with the scale and design of the existing neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project will add four inclusionary affordable housing units to the City's housing stock.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is well-served by public transit. Several MUNI transit lines run directly in front of or near the Site. The Project proposes a two-level underground parking for 122 cars, including 2 car share spaces, 20 bicycle spaces, as well as on-street bicycle and motorcycle parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

- F. That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will comply will all current earthquake safety requirements of the City's Building Code for the new building as well as the existing theatre building.

- G. That landmarks and historic buildings be preserved.

While the existing 1923 theatre building is not a landmark, it is considered a historic resource under CEQA. It will not be significantly altered as part of the Project.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will maintain the existing theatre building's envelope and height, while the new building will not exceed the 40-foot height limit; therefore, the Project will not affect existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Project Sponsor, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2004.0482CE!** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application, dated April 5, 2013 and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

The Commission has reviewed and considered the Final Mitigated Negative Declaration (FMND) and the Mitigation Monitoring and Reporting Program (MMRP), and the record as a whole and finds that there is no substantial evidence that the project will have a significant effect on the environment with the adoption of the mitigation measures contained in the MMRP to avoid potential significant environmental effects associated with the Project.

The Commission hereby adopts the FMND and MMRP attached hereto as EXHIBIT C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the FMND and contained in the MMRP are included as conditions of approval.

The Commission further finds that since the FMND was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FMND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FMND.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18853. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 25, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Antonini, Fong, Hillis, Moore and Wu

NAYS: None

ABSENT: Commissioners Borden and Sugaya

ADOPTED: April 25, 2013

EXHIBIT A

Conditions of Approval

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow a development lot size exceeding 9,999 square feet and a non-residential use size exceeding 5,999 square feet, pursuant to Planning Code Sections 121.1, 121.2, 303(c), 712.11 and 712.21, in an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District; in general conformance with plans dated April 5, 2013 and labeled "EXHIBIT B" included in the docket for **Case No. 2004.0482CE!** and subject to conditions of approval reviewed and approved by the Commission on April 25, 2013 under **Motion No. 18853**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the Building Permit Application or commencement of use for the project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 25, 2013 under **Motion No. 18853**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "EXHIBIT A" of this Planning Commission Motion No. 18853 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section, or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a Building Permit. The Project Sponsor shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. A Building Permit Application from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed Project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a Site or Building Permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a Site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

3. **Mitigation Measures.** Mitigation measures described in the MMRP for the FMND (Case No. 2004.0482E) attached as EXHIBIT C are necessary to avoid potential significant effects of the proposed Project, and have been agreed to by the Project Sponsor. Their implementation is a condition of Project approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN – COMPLIANCE AT PLAN STAGE

4. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Planning Department staff review and approval. The Building/Site Permit Application and/or the Architectural Addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

5. **Garbage, Composting and Recycling Storage Placement.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and

clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

6. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department's approval of the Building/Site Permit Application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

7. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the Project is operational, the Building/Site Permit application to implement the Project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org .

10. **Signage Program.** Any proposed signage shall be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org .

11. **Street Trees/Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a streetscape plan to the Department prior to Department's approval of the Building/Site Permit Application indicating that seventeen (17) street trees shall be provided, including 13 evergreen trees, two palm trees, and two accent trees. Other streetscape and pedestrian improvements shall include a mid-block bulb-out on 18th Avenue, a mid-block public

plaza on 18th Avenue, permeable paving, benches and moveable seating, lighting fixtures, and various hedges and plantings along 18th Avenue.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

12. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- (a) On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- (b) On-site, in a driveway, underground;
- (c) On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- (d) Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- (e) Public right-of-way, underground; and based on Better Streets Plan guidelines;
- (f) Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- (g) On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact the Bureau of Street use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

PARKING AND TRAFFIC

13. **Automobile Parking.** The Project Sponsor shall provide 122 spaces for the Project, including two (2) car share spaces and six (6) handicapped spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

14. **Bicycle Parking.** The Project Sponsor shall provide twenty (20) on-site "Class 1" bicycle parking spaces. Adequate signs or notices of the availability of bicycle parking shall also be provided at the Project Site.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

15. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the

Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation impacts during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

16. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the Project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

PROVISIONS

17. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.
For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.business.services@sfgov.org
18. **Inclusionary Affordable Housing.** The Project Sponsor shall comply with the requirements of the Planning Code Section 415 (formerly Section 315) for the Project as follows:
1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is required to provide 12% of the proposed dwelling units as affordable to qualifying households. The Project contains 37 units; therefore, four (4) affordable units are required. The Project Sponsor will fulfill this requirement by providing the 4 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing (“MOH”).
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor’s Office of Housing at 415-701-5500, www.sf-moh.org.
 2. **Unit Mix.** The Project contains 13 one-bedroom, 18 two-bedroom, and 6 three-bedroom units; therefore, the required affordable unit mix is 1 one-bedroom, 2 two-bedroom, and 1 three-

bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOH.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (12%) of the each phase's total number of dwelling units as on-site affordable units

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the Project.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be the same as those of the market units in the

- principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income adjusted for household size does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
 - c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOH at least six months prior to the beginning of marketing for any unit in the building.
 - d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
 - e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the MOH or its successor.
 - f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415*, to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the Project.
 - g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and pursue any and all available remedies at law.
 - h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of

the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties if applicable.

19. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411 (formerly Chapter 38 of the Administrative Code), the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

For information about compliance, contact the Case Planner, Planning department at 415-558-6378, www.sfplanning.org

MONITORING - AFTER ENTITLEMENT

20. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

21. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

22. **Changes to Building Design and/or Materials.** A new Conditional Use authorization shall be required if the project design and/or materials, such as windows, storefront, door surround, roof tiles, and canopy elements, to the Alexandria Theatre building and/or the new mixed-use building are modified in the future.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

23. **Security, Supervision, Maintenance and General Upkeep of the Alexandria Theatre Building and the Adjoining Parking Lot Site.** The Project Sponsor shall provide strict security and regular maintenance of the parking lot site and the theatre building to prevent any vandalism of

the theatre interior, and to protect its resources (i.e., architectural features and details) until such time the Project is completed as designed.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

24. **Community Liaison.** Prior to issuance of a Building Permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

25. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within trash enclosures on the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org/>.

26. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

27. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises. The Building Permit Application to implement the Project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans.

For information about compliance with odor or other chemical air pollutants emission standards and air quality regulations contact the Bay Area Air Quality Management District (BAAQMD), 1-800-334-

ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

28. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works' Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>



EXHIBIT B
CONDITIONAL USE HEARING
SAN FRANCISCO PLANNING COMMISSION
JUNE 20, 2019

ALEXANDRIA THEATRE ADAPTIVE RE-USE
5400 Geary Boulevard • San Francisco, California • 94121

MATERIALS PREPARED : JUNE 5, 2019

ELEVATION architects

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PROJECT DESCRIPTION

Built in 1923, the Alexandria Theatre has been a landmark in the Richmond District of San Francisco for over 95 years. Originally a single screen theater, the building was renovated in 1942 adding Art Deco elements such as the 50-ft blade sign and large marquee that defines the corner of Geary Boulevard and 18th Avenue. These are still signature elements of the building today and serve as a beacon to identify this important neighborhood asset. In 1976, United Artists converted the building into a 3-screen theater with an insensitive interior renovation. Fortunately, most of the historic ornamental features, both on the exterior and interior, remain intact.

The adaptive re-use of Alexandria Theatre is part of a larger project that includes the recently completed 43-unit Alexandria Residences. The theater showed its last movie in 2004 and the building has remained closed since. This proposed project seeks to bring the Alexandria back to life serving the Richmond community again with a variety of programs for kids, youth, families and adults as well as local community groups.

The primary program for the building is a San Francisco site for the successful Star Aquatics facilities located in the South Bay. Based in Milpitas and Saratoga, these facilities feature swimming programs for kids and youth with classes led by world famous and Olympic champions and coaches. The *Swim Center* (approx. 13,322 sf) in San Francisco will be available for membership with classes and recreational swimming offered all day.

In addition to the swimming, the Star program includes a *Learning Center* (approx. 9,820 sf) an after-school program, which is focused on continuing education or advanced learning for students between the ages of 6 to 14 (from K to 8th grades) through educational activities. The educational activities/programs are:

- enhanced academic programs, like English, math or secondary languages
- talent enhancement programs in visual, performing and musical arts
- mental exercise activities, like chess and gaming

The 12 classrooms in the *Learning Center* include a lecture hall-style space called The Forum, which will be available to community organizations and non-profit agencies for meetings, classes, lectures and media presentations in the morning and evening hours. The Forum is the imaginative reuse of one of the upper theater spaces.

The third program element is a *Business Center* (9,135 sf) on a newly-constructed 3rd floor. Located on the "roof" of essentially a new building built within the shell of the existing building, this professional services space seems to float between the east and west mural walls, just below the historic ceiling and dome with its original 1923 chandelier. This unique space will be available for rental. With over 9,000 square feet of professional office space, this will be one of the most exciting new spaces in San Francisco.

The Project proposes to incorporate all of the historic elements of the building, both exterior and interior. With its distinctive Egyptian architecture, Art Deco lobby, aquatic murals and classical domed ceiling, the Alexandria Theater Adaptive Re-Use will allow the building will resume its role as a local landmark and community meeting place in the Richmond.

PROJECT TEAM

Project Sponsor:
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Contact: Yorke Lee
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Landscape Architect:
Tanaka Design Group
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San Francisco, CA 94103
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415.863.7800

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CONDITIONAL USE HEARING: JUNE 20, 2019
MATERIALS PREPARED: JUNE 5, 2019

5400 GEARY BLVD ALEXANDRIA THEATER PROJECT

369 18TH AVE ALEXANDRIA RESIDENCES



ALEXANDRIA THEATRE ADAPTIVE RE-USE | AERIAL VIEW
5400 Geary Boulevard • San Francisco, California • 94121

CONDITIONAL USE HEARING: JUNE 20, 2019

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PROJECT SUMMARY

	Existing in Alexandria Theatre	Remain in Alexandria Theatre	Addition to Alexandria Theatre	in Residential Building	Gross Square Feet (GSF)
Residential	0	0	0	42,077	42,077
Retail Sales and Services					
Instructional Service - Swim Center	0	0	13,322	0	13,322
Instructional Service - Learning Center	0	0	9,820	0	9,820
Non-Retail Professional Service					
Business Center	0	0	9,135	0	9,135
Retail Sales	865	675	0	1,000	1,675
Office	540	0	0	0	0
Restaurant	0	0	0	0	0
Theater	11,000	0	0	0	0
Lobby	2,000	2,000	1,363	2,557	5,920
Storage	1,132	300	0	0	300
Mechanical Equipment	400	400	2,725	455	3,580
Parking	-	-	-	38,230	38,230
Total GSF	15,937	3,375	36,365	84,319	124,059
	Existing in Alexandria Theatre	Remain in Alexandria Theatre	Addition to Alexandria Theatre	in Residential Building	Totals
Residential Parking	57 (original parking lot)	0	0	43 spaces	43 spaces
Non-Residential Parking	0	0	0	47 spaces + 2 car share	49 spaces
Total Parking	57 (original parking lot)	0	0	92 spaces	92 spaces
Building Height	49'-8"	49'-8"	No Change	45'-0"	49'-8" and 45'-0"
Number of stories	3	3	3 plus basement	4	



REQUIRED PLANNING APPROVALS

Code Section	Item	Requirement	Existing / Original Theater	Previously Proposed / Approved	Proposed	Authorization/Exception & Notes
303(e)	Conditional Use	Modification of Conditions				Modification of approved: Motion No. 18853 for Case No. 2004.0482CEK1, April 25, 2013 CU required
303(j)	Conditional Use	Change of use or demolition of a movie theatre	3-screen auditorium	1-screen auditorium	No theater	CU required
Table 712	Non-Retail Professional Service	C on 1st, 2nd and 3rd story	None	None	9,135 gsf on 3rd floor	CU required
Table 712	Conditional Use	Commercial Use greater than 5,999 sf	1,720 gsf	13,020 gsf	32,277 gsf	CU required
					Swim Center: 13,322 gsf Learning Ctr: 9,820 gsf Prof. Service Ctr: 9,135 gsf	
304(b)	Planned Unit Development	Site is greater than 1/2 acre (21,780 sf)	37,243 gsf	No change	No change	Approved: Motion No. 18853 for Case No. 2004.0482CEK1, April 25, 2013
Table 712	Zoning District	NC-3 Moderate Scale NCD				
Table 712	Height and Bulk	40-X	49'-8" (Theater)	49'-8" (Theater), 45'-0" (Res. Bldg)	49'-8" (no change)	Sec. 263.20(b)(2)(F) Special Height Exemption
Table 712	Lot Size	Lot in excess of 10,000 sf require CU	37,243 gsf	37,243 gsf	No Change	Approved: Motion No. 18853 for Case No. 2004.0482CEK1, April 25, 2013
Table 712	Marquee	Permitted in NC-3	Historic marquee	Historic marquee to remain	Historic marquee to remain	Permits issued, work complete Fall 2019
Table 712	Commercial FAR	3.6:1 (3.6 x 37,243 sf = 134,074 sf max.)	0.42:1	0.75:1	0.97:1	includes 1,000 sf in Residential Building
Table 712	Commercial Off-Street Parking	required over 5,000 sf	57 spaces	47 spaces + 2 car share	47 spaces + 2 car share	existing in residential building
Table 712	Commercial Freight Loading	required if over 10,000 sf in new building	none	none	none	
Table 712	Restaurant	P on 1st and 2nd story	None	2nd level restaurant	None	
Table 712	Movie Theatre	P on 1st and 2nd story	3-screen auditoria	1-screen auditorium	None	CU required
Table 712	Retail Sales and Services	P on 1st, 2nd, 3rd floors	None	None	23,142 gsf 13,322 gsf 9,820 gsf	Total Instructional Services: permitted use Swim Center: permitted use Learning Center: permitted use
Table 712	Residential Use	P on all levels	None	43 Units	No change	existing in Residential Building
Table 712	Residential Parking	1 per dwelling unit	None	37 spaces	43 spaces (as built)	existing in Residential Building
Table 712	Non-Residential Use	See Table 151 (chart below)	57	83 spaces	47 spaces (as built)	existing in Residential Building
Table 712	Formula Retail	Prohibition on Formula Pet Stores and Eating and Drinking Establishments	None	None	None	None proposed for tenant space
145.1(c)(6)	Street Frontage in NC zones	60% transparency with active uses	Geary: 62% 18th Ave: 5%	Geary: 62% 18th Ave: 38%	Geary: 62% 18th Ave: 27%	meets the requirement exception for historic structure: 145.1(d)

PARKING REQUIREMENTS

Code Section	Item	Requirement	Existing	Previously Proposed	Proposed	Authorization/Exception & Notes
Table 151	Retail Sales and Services 23,142 sq. ft.	None Required. Max. 1.5 spaces for every 500 sq. ft. up to 20,000 sq. ft. plus 1.5 spaces for every 250 sf above 20,000 sf	57 (original parking lot)	47 for commercial	Max. 79 spaces / 33 provided	Existing in Residential Building: 47 spaces + 2 car share previously approved
Table 151	Non-Retail Sales and Services 9,135 sq. ft.	None Required. Max. 1.5 spaces for every 1,000 sq. ft. where area exceeds 5,000 sq. ft.	None	None	Max. 14 spaces / 14 provided	Existing in Residential Building
Table 152	Freight Loading Retail Sales and Services Total: 23,142 gsf	1 space for 10,000 sq. ft. to 60,000 sq. ft.	None	None	1 required / 0 provided	Allowed per Sec. 150 (c)(1)
Table 152	All other uses	0 space up to 100,000 sq. ft.	None	None	None	
Table 155.2	Bicycle Parking					
	Residential Bicycle Parking	1 Class 1 per dwelling / 1 Class 2 per 20 units	None	43 Class 1 / 2 Class 2	No Change	Existing in Residential Building
	Retail Sales and Services 23,142 sq. ft.	1 Class 1 per 7,500 sq. ft./ 1 Class 2 per 2,500 sq. ft.	None	None	3 Class 1 req. / 8 Proposed 9 Class 2 req. / 12 proposed	in Historic Theater Lobby on 1st floor
	Non-Retail Professional Services 9,135 sq. ft.	1 Class 1 per 12,000 sq. ft./ 4 Class 2 per 2,500 sq. ft. Not less than 2 Class 1 greater than 5,000 sq. ft.	None	None	2 Class 1 req. / 8 Proposed 4 Class 2 req. / 4 proposed	in Lobby for Professional Services on 1st floor
Table 166	Residential Car Share Parking	0 space for 0 - 49 dwelling units	None	None	No change	None provided / 43 units
	Non-Residential Car Share	1 space for 24-49 non-residential spaces	None	2 spaces	2 spaces	Existing in Residential Building



THE "DIGNIFIED EGYPTIAN" ALEXANDRIA THEATRE

As the ancient Pharaohs built their temples to their gods, so has the Alexandria been dedicated to the god of amusement, particularly, the god of motion picture, before which millions bow down each night throughout the world.

The Richmond Banner, November 23, 1923



The Alexandria Theatre opened on November 26, 1923 with a screening of "Going Up" starring Douglas MacLean, with Ben Black, a local celebrity and his band as the permanent in-house orchestra, presumably until talkies became popular in the 1930's. Mayor James Rolph, Jr. made the dedication speech. One of the policies of the Levin theatres was to have Saturday matinees for children. The first features at the Alexandria included "Treasure Island", "Jack and the Beanstalk", "Ali Baba and the Forty Thieves" and "Babes in the Woods", all made specifically for children.

The theatre was built for Alex Levin and James Levin and their brother Samuel H. Levin, one of a number of local theatre entrepreneurs who developed neighborhood theatres. Levin also built the Metro on Union Street and the Balboa in the outer Richmond and operated under the business name San Francisco Theaters, Inc.

The plan to build the theatre was announced in the *Richmond Banner* on December 15, 1922. The architecture of the \$250,000 theatre was described as "dignified Egyptian". It was noted that it would be one of the finest "residential" theatres of its time with the latest construction features, lighting and ornamentation and "every known comfort." The architects for the theatre were the well-respected firm, the Reid Brothers, who designed 20 movie theatres in the 1920's and 30's and were one of the leading San Francisco firms of the day. By its opening in November 1923, the cost had escalated to \$350,000

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CONDITIONAL USE HEARING: JUNE 20, 2019





1 2

HISTORICAL REFERENCES

The elaborate curved corner element conveys the power of its Egyptian precedent in its allusion to the Court of Ramses II at Luxor. The six engaged columns rise to ribbed and floral capitals. Massive brackets, like slaves shouldering the heavy load, angle outward to support the unornamented architrave. Subtle detailing, like the classical rope molding at the bend in the brackets stand in contrast to the otherwise bulky Egyptian architectural elements.



3 4 5

THE MARQUEE

The existing marquee was added in 1942, designed by noted San Francisco architect A.A. Cantin. With its art deco geometric curves and ribbing, it is typical of many others designed in the 1930's and 40's. The marquee will be restored as part of this renovation.



6 7 8

THE BLADE SIGN AND TOWER

The art deco blade sign was added in the 1942 renovation along with the tower element it is attached to, which replaced a ziggurat element that had capped the corner in the original building. The tower was topped by a fanciful art deco crown that has since been removed, likely in 1963 when the entry was remodeled. The "1,2,3" numbers were added in the 1976 expansion and will be removed in this renovation.



9 10

ENTRY AND BOX OFFICE

The elaborate terrazzo patterned flooring at the entry, a product of the 1942 renovation and the marble clad ticket booth and movie poster vitrines from a 1963 remodel will be retained.



11 12

EXTERIOR ARCHITECTURAL ELEMENTS: 18TH AVENUE

The fire escape on the 18th Avenue side of the building is original to the building and will be retained. The neon "Parking" sign was likely added in the 1942 renovation and addition and will be retained and restored.



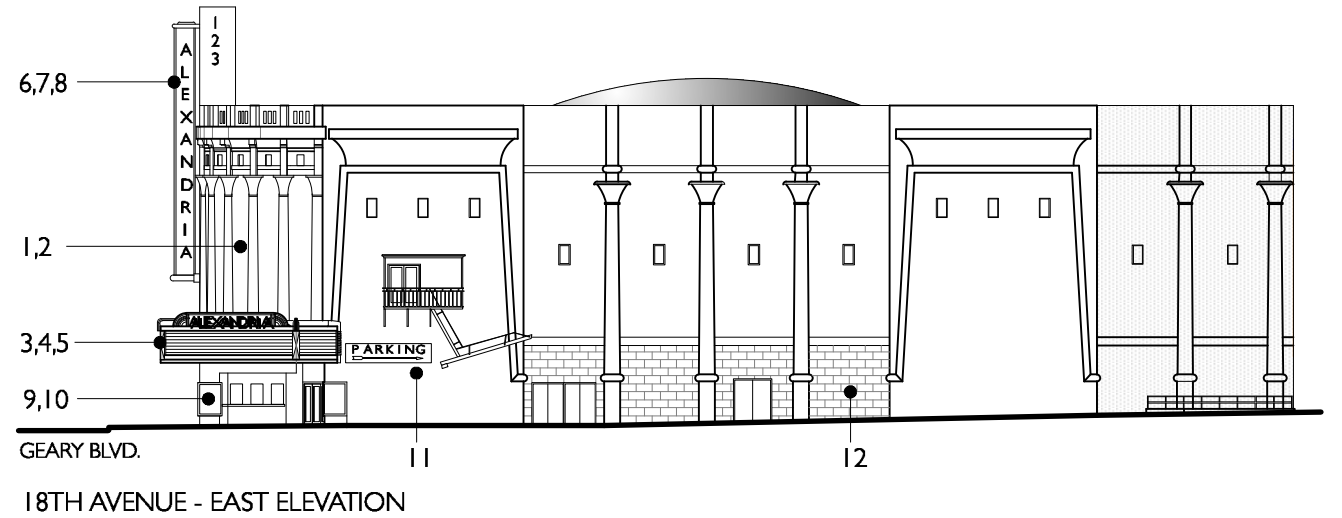
13 14

EXTERIOR ARCHITECTURAL ELEMENTS: GEARY BOULEVARD

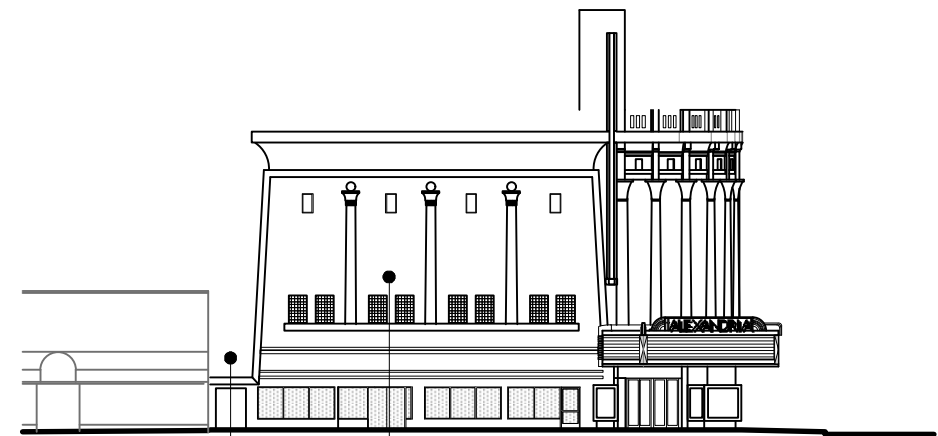
All of the architectural elements on the exterior of the building including the Egyptian elements, the pylons, columns, painted capitals, forceful bullnose molding (right) and decorative buttress (left) all will be retained.

THE EGYPTIAN MOVIE PALACE

Capitalizing on the 1922 discovery of King Tutankhamen's tomb, the Alexandria Theatre was designed with a stylized Egyptian theme, mixing elements of ancient Egypt, Minoan and classical detailing. The massiveness of Egyptian tombs is emulated in the battered, slab-like walls along both Geary and 18th Avenue facades. The simple ornamental schemes found in ancient buildings like the pylons of the Temple of Luxor are echoed in the rhythmic bays along both street facades and the unornamented outward curving entablature-like cap elements. Pilasters similar to the columns on the rounded corner bay articulate the structural bays.



18TH AVENUE - EAST ELEVATION



GEARY BOULEVARD - SOUTH ELEVATION



HIDDEN DETAILS

Currently hidden behind a wall built in 1976 for the projection room for Auditorium 3, these details will be revealed in the renovation of the building. On the right, is a decorative plaque that has been painted white that is the same size as the plaques on the grand stair. At the ceiling (left), is an air vent grill that is located at the southeast corner along the curved exterior wall. The location of these elements is noted in the 1942 photo of the auditorium at right. In 1976, the two upper auditoria were built dividing the dome and side wall mural in half.



CEILING AND MURALS

The upper theatres will be removed revealing the full theatre space for the first time since 1976. The classical ceiling design is original to the building is broken into rectangular fields with a large central dome which can be seen in the 1942 photo to the right. While the interior had been painted in 1976, some of the earlier paint color scheme (right) has been revealed with the removal of the upper theatre screens (by UA Artists in 2004). Fortunately, the construction of the upper theatres in 1976 only involved attaching one wall to the east and west walls of the theatre, leaving the murals intact.



UPPER LOBBY

The upper lobby begins at the top of the grand stair. This oval-shaped space with stepped walls and dropped ceiling is typical of the Art Deco period. The east wall follows the curve of the grand colonnade above the marquee and features the cinematography plaque described below. The small plaques on the grand stair can be seen in the right photo. The light fixture appears to be original to the 1923 design, but is made of plastic and is only a replica of one that may have been there.



THE ART DECO PLAQUES

The finest Art Deco relief in the Alexandria is this elaborate piece which uses applied black strips to define illustrations on a golden-copper metallic background whose highlights shift as you walk past it. The imagery expresses the theme that cinematography is the modern descendant of classical theater. The composition appears to show a cameraman filming while being inspired in his art by the beauty of a classical muse.



THE UPPER LOBBY PLAQUES

There are additional plaques mounted high on the walls of the upper most part of the lobby at the entrance to auditoria 2 and 3. These feature Art Deco stylized versions of Greek precedence and appear to be a metallic copper wash on a masonite panel.



THE GRAND CHANDELIER

High above the Alexandria's main auditorium floats this grand chandelier, a survivor of the theater's original 1923 interior decor. The chandelier, in the stylized shape of the sun that was so important in Egyptian cosmology, hangs from a great plaster dome painted as if a skylight open to a blue sky.

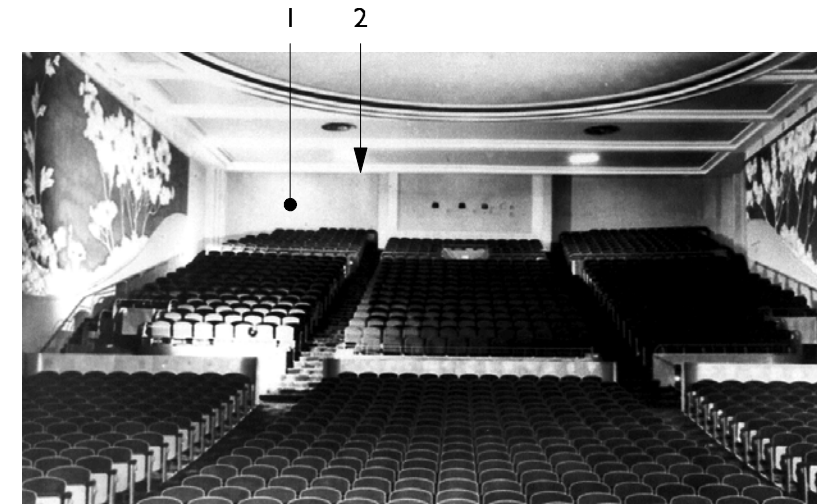
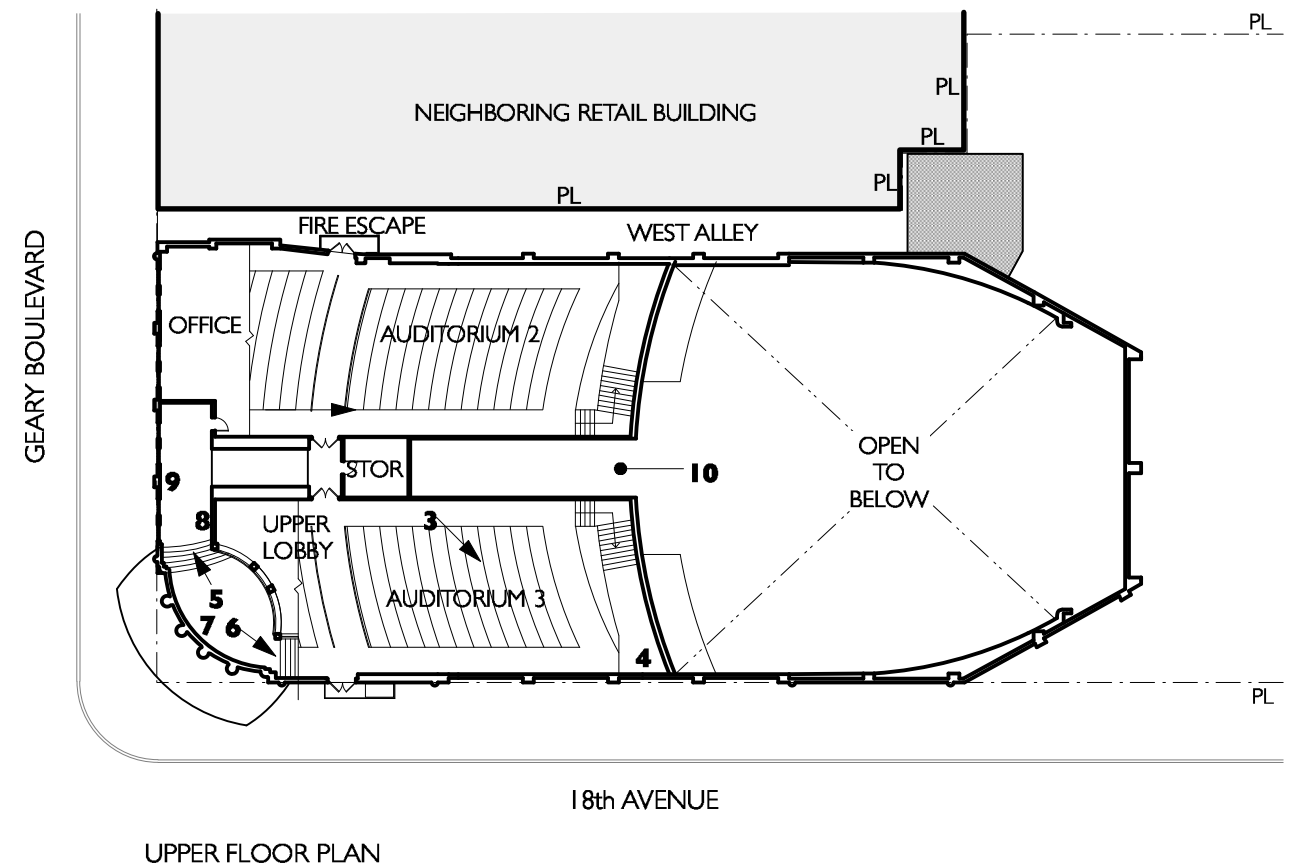


Photo from re-opening of the Art Deco renovated Alexandria, September 25, 1942





REMOVE NUMBERS FROM BLADE TOWER

RECONSTRUCT BLADE SIGN
REPAIR SUPPORT STRUCTURE

REPAIR AND REPAINT BUILDING

REPAIR & REPAINT RUSTED METAL
ON EXISTING FIRE ESCAPE

REHABILITATE MARQUEE UNDER PERMITS:
2017.1108.3487, 2017.1108.3486, 2017.1108.3483

LOCATION OF NEW STOREFRONT OPENINGS

REPAIR AND REPLACE MARBLE SHEATHING
AT VITRINES

REFURBISH POSTER VITRINES

REPAIR AND CLEAN TERRAZZO AT ENTRANCE

REPLACE EXISTING STOREFRONTS

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INTERIOR VIEWS OF THE NEW ALEXANDRIA

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THE LOBBY OF THE ALEXANDRIA

One of the guiding principles in the renovation of the Alexandria Theatre is to retain its rich historical character. The lobby of the building was remodeled in 1942 and still retains much of its Art Deco ornamentation such as the stepping beams and ceiling above the entry doors, the grand staircase with its ornamental bronze guardrail, and the unique "be-jeweled" water fountain. The wall that was formerly the mirrored backdrop to the candy counter (relocated there in 1965) will now be opened with windows into the Swim Center. Access to the Learning Center is also through the main lobby up the grand staircase. Elevator access is provided to the upper levels for the first time in the building's 96 year history.



THE SWIM CENTER AT THE ALEXANDRIA 13,322 SF

The Swim Center at the Alexandria is located in the main theater space. It features two pools, a small pool and a large pool for kids' learn to swim lessons, as well as for youth and adult swimming membership. Flanking the pools on the east is a pool staff area and on the west, a visitors gallery.

The side aisles are topped with skylights that offer views of the historic murals and maintain an environmental separation from the pool moisture. The pool area can be viewed from the original lobby. A new basement space features toilets, lockers, showers, and changing rooms for swimmers, and parents with young kids.



THE LEARNING CENTER AT THE ALEXANDRIA
9,820 SF

The Learning Center provides 11 classrooms for many types of uses including an after-school program focused on continuing education or advanced learning for students between the ages of 6 to 14 (from K to 8th grades) through additional educational activities. The type of programs to be offered are:

- enhanced academic programs, like English, math or secondary languages
- talent enhancement programs, like visual arts, performing arts, musical instruments;
- mental exercise activities, like chess and gaming

As an adjunct to the Learning Center, the Forum is a lecture hall-style space that is the upper portion of the original auditorium. Along with the Forum, the classrooms offer gathering space for evening meetings for local non-profit and community groups.



THE FORUM AT THE ALEXANDRIA
1,200 SF

The Forum at the Learning Center is a unique teaching space. The space is part of the upper portion of the original theater which provides flexible setting for lectures, media shows and lively conversational forums. Using pads for seating or setting up chairs, the Forum can seat approximately 60 people.

In these renderings, you can see the existing side wall murals from the 1942 renovation and the original beamed, classical ceiling. The side spaces feature interior skylights below to separate the pool environment from the Learning and Business Center above.





THE BUSINESS CENTER AT THE ALEXANDRIA
9,135 SF

The Business Center is located on a newly-constructed 3rd floor. With over 9,000 square feet of open work area and conferencing space, this will be one of the most exciting new professional service spaces in San Francisco. Located on the “roof” of the essentially new building built within the shell of the original theatre auditorium, this interior space seems to float between the east and west mural walls, just below the historic ceiling and dome with its original 1923 chandelier. This unique space will be available for rental.



BLADE SIGN

EXTERIOR CONDITIONS



DETAILS

INTERIOR CONDITIONS



CHANDELIER



GEARY BLVD. FACADE



PUBLIC ENTRY



18TH AVENUE FACADE



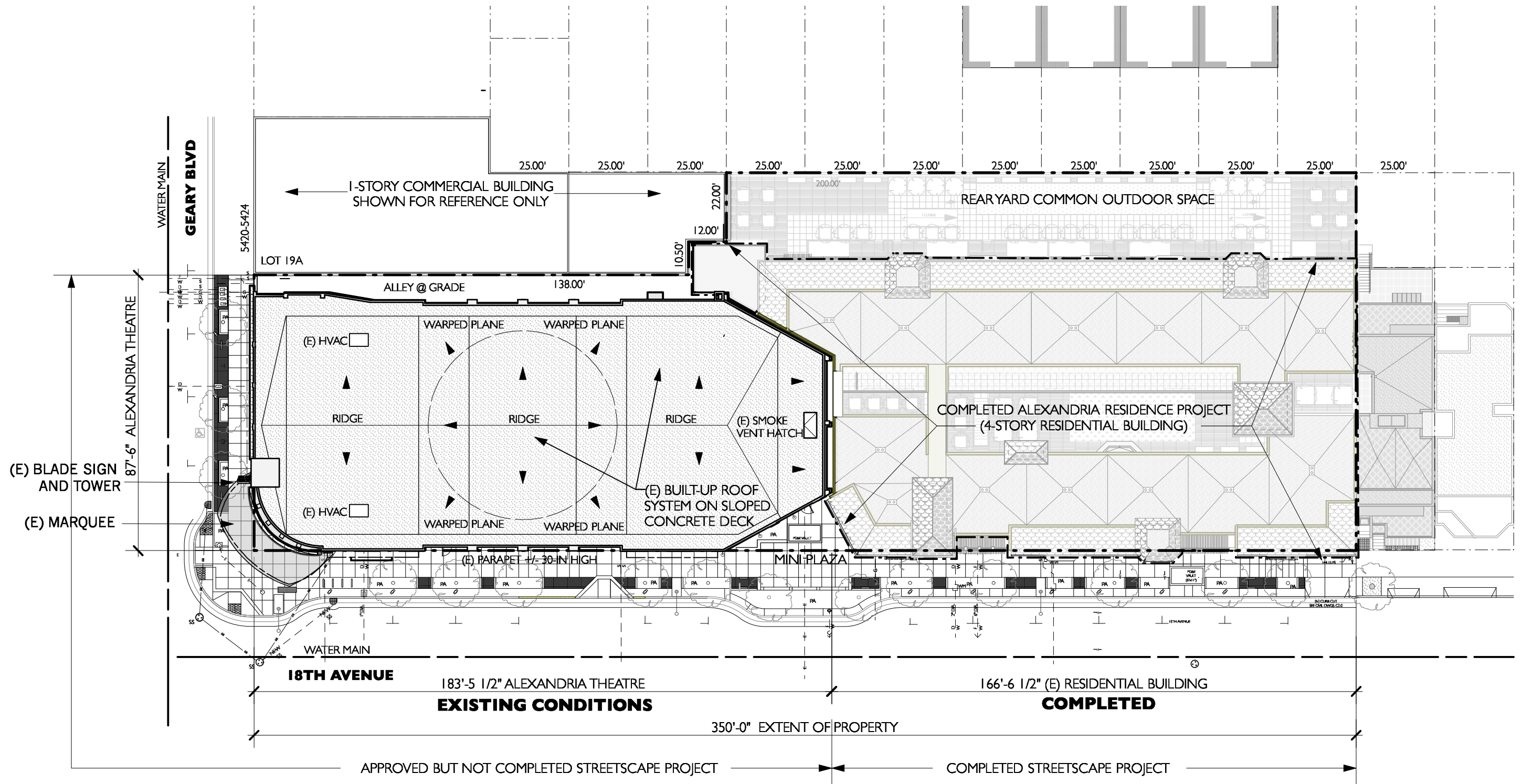
STAIRWAY



LOBBY

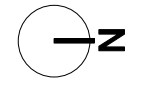


MEZZANINE



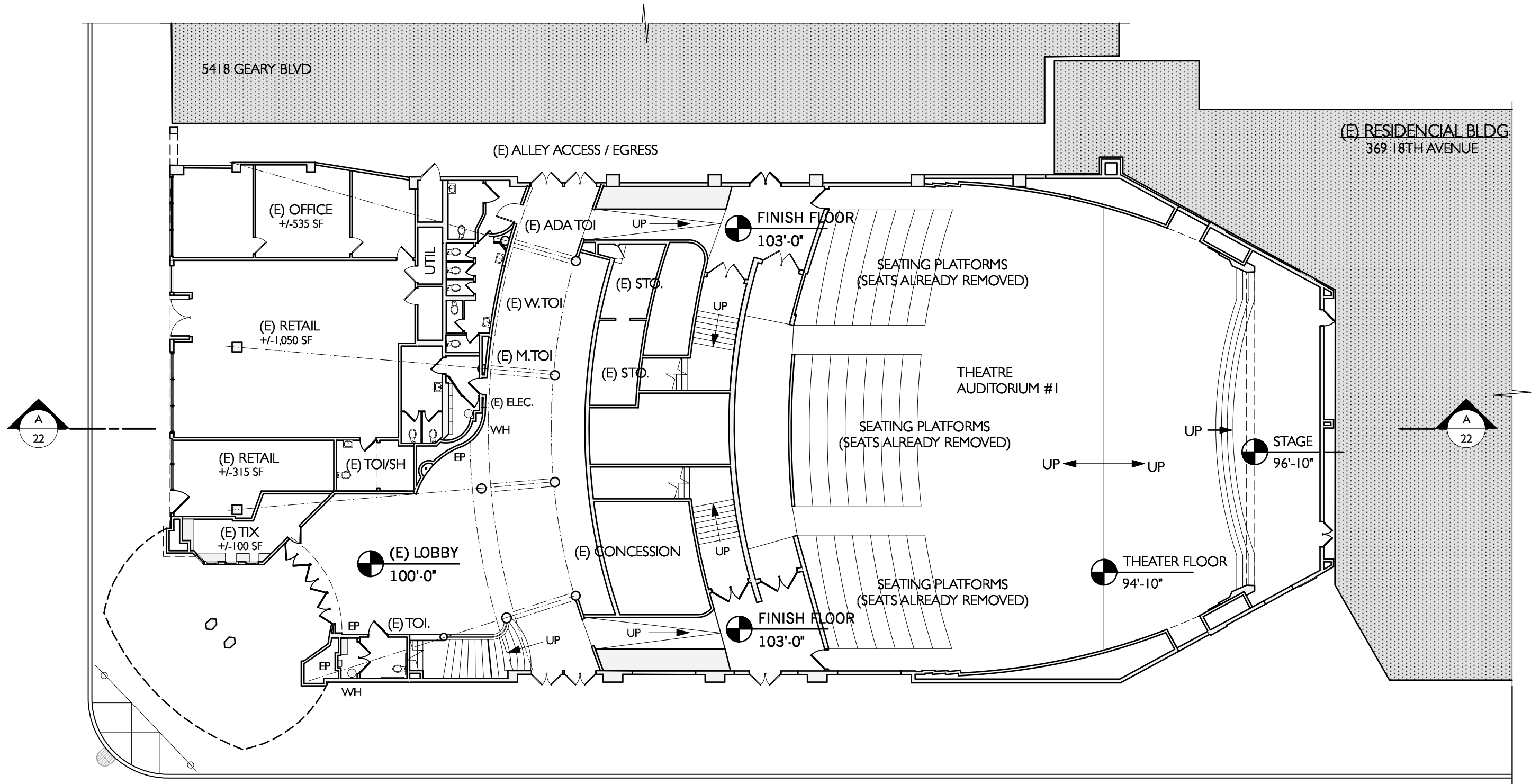
ALEXANDRIA THEATRE BUILDING
@ BLOCK 1450 / LOT 048

SCALE 1/32" = 1'-0"
 0 4' 8' 16' 32'

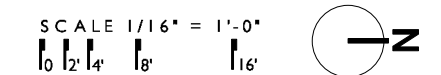


CONDITIONAL USE HEARING: JUNE 20, 2019



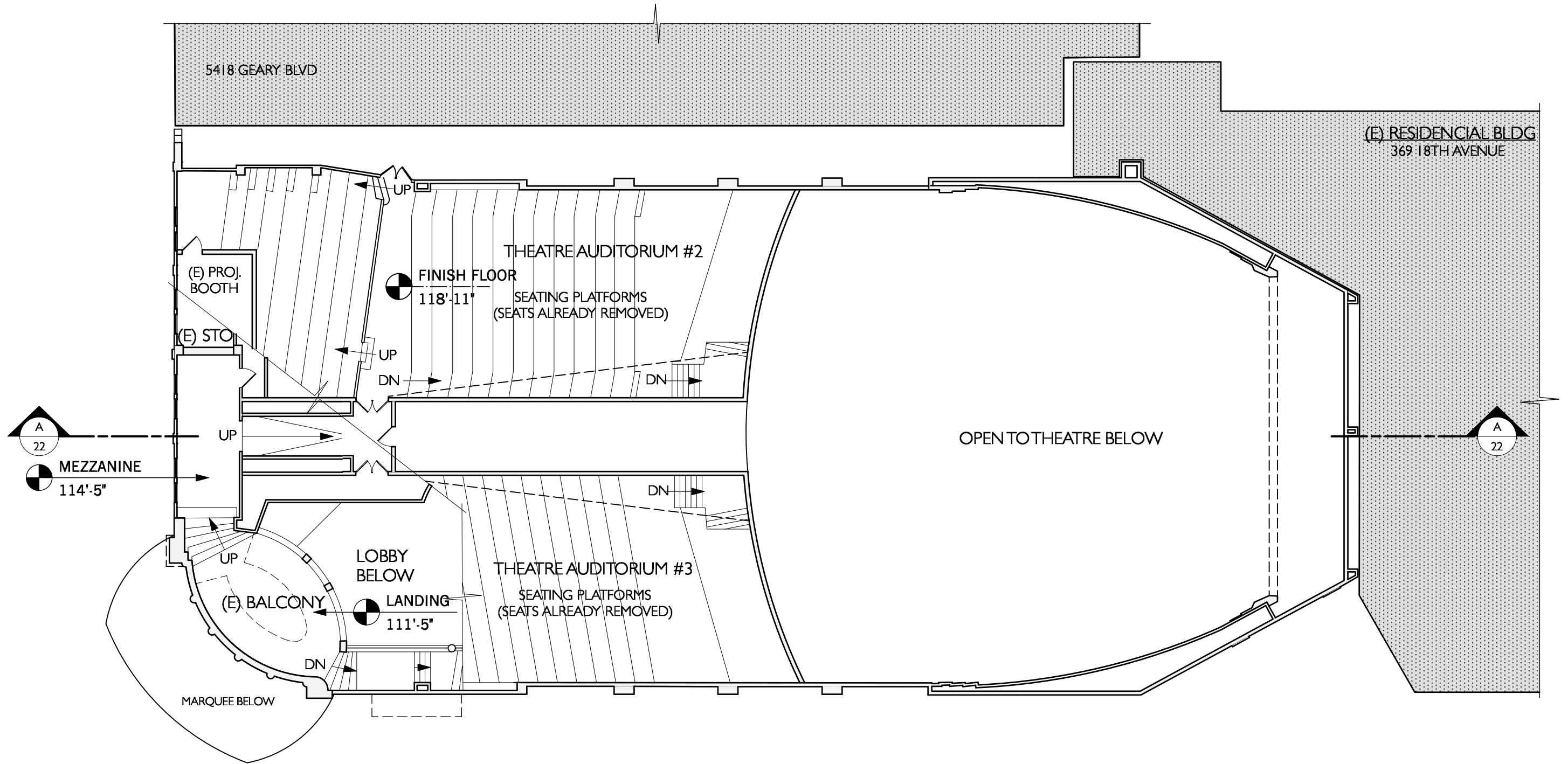


(E) FLOOR AREA +/- 12,608 GSF



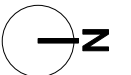
CONDITIONAL USE HEARING: JUNE 20, 2019



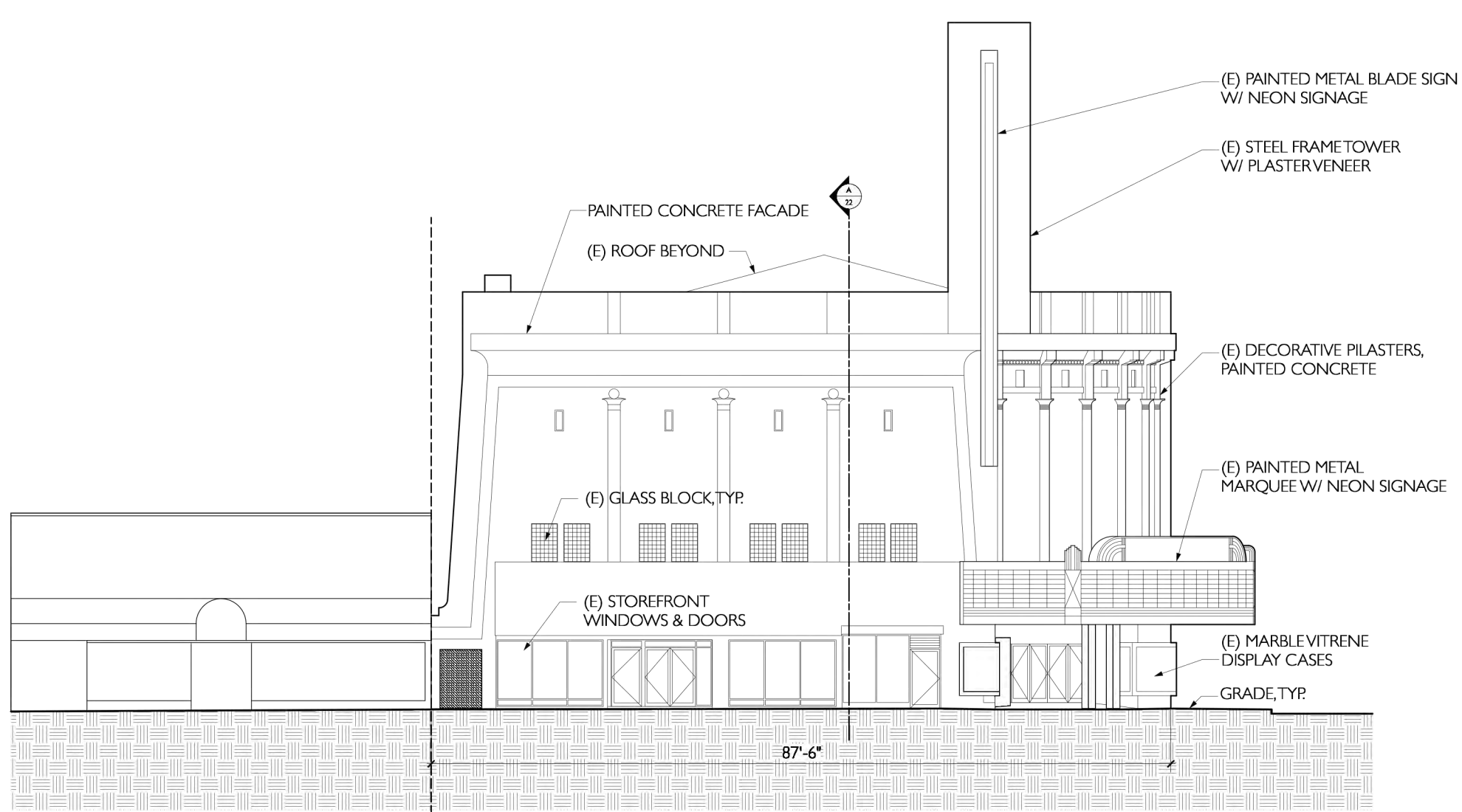


(E) FLOOR AREA +/- 6,200 GSF

SCALE 1/16" = 1'-0"
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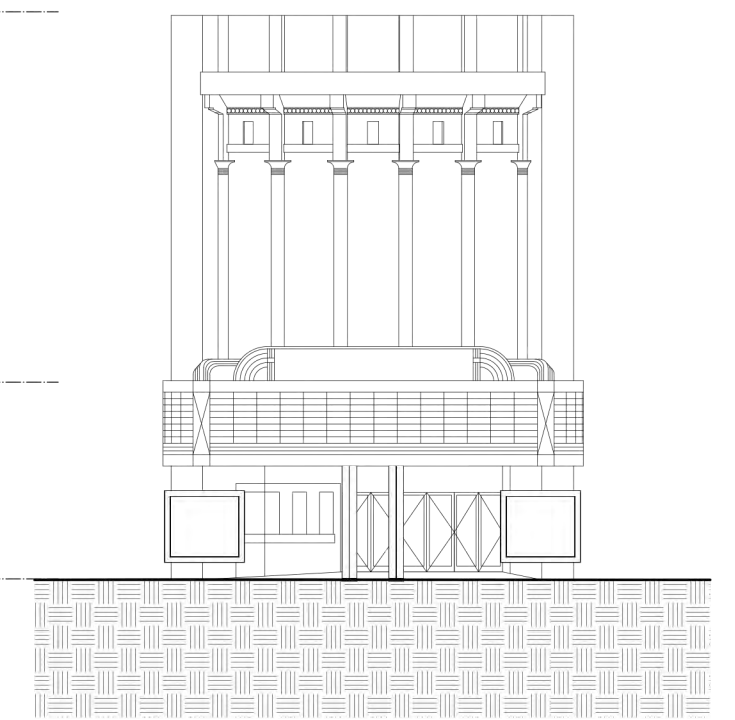
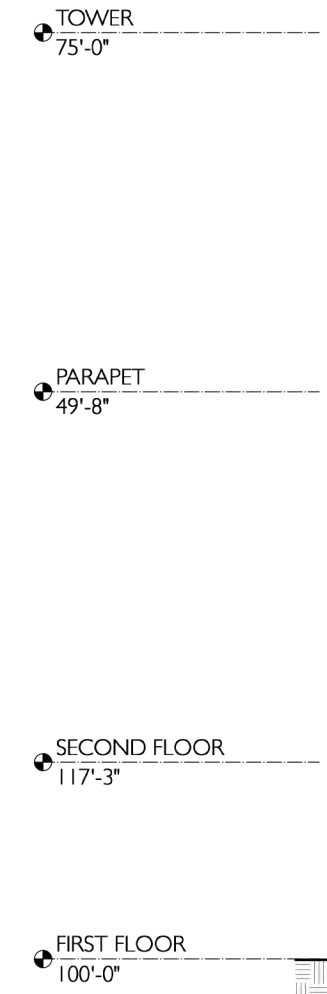


CONDITIONAL USE HEARING: JUNE 20, 2019



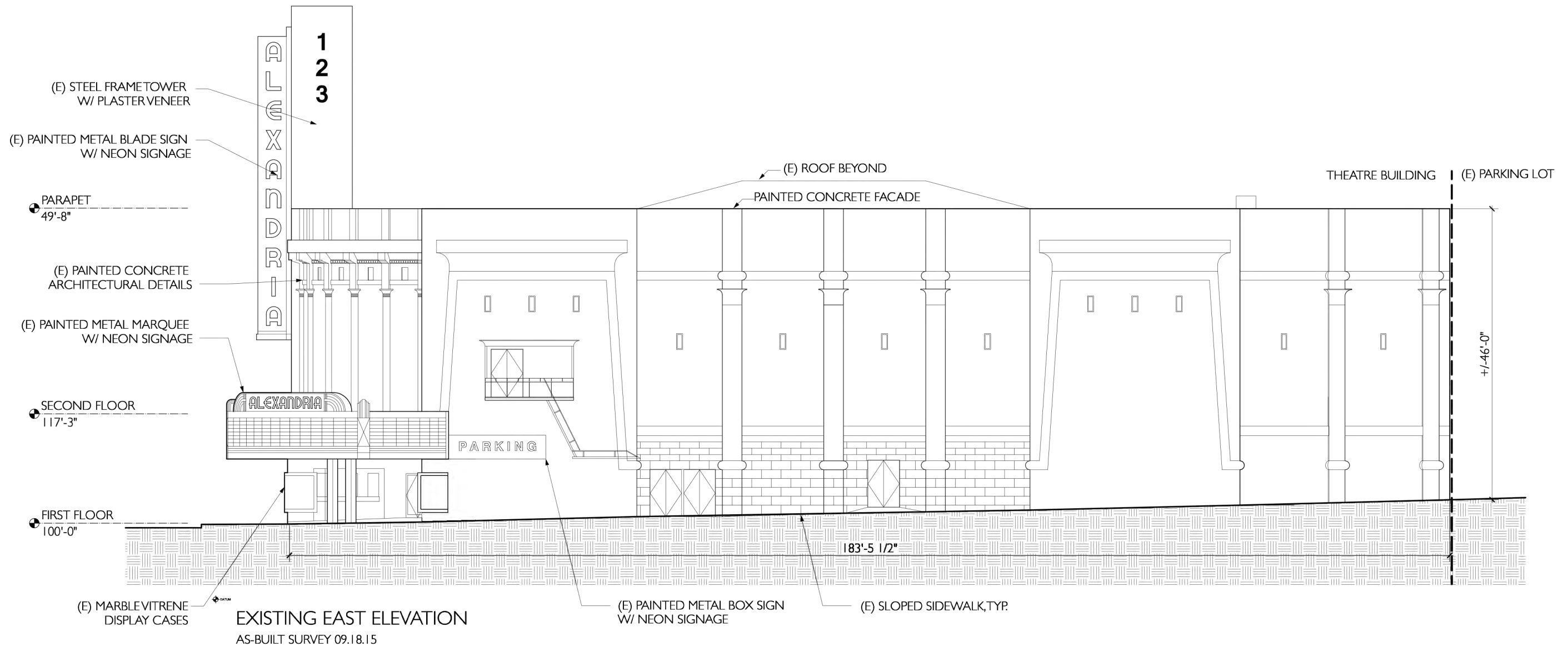
EXISTING SOUTH ELEVATION
AS-BUILT SURVEY 09.18.15

5418 GEARY BOULEVARD (E) THEATRE BUILDING



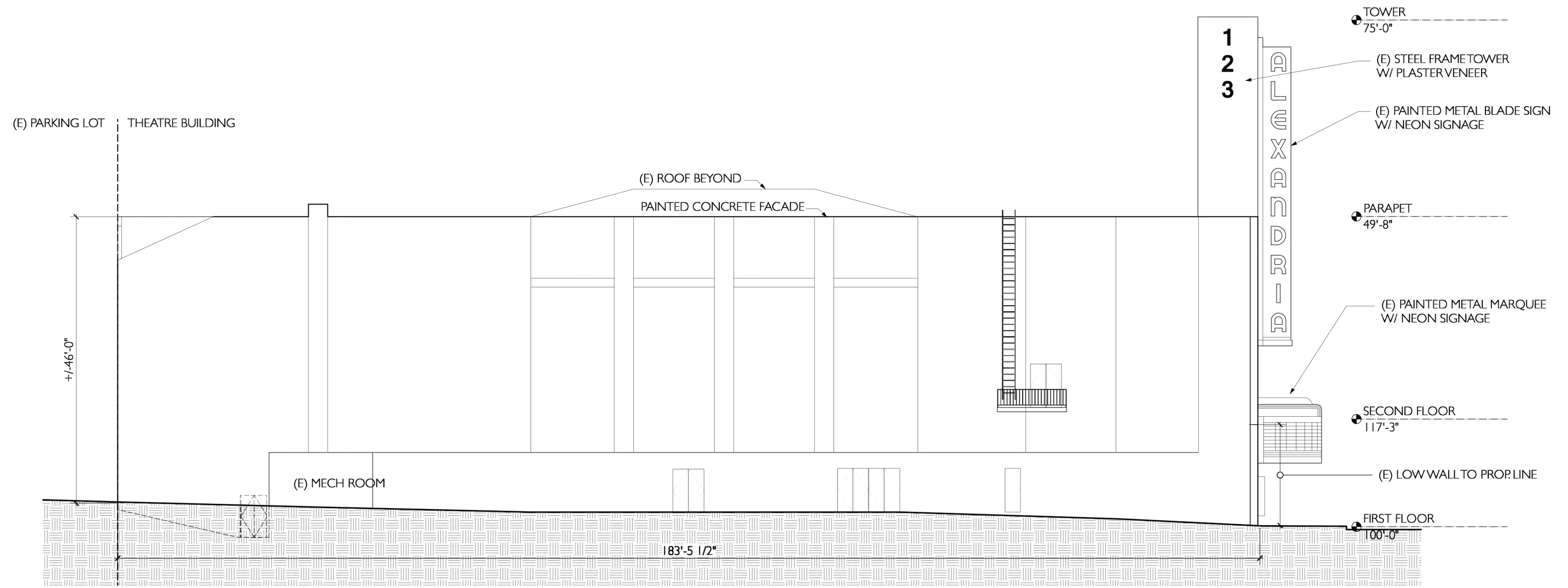
EXISTING SOUTHEAST ELEVATION

SCALE 1/16" = 1'-0"
0 2' 4' 8' 16'



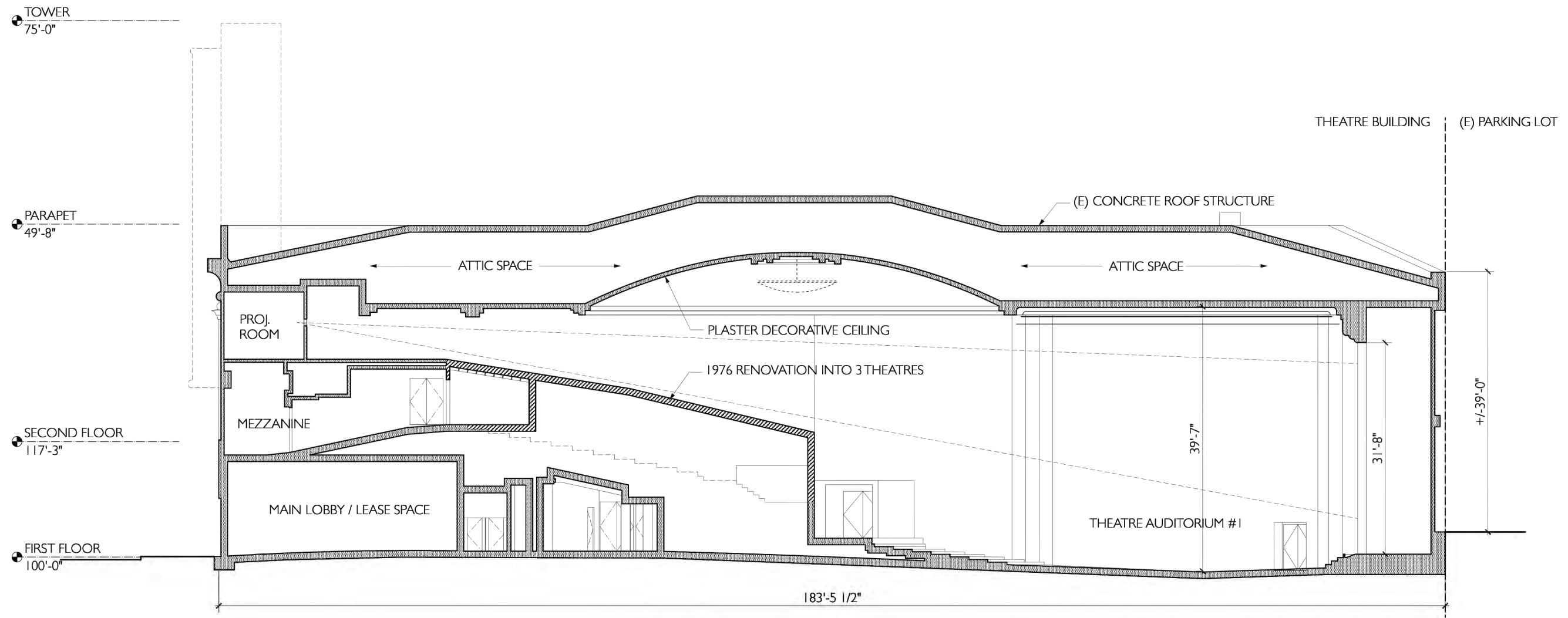
SCALE 1/16" = 1'-0"
 0 2' 4' 8' 16'





EXISTING WEST ELEVATION
AS-BUILT SURVEY 09.18.15

SCALE 1/16" = 1'-0"
0 2' 4' 8' 16'



EXISTING BUILDING, LONGITUDINAL SECTION
AS-BUILT SURVEY 09.18.15

SCALE 1/16" = 1'-0"
0 2' 4' 8' 16'



CONDITIONAL USE APPLICATION
APRIL 5 2013

ALEXANDRIA MIXED-USE BUILDING

5400 Geary Boulevard at 18th Avenue • San Francisco, California



Existing Alexandria Theatre at 5400 Geary Boulevard

New Mixed Use Building at 365 - 369 18th Avenue

341 - 343 18th Avenue
(for reference only)

ALEXANDRIA THEATRE ADAPTIVE RE-USE
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PLANNING COMMISSION MOTION NO. 18853 FOR CASE NO. 2004.0482CEK
CUA APPROVAL, APRIL 25, 2013

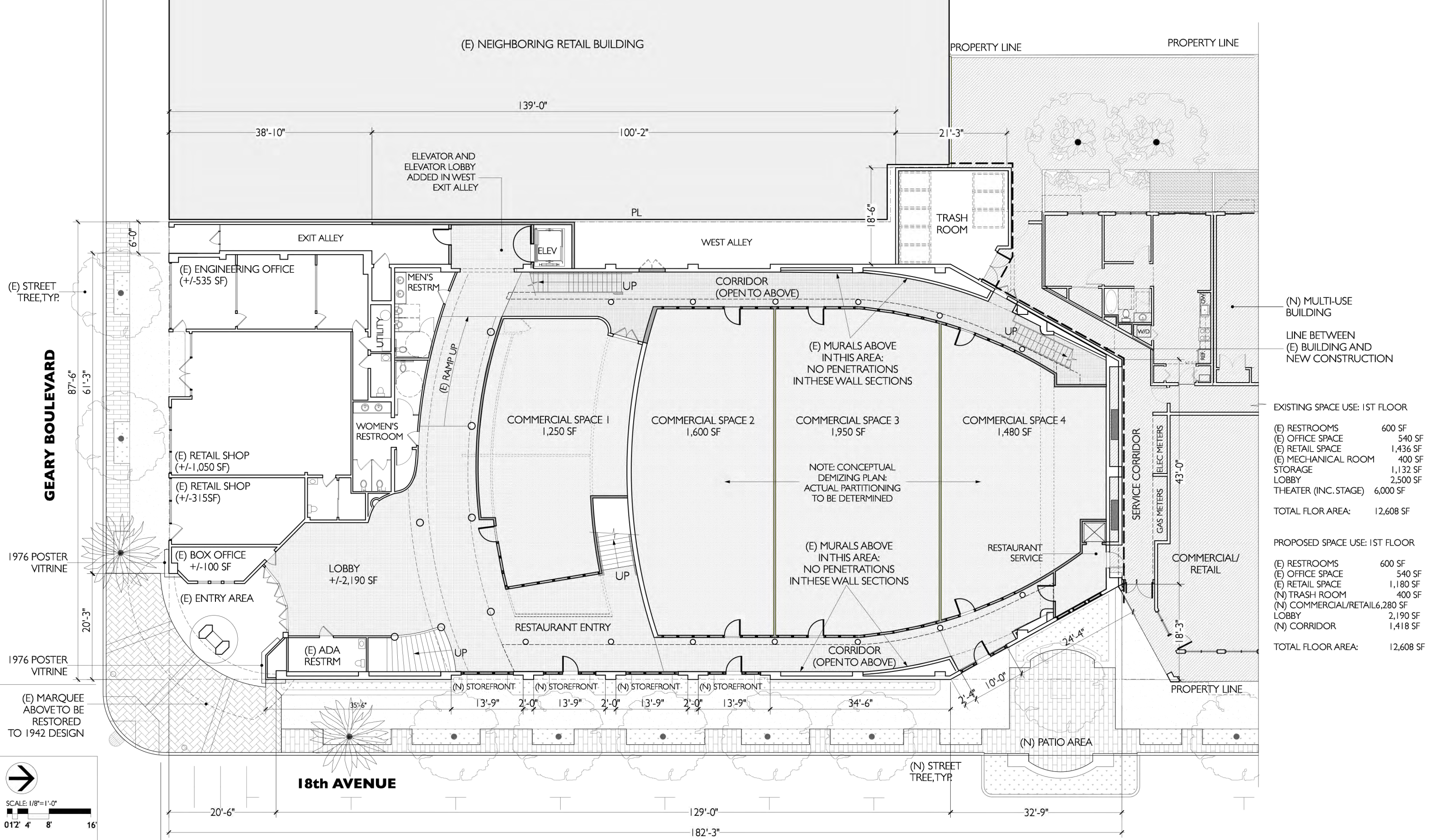
ELEVATIONarchitects

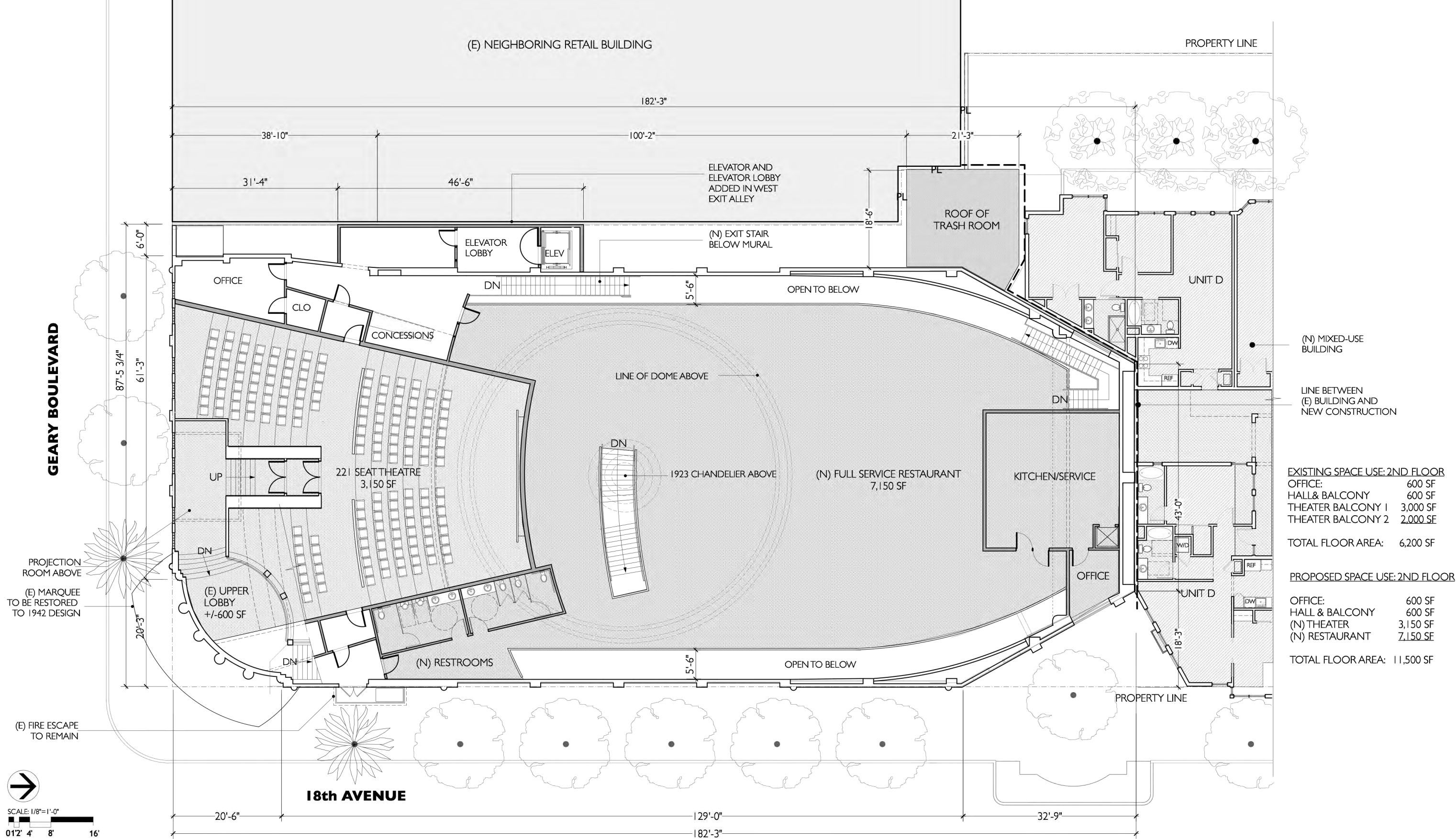
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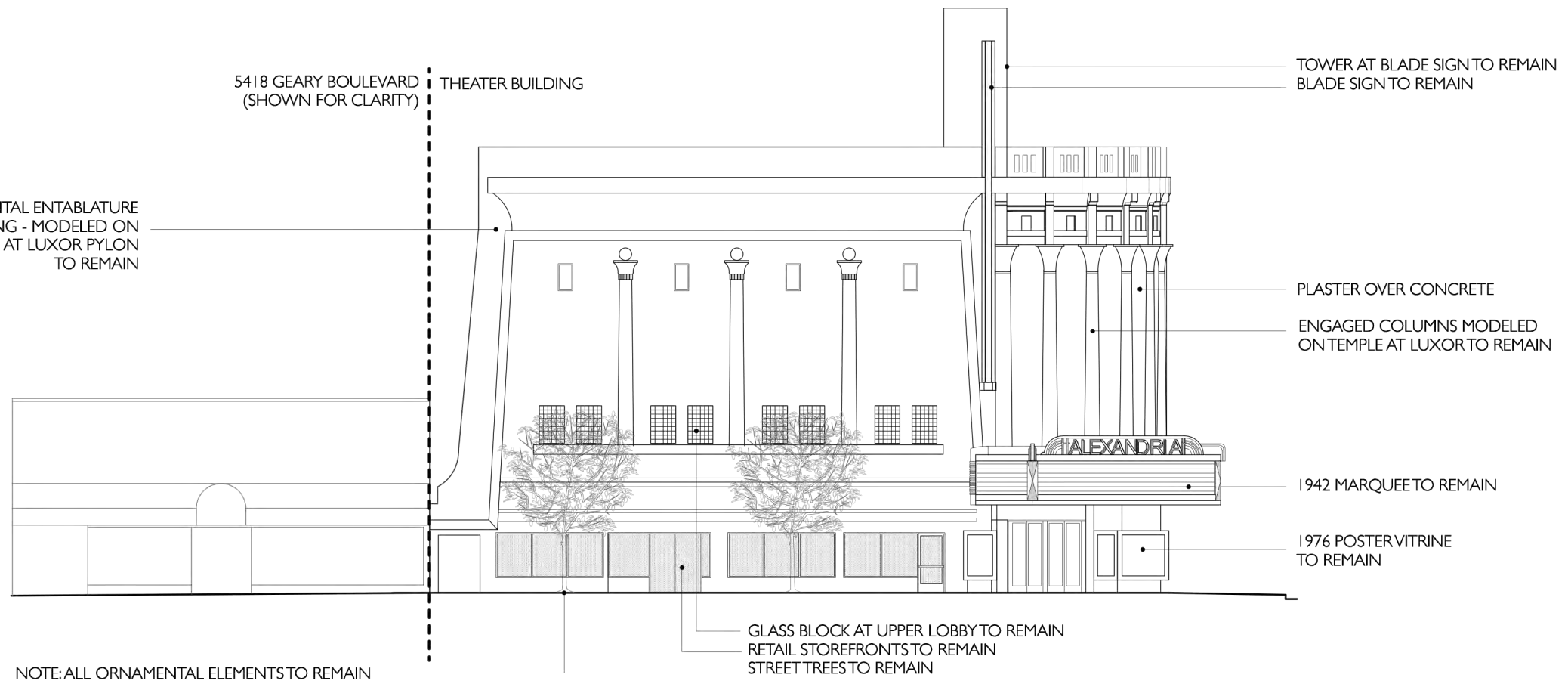
CONDITIONAL USE HEARING: JUNE 20, 2019



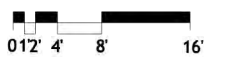
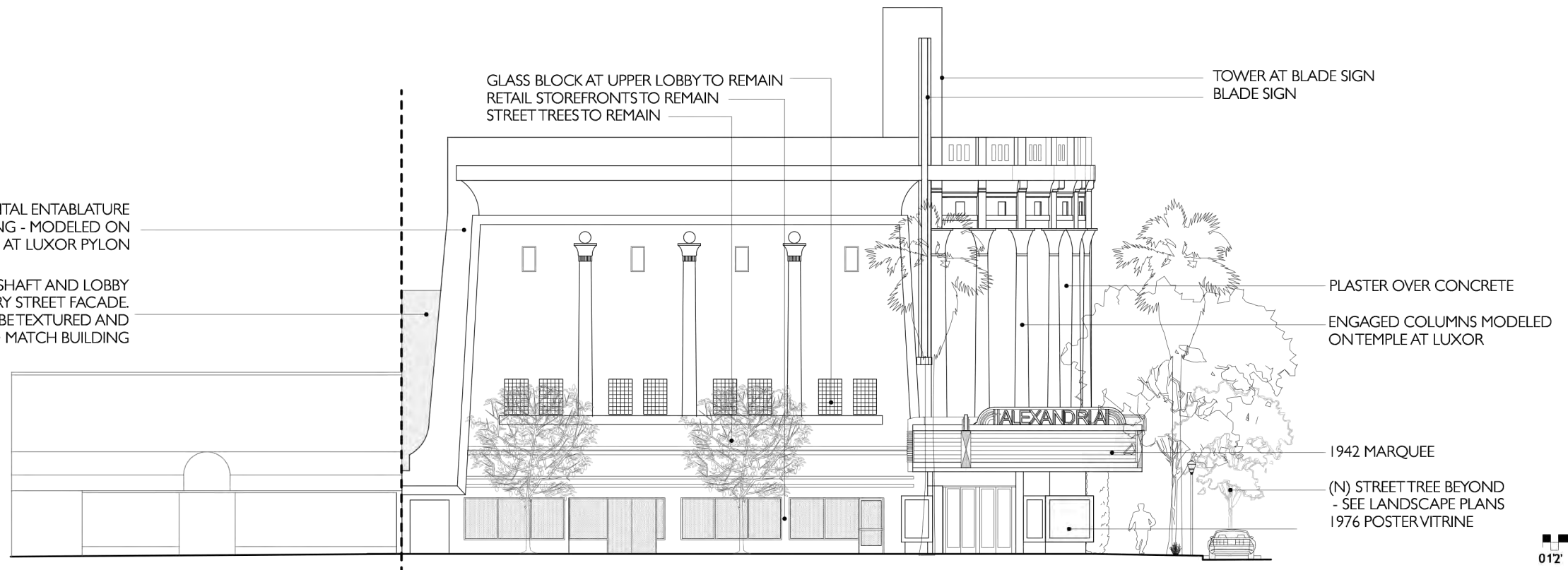




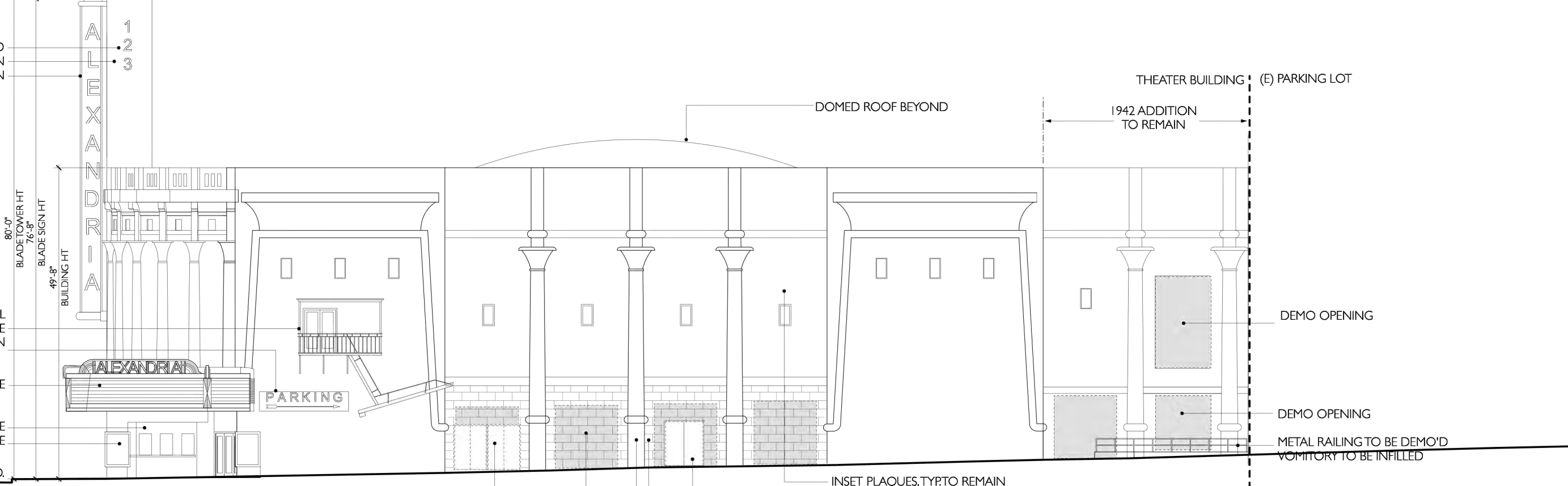
**EXISTING SOUTH ELEVATION
GEARY BOULEVARD**



**PROPOSED SOUTH ELEVATION
GEARY BOULEVARD**



1976 SIGNAGE TO BE DEMO'D
 1942 BLADE TOWER TO REMAIN
 1942 BLADE SIGN TO REMAIN



THEATER BUILDING (E) PARKING LOT
 1942 ADDITION TO REMAIN

DEMO OPENING
 DEMO OPENING
 METAL RAILING TO BE DEMO'D
 VOMITORY TO BE INFILLED

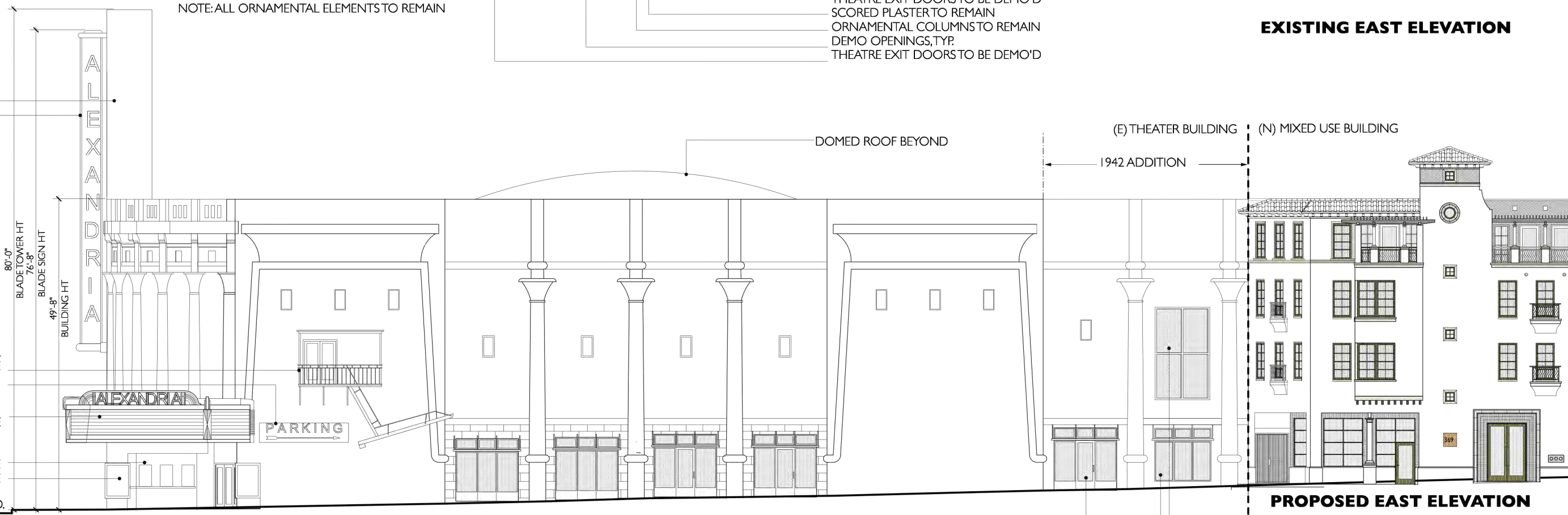
80'-0" BLADE TOWER HT
 76'-8" BLADE SIGN HT
 49'-8" BUILDING HT
 PAINTED METAL FIRE ESCAPE
 METAL & NEON SIGN
 1942 MARQUEE
 1976 BOX OFFICE
 1976 POSTER VITRINE
 GEARY BLVD.

NOTE: ALL ORNAMENTAL ELEMENTS TO REMAIN

INSET PLAQUES, TYP. TO REMAIN
 THEATRE EXIT DOORSTO BE DEMO'D
 SCORED PLASTER TO REMAIN
 ORNAMENTAL COLUMNSTO REMAIN
 DEMO OPENINGS, TYP.
 THEATRE EXIT DOORSTO BE DEMO'D

EXISTING EAST ELEVATION

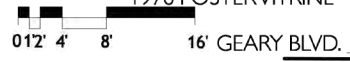
1942 BLADE TOWER
 1942 BLADE SIGN

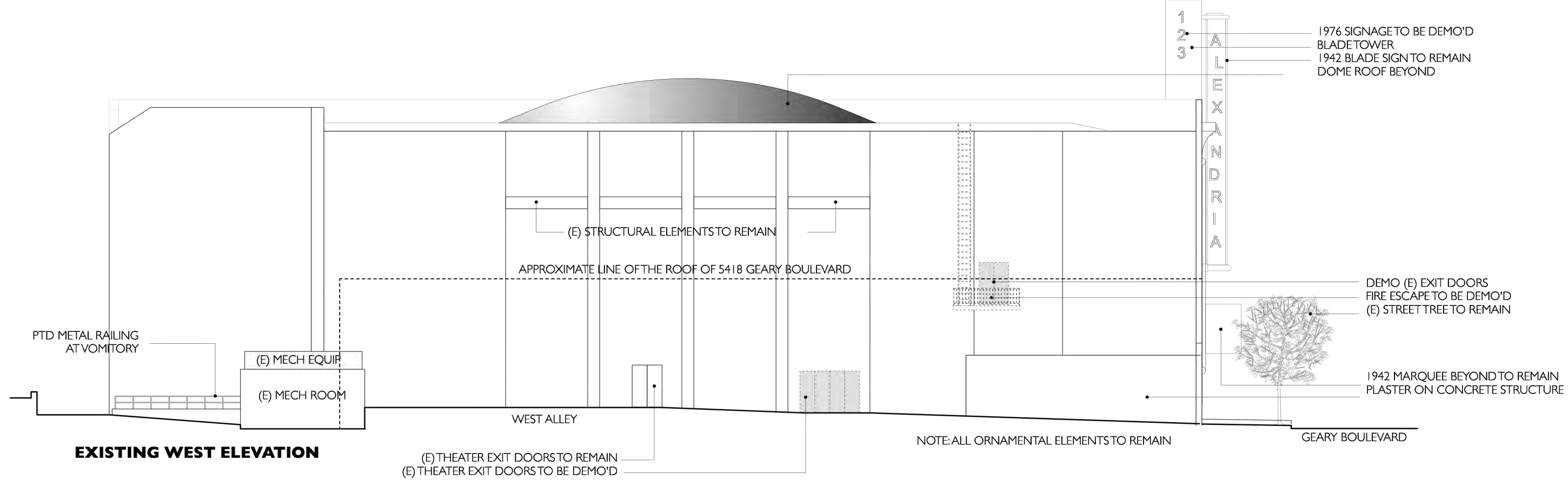


(E) THEATER BUILDING (N) MIXED USE BUILDING
 1942 ADDITION

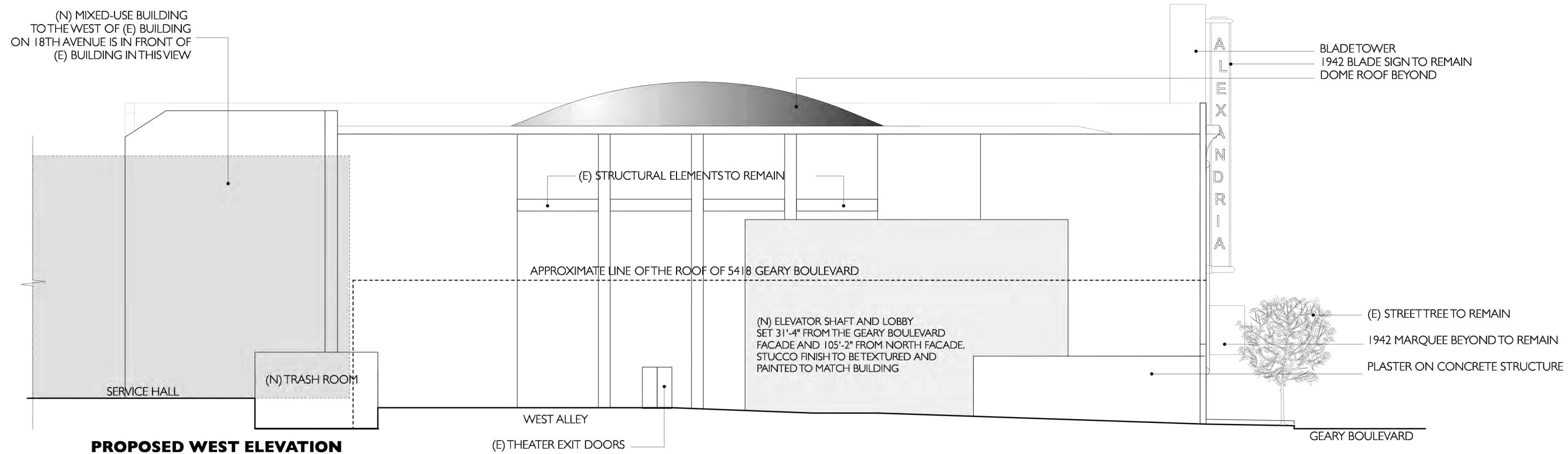
80'-0" BLADE TOWER HT
 76'-8" BLADE SIGN HT
 49'-8" BUILDING HT
 PAINTED METAL FIRE ESCAPE
 METAL & NEON SIGN
 1942 MARQUEE
 1976 BOX OFFICE
 1976 POSTER VITRINE
 16' GEARY BLVD.

PROPOSED EAST ELEVATION

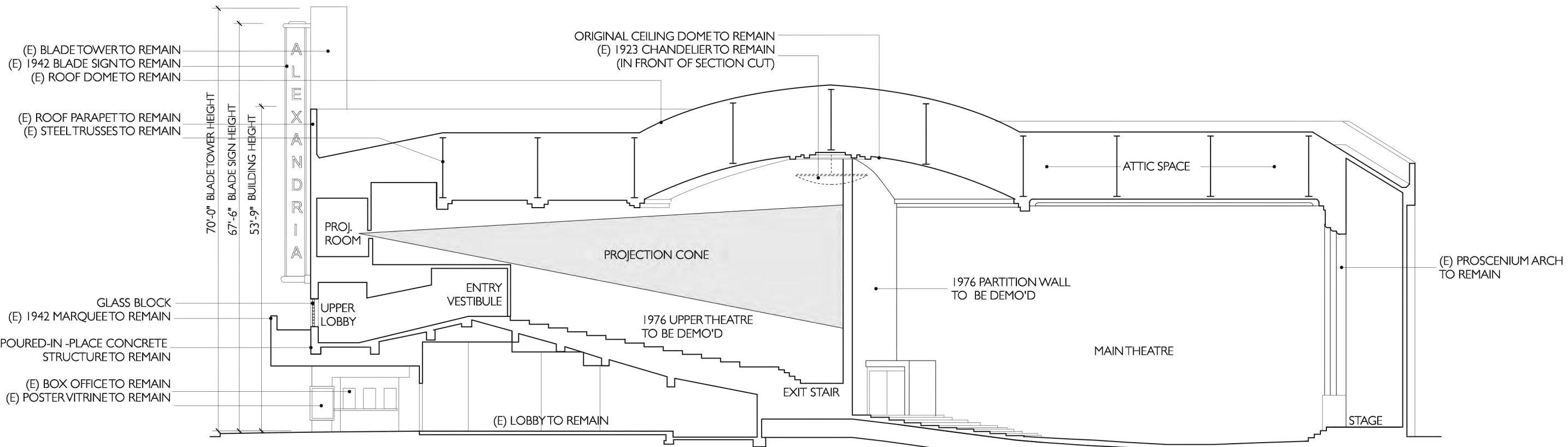




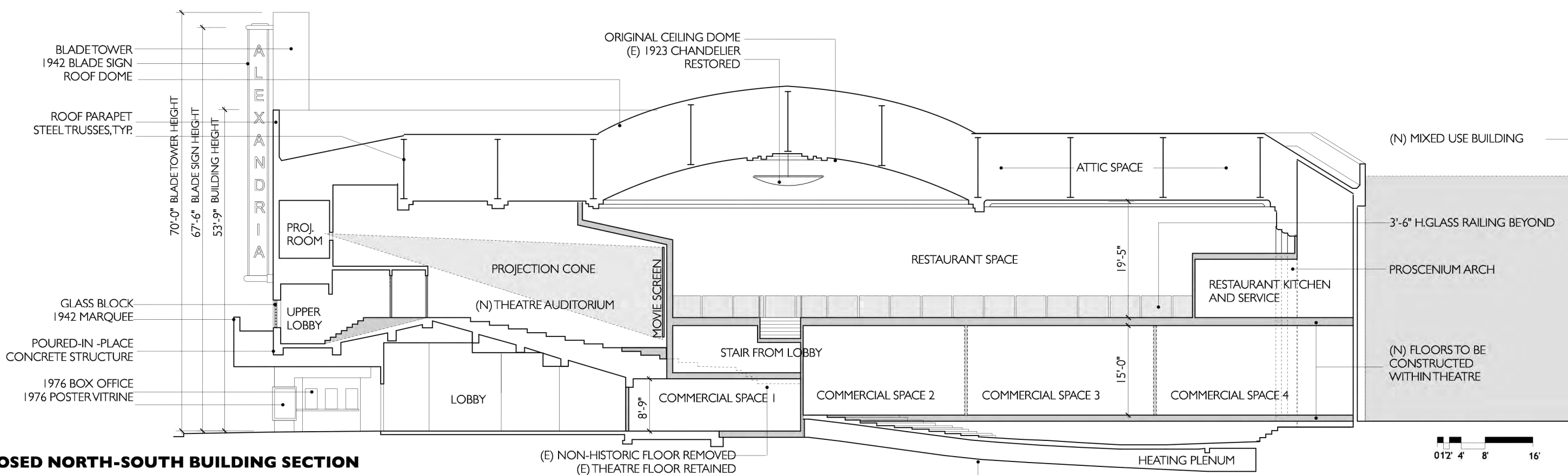
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING NORTH-SOUTH BUILDING SECTION



PROPOSED NORTH-SOUTH BUILDING SECTION

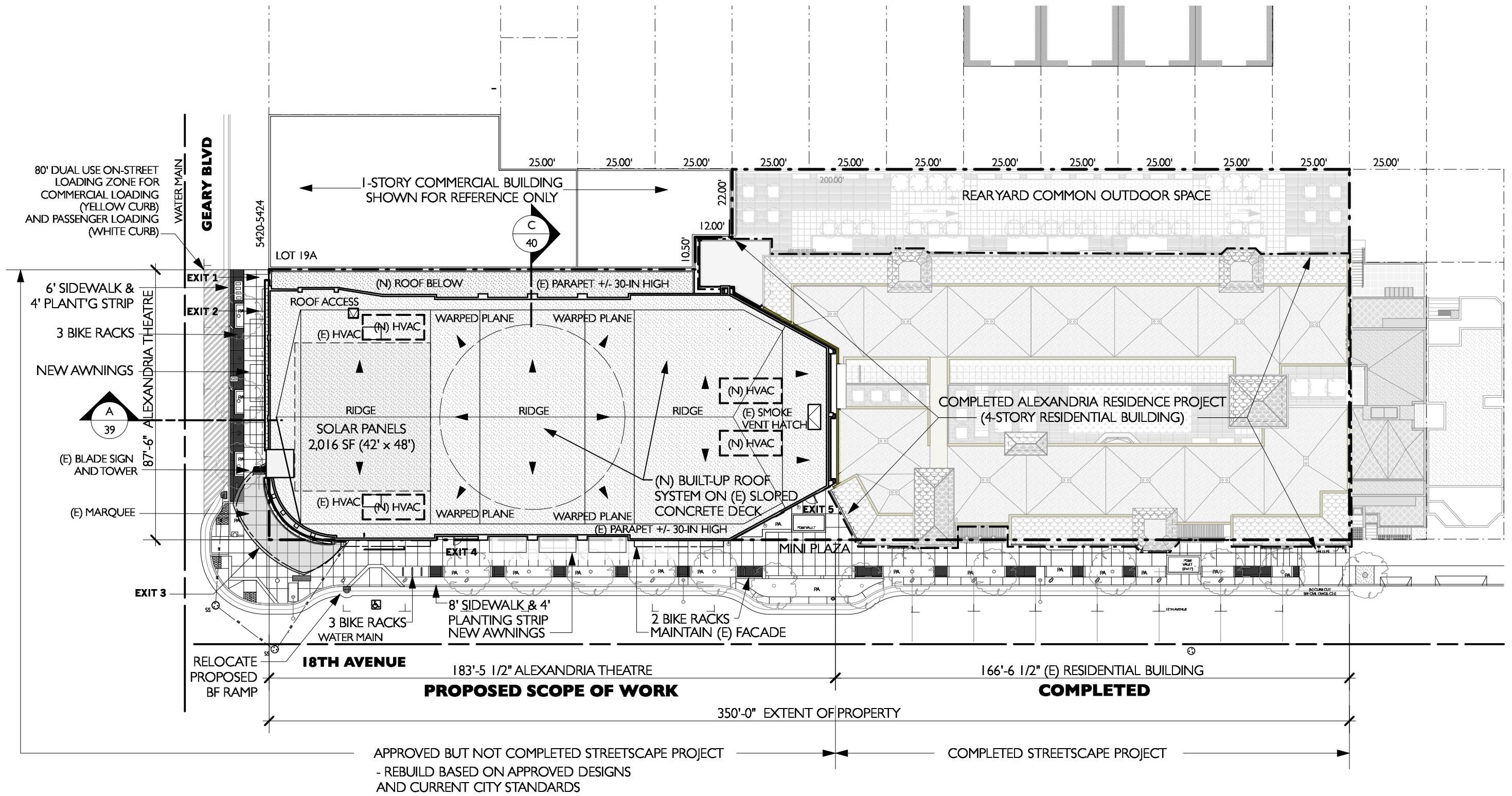




RENDERING OF HISTORIC LOBBY



RENDERING OF SWIM CENTER POOLS

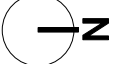


(N) HVAC MECHANICAL SYSTEM IS CONCEPTUAL IN LAYOUT. SYSTEM TO BE DEVELOPED IN DESIGN DEVELOPMENT PHASE.

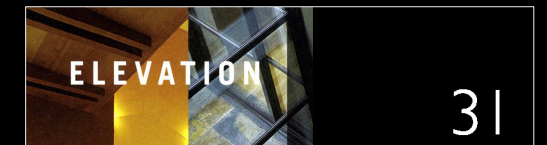
ROOF AREA = 13,400 SF
 SOLAR PANEL AREA = 2,016 SF
 (> 15% OF ROOF = 2,010 SF)

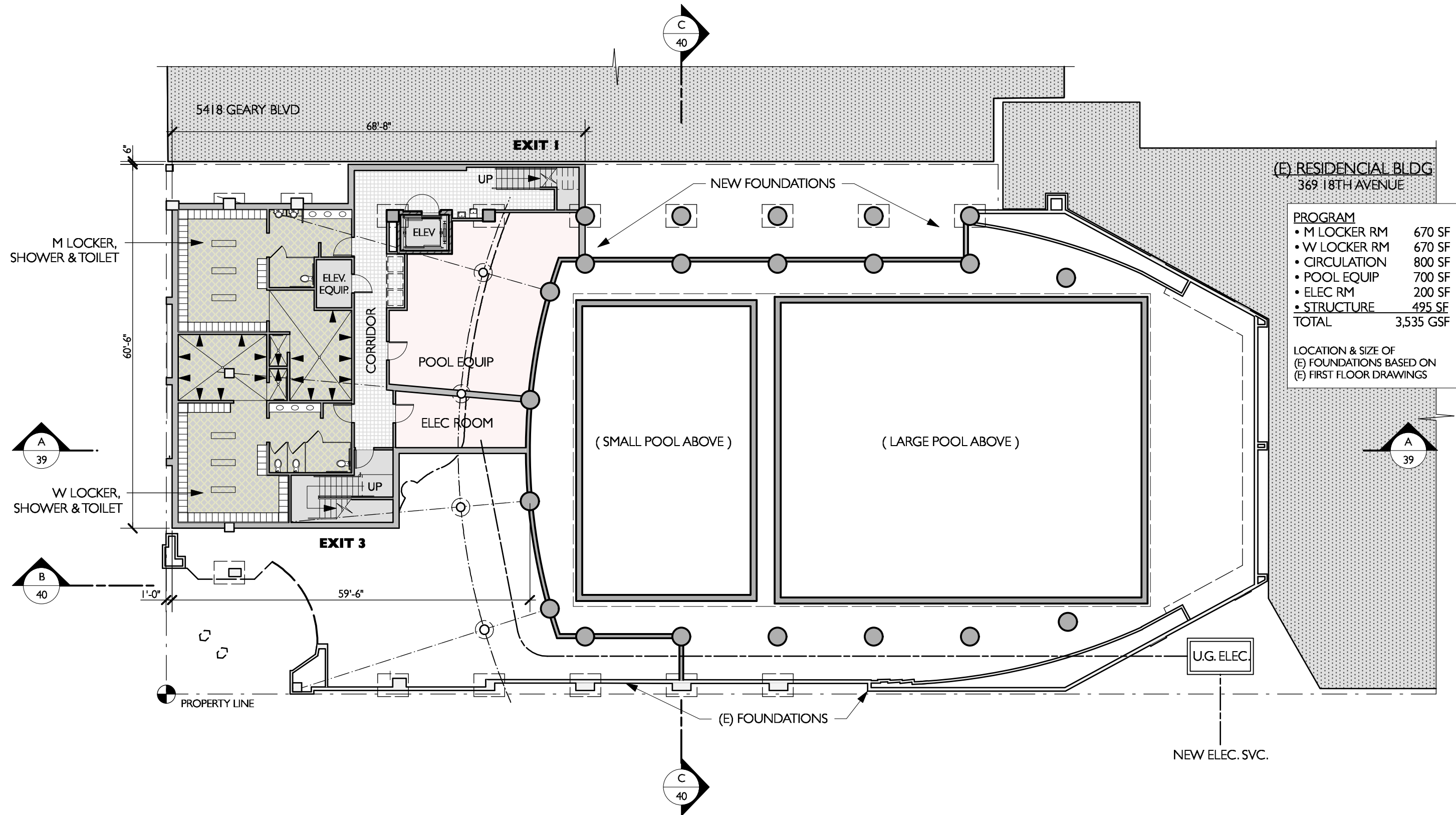
ALEXANDRIA THEATRE BUILDING @ BLOCK 1450 / LOT 048

SCALE 1/32" = 1'-0"
 0 4' 8' 16' 32'



CONDITIONAL USE HEARING: JUNE 20, 2019





(E) RESIDENTIAL BLDG
369 18TH AVENUE

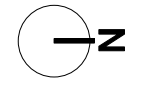
PROGRAM

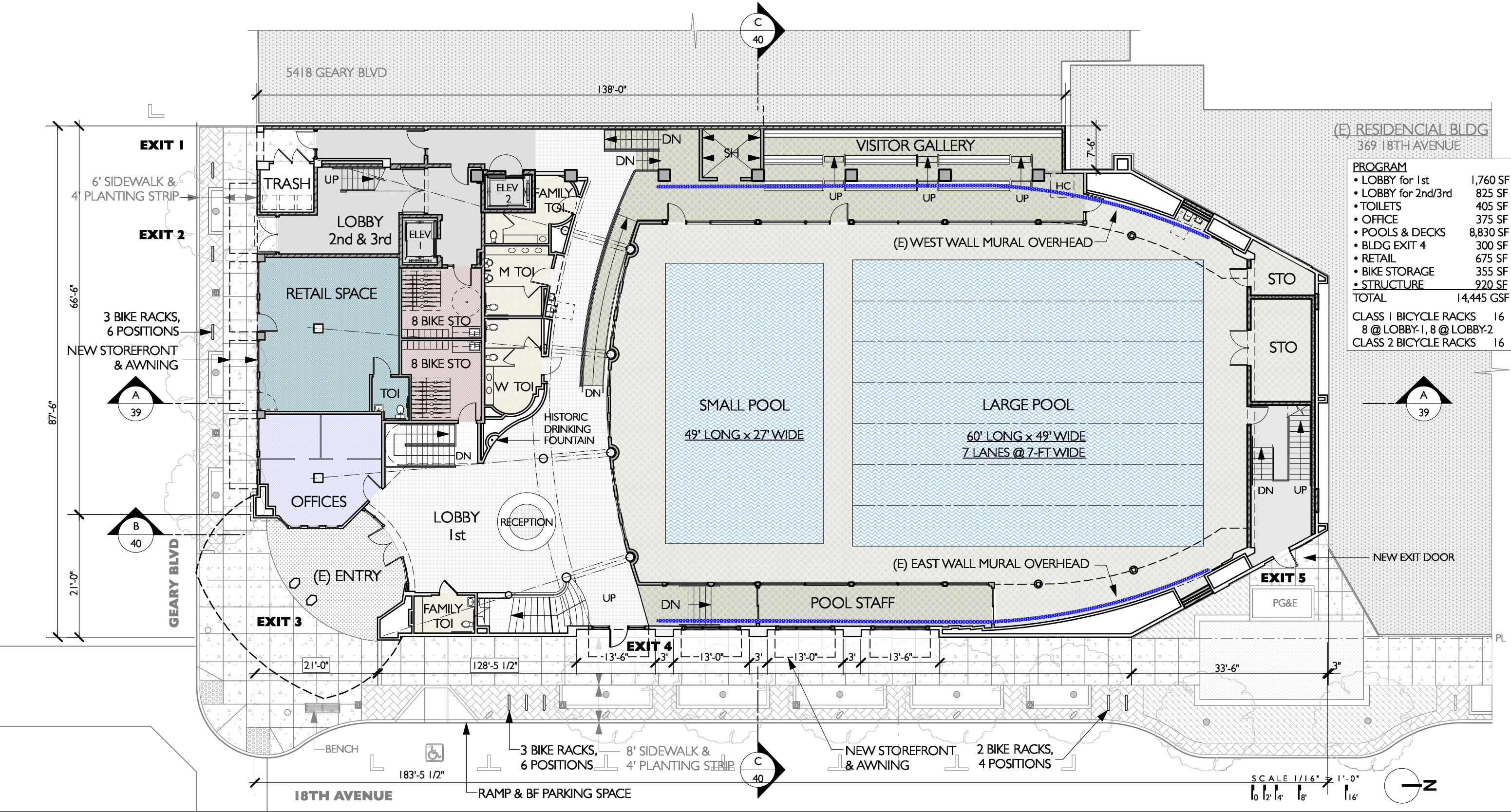
• M LOCKER RM	670 SF
• W LOCKER RM	670 SF
• CIRCULATION	800 SF
• POOL EQUIP	700 SF
• ELEC RM	200 SF
• STRUCTURE	495 SF
TOTAL	3,535 GSF

LOCATION & SIZE OF
(E) FOUNDATIONS BASED ON
(E) FIRST FLOOR DRAWINGS

U.G. ELEC.
NEW ELEC. SVC.

SCALE 1/16" = 1'-0"
0 2' 4' 8' 16'





(E) RESIDENTIAL BLDG
369 18TH AVENUE

PROGRAM

• LOBBY for 1st	1,760 SF
• LOBBY for 2nd/3rd	825 SF
• TOILETS	405 SF
• OFFICE	375 SF
• POOLS & DECKS	8,830 SF
• BLDG EXIT 4	300 SF
• RETAIL	675 SF
• BIKE STORAGE	355 SF
• STRUCTURE	920 SF
TOTAL	14,445 GSF

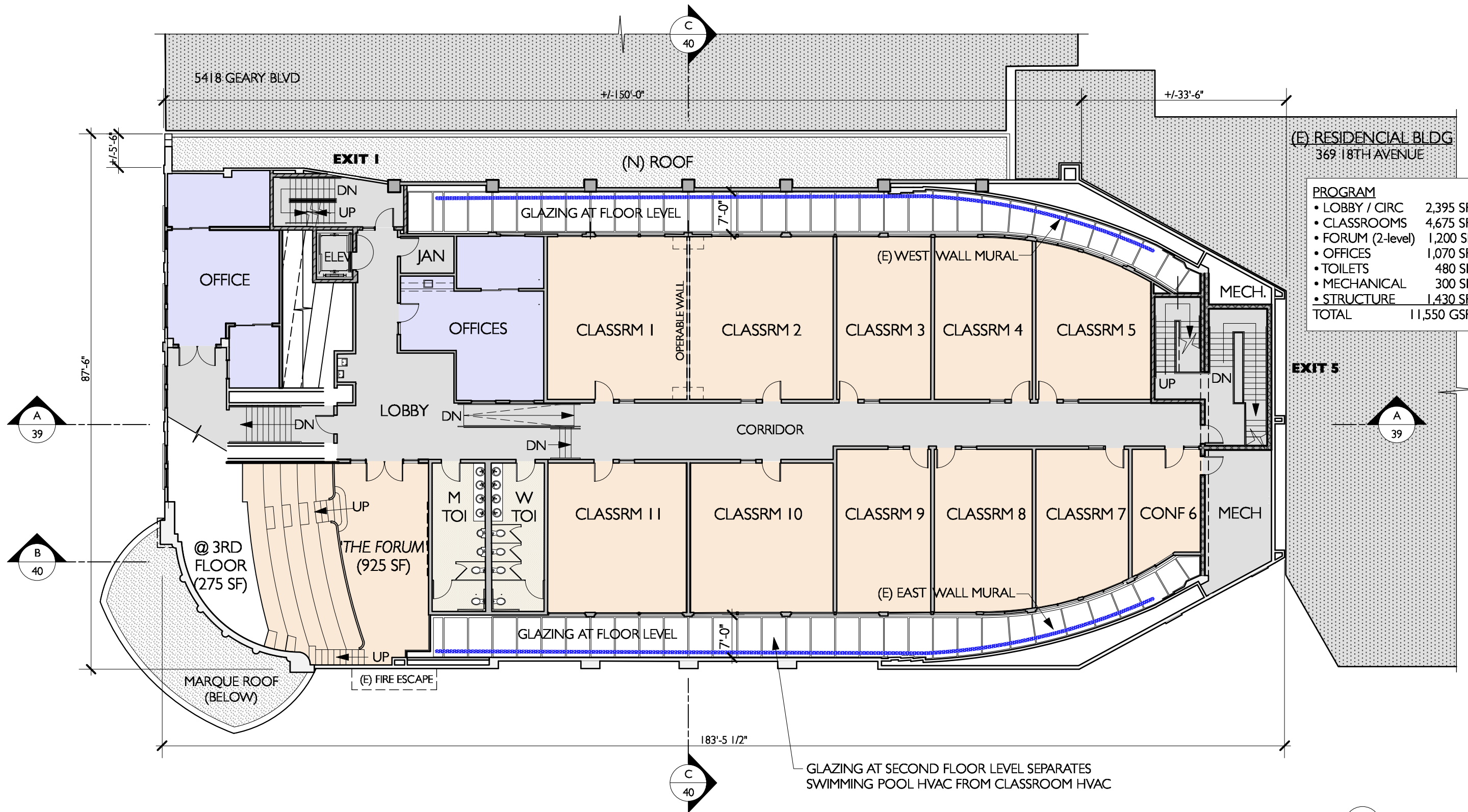
CLASS 1 BICYCLE RACKS 16
8 @ LOBBY-1, 8 @ LOBBY-2
CLASS 2 BICYCLE RACKS 16

ALEXANDRIA THEATRE ADAPTIVE RE-USE | PROPOSED FIRST FLOOR PLAN
5400 Geary Boulevard • San Francisco, California • 94121

ELEVATION architects
1159 Green Street, Suite 4
San Francisco, CA 94109
415.537.1125
www.elevationarchitects.com

CONDITIONAL USE HEARING: JUNE 20, 2019

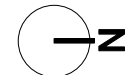


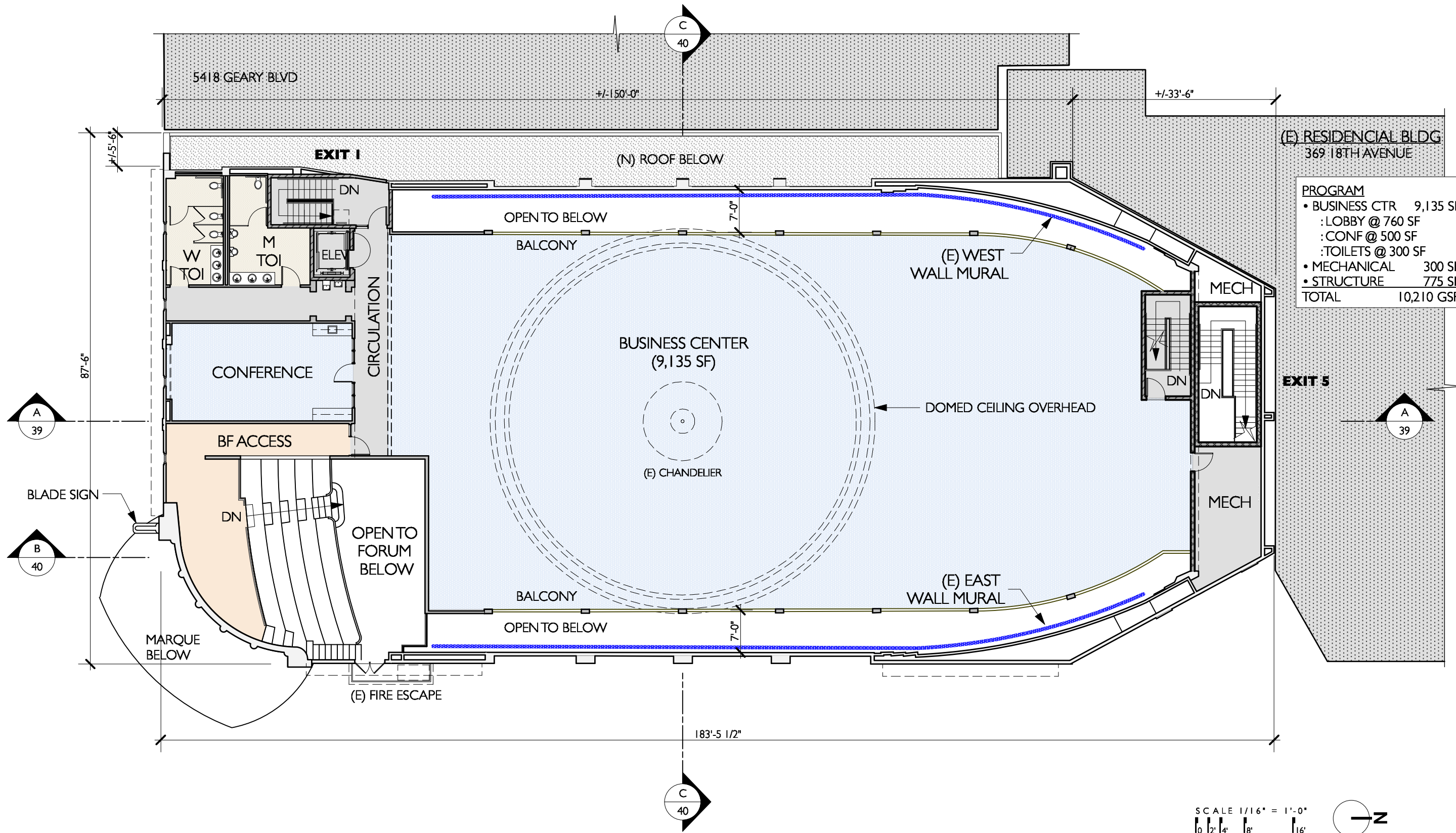


(E) RESIDENTIAL BLDG
369 18TH AVENUE

PROGRAM	
• LOBBY / CIRC	2,395 SF
• CLASSROOMS	4,675 SF
• FORUM (2-level)	1,200 SF
• OFFICES	1,070 SF
• TOILETS	480 SF
• MECHANICAL	300 SF
• STRUCTURE	1,430 SF
TOTAL	11,550 GSF

SCALE 1/16" = 1'-0"
 0 2' 4' 8' 16'

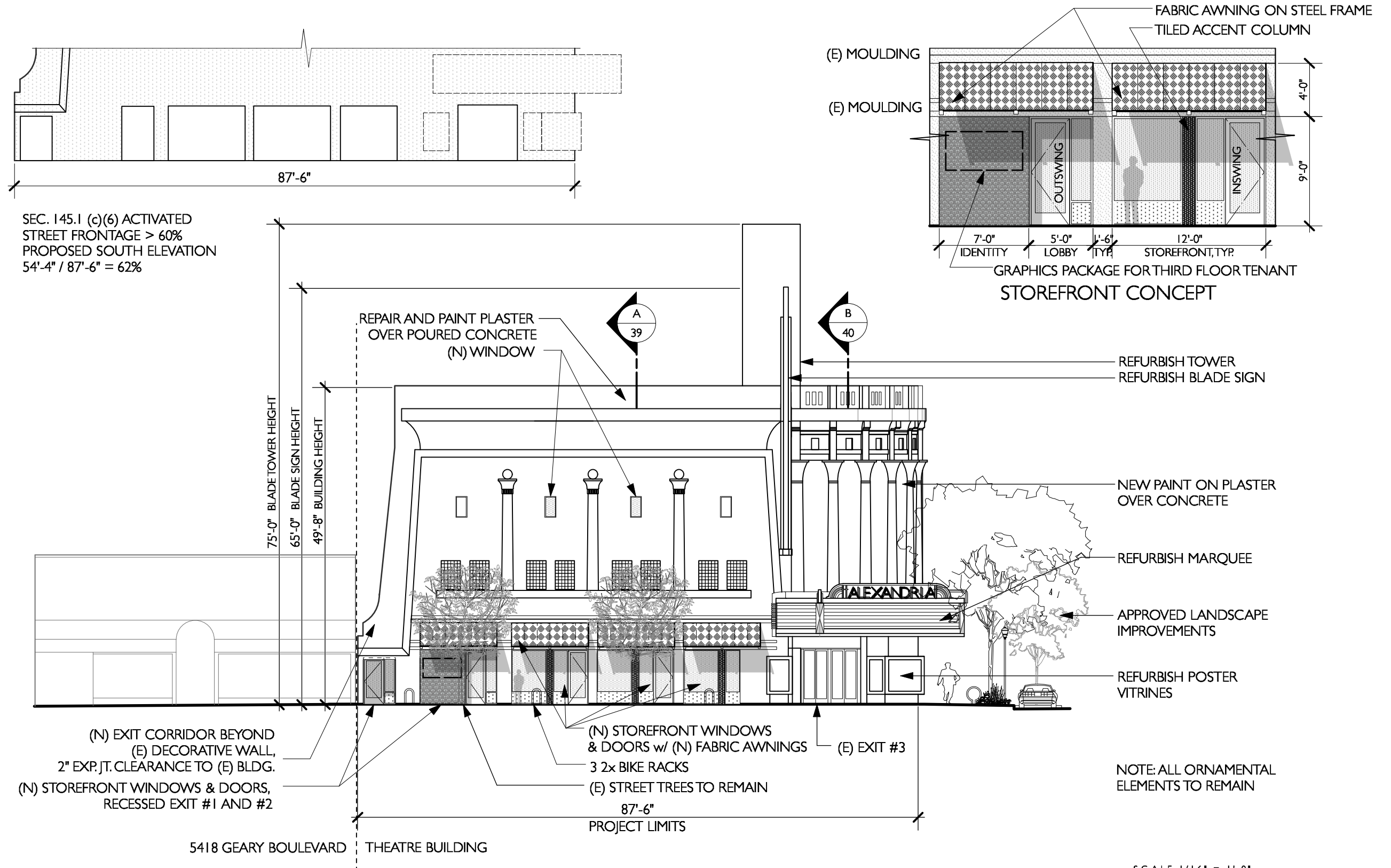


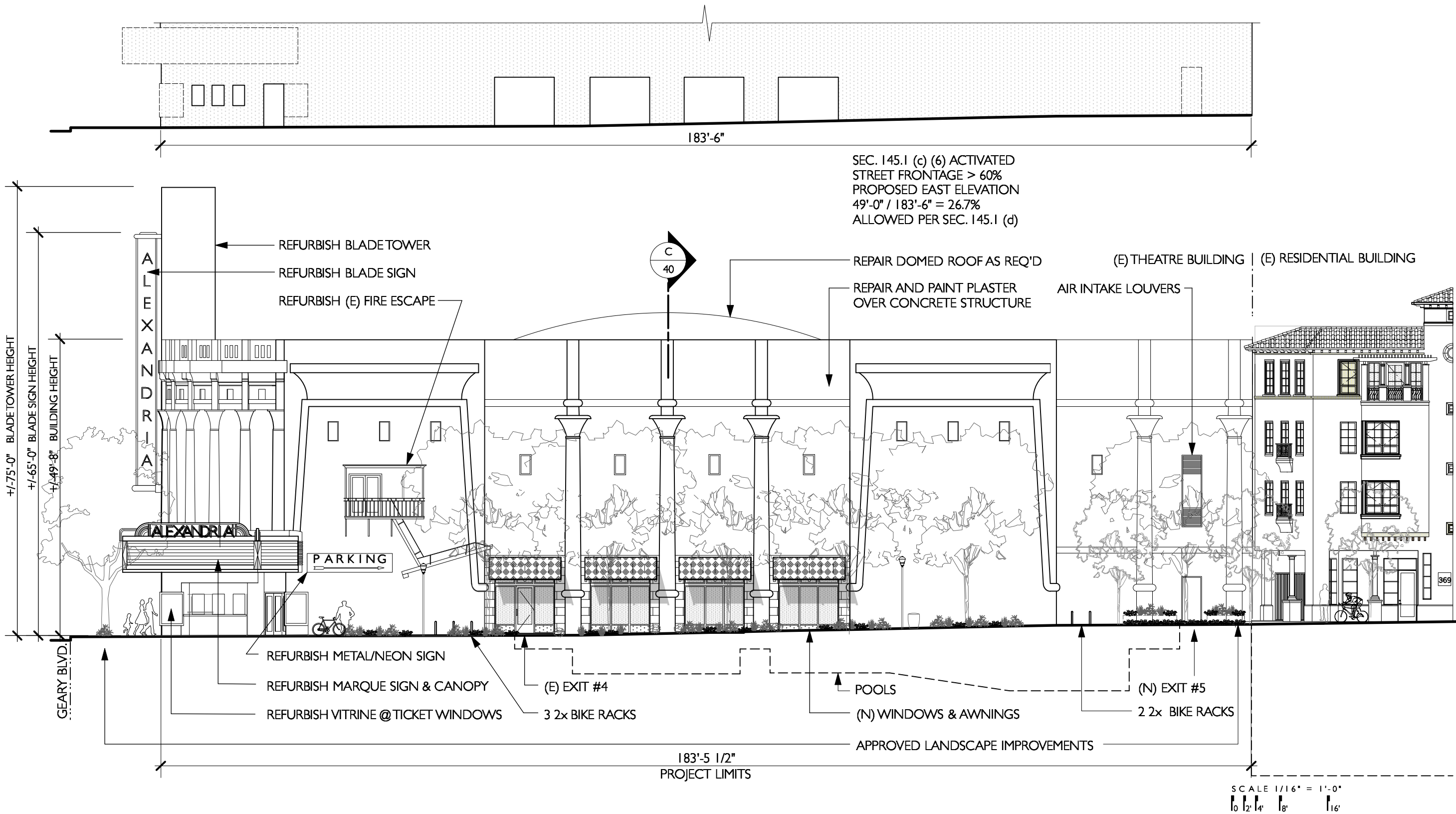


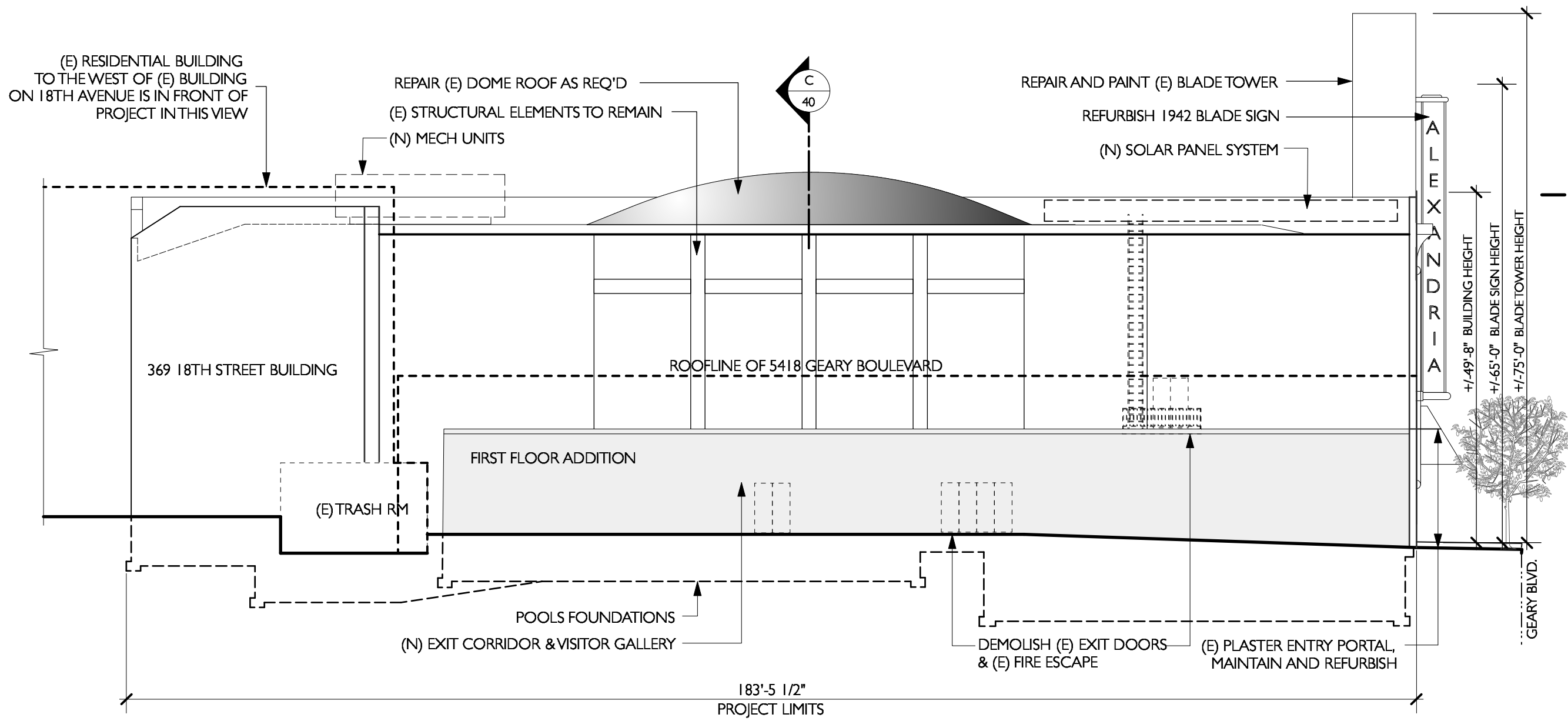
(E) RESIDENCIAL BLDG
369 18TH AVENUE

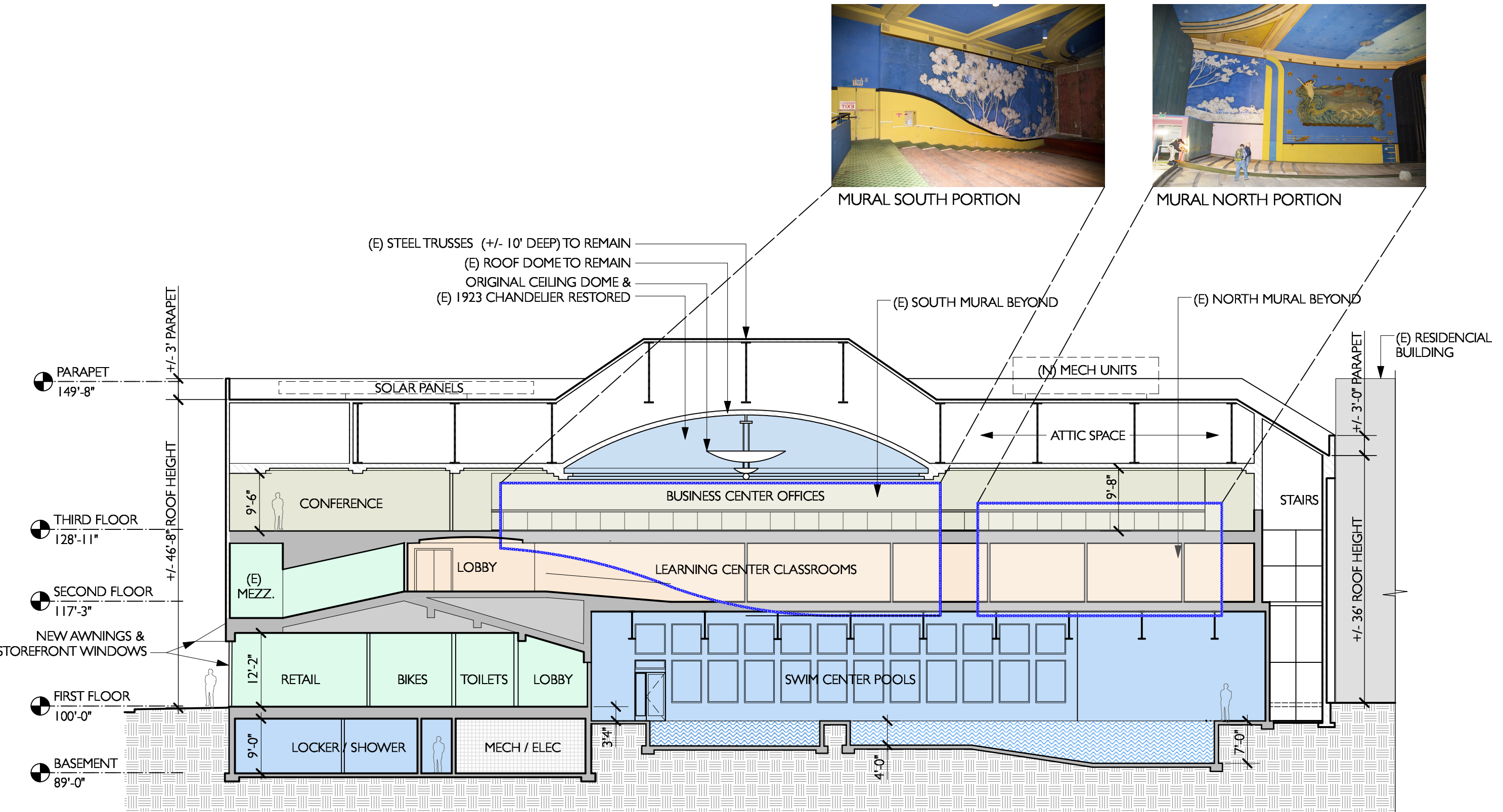
PROGRAM	
• BUSINESS CTR	9,135 SF
: LOBBY @	760 SF
: CONF @	500 SF
: TOILETS @	300 SF
• MECHANICAL	300 SF
• STRUCTURE	775 SF
TOTAL	10,210 GSF

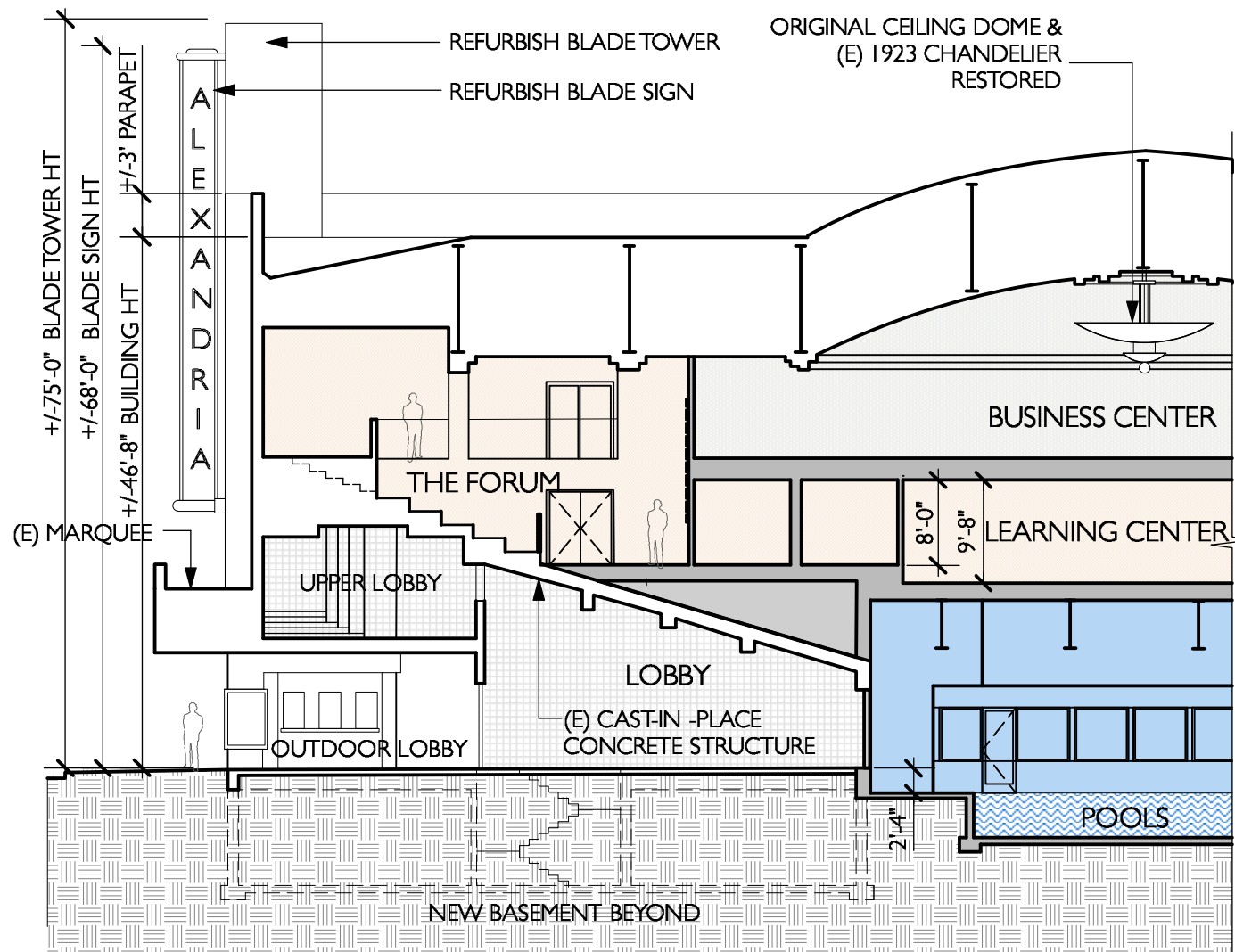




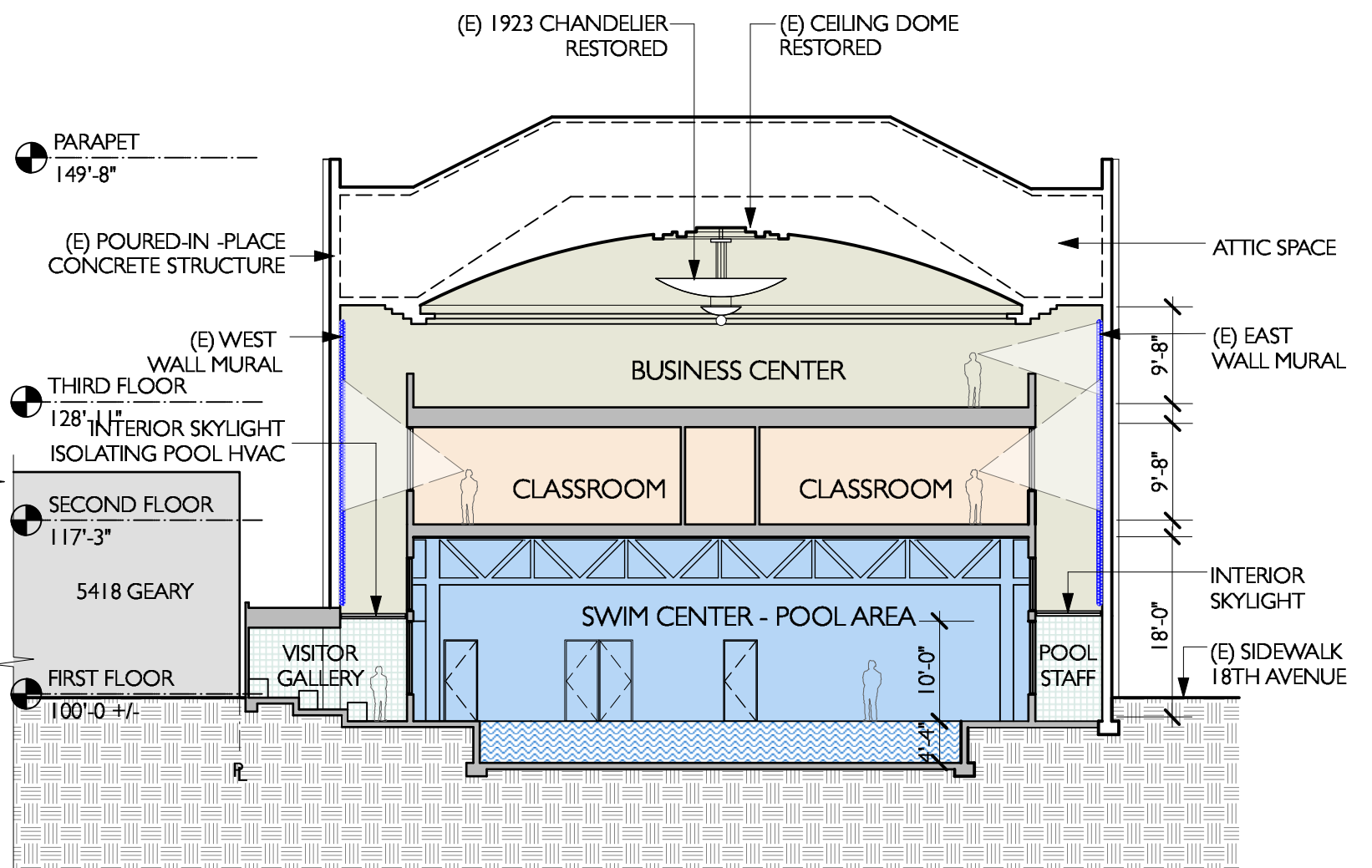








PROPOSED SECTION B - B
LOOKING WEST



PROPOSED SECTION C - C
LOOKING NORTH

SCALE 1/16" = 1'-0"
0 2' 4' 8' 16'



ALEXANDRIA THEATRE ADAPTIVE RE-USE | PHOTOS OF SURROUNDING AREA
5400 Geary Boulevard • San Francisco, California • 94121

ELEVATION architects

1159 Green Street, Suite 4
San Francisco, CA 94109

415.537.1125 v
www.elevationarchitects.com w

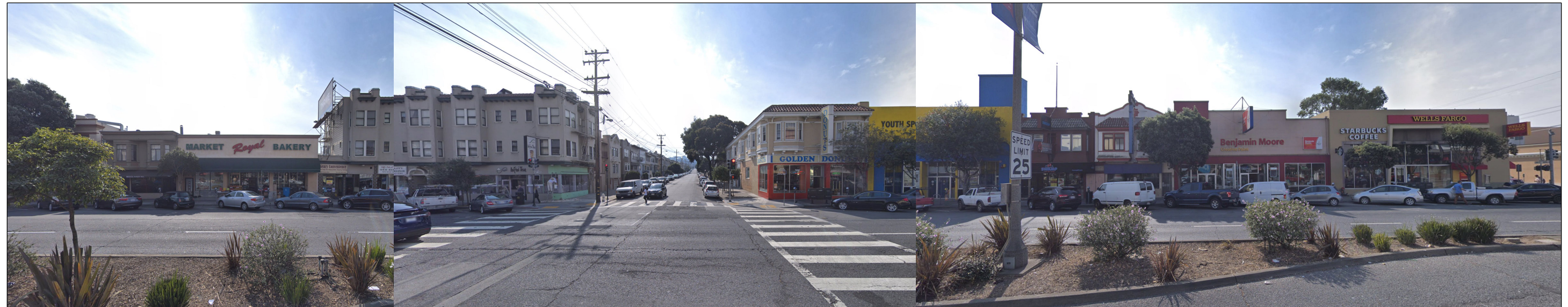
CONDITIONAL USE HEARING: JUNE 20, 2019



5400 GEARY - ALEXANDRIA THEATRE



NORTH SIDE OF GEARY BETWEEN 19TH AVENUE (LEFT) AND 18TH AVENUE (RIGHT)

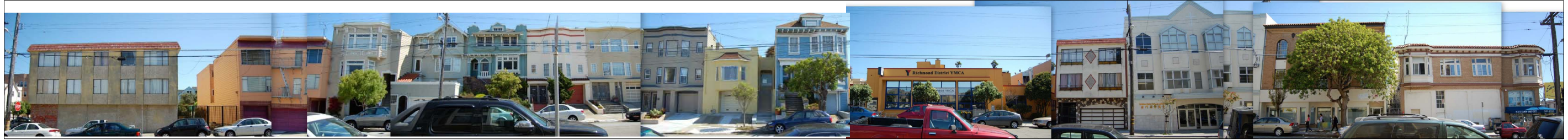


SOUTH SIDE OF GEARY BETWEEN 19TH AVENUE (RIGHT) AND 18TH AVENUE (LEFT)

5400 GEARY - ALEXANDRIA THEATRE



WEST SIDE OF 18TH AVENUE BETWEEN GEARY (LEFT) AND CLEMENT (RIGHT)



EAST SIDE OF 18TH AVENUE BETWEEN GEARY (RIGHT) AND CLEMENT (LEFT)



ALEXANDRIA RESIDENCES - FALL 2018



RENDERING OF ALEXANDRIA RESIDENCES

Mitigation Monitoring and Reporting Program

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/ Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM THE 5400 GEARY BLVD MITIGATED NEGATIVE DECLARATION					
Cultural and Paleontological Resources					
<i>Mitigation Measure M-1: Archaeological Resources</i>					
<p>Based on the reasonable potential that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological monitoring program. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of <i>construction</i> can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).</p>	Project Sponsor	Prior to issuance of grading or building permits	Project Sponsor shall retain archaeological consultant to undertake archaeological monitoring program in consultation with ERO.	Complete when Project Sponsor retains qualified archaeological consultant.	Project Sponsor

EXHIBIT C

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>The archeological monitoring program shall minimally include the following provisions:</p> <ul style="list-style-type: none"> • The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context; • The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource; • The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits; • The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis; • If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is 	Project Sponsor and archeological consultant	Prior to any soils disturbance	Consultation with ERO on scope of AMP	After consultation with and approval by ERO of AMP.	Project Sponsor and archeological consultant

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.</p>					
<p>If the ERO in consultation with the archeological consultant determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:</p> <ul style="list-style-type: none"> A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or B) An archeological data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible. 	<p>ERO, archaeological consultant, and Project Sponsor.</p>	<p>Following discovery of significant archaeological resource that could be adversely affected by project.</p>	<p>Redesign of project to avoid adverse effect or undertaking of archaeological data recovery program.</p>	<p>Considered complete upon avoidance of adverse effect</p>	<p>The archaeological consultant, Project Sponsor and project contractor.</p>
<p>If an archeological data recovery program is required by the ERO, the archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The project archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP. The archeological consultant shall prepare a draft ADRP that shall be submitted to the ERO for review and approval. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what</p>		<p>After determination by ERO that an</p>			

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.</p>	Archaeological consultant in consultation with ERO	archaeological data recovery program is required	Archaeological consultant to prepare an ADRP in consultation with ERO	Considered complete upon approval of ADRP by ERO.	
<p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> • <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. • <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. • <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. • <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. • <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. • <i>Final Report.</i> Description of proposed report format and distribution of results. • <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. • <i>Human Remains, Associated or Unassociated Funerary Objects.</i> The treatment of human remains and of associated or unassociated funerary objects 	Archaeological consultant or medical examiner	Discovery of human remains	Notification of County/City Coroner and, as warranted, notification of NAHC.	<p>Considered complete on finding by ERO that all State laws regarding human remains/burial objects have been adhered to, consultation with MLD is completed as warranted, and that sufficient opportunity has been provided to the archaeological consultant for scientific/historical analysis of remains/funerary objects.</p> <p>FARR is complete on review and approval of ERO</p>	<p>ERO, archaeological consultant, and Project Sponsor.</p> <p>Archaeological consultant in consultation with ERO</p>

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>discovered during any soils disturbing activity activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.</p> <ul style="list-style-type: none"> • <i>Final Archeological Resources Report.</i> The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report. 	Archaeological consultant	Following completion and approval of FARR by ERO	Distribution of FARR after consultation with ERO	Complete on certification to ERO that copies of FARR have been distributed	Archaeological consultant or medical examiner
<p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The MEA division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or</p>					

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.					

Mitigation Measure M-CR-2: Architectural Resources

The Planning Department identified the following character-defining features of the building to be retained and respected in order to avoid a significant adverse effect. The project sponsor shall retain a preservation architect, pursuant to Secretary of Interiors Standards of professional qualification, to implement this measure. Furthermore, the project sponsor shall also submit a detailed drawing of the project plans for review by Planning Department and Preservation Staff.	Project sponsor	Prior to issuance of an alteration permit	Retain a preservation architect and submit a detailed drawing of the project plans to the Planning Department Preservation Staff	Project sponsor and preservation architect	Prior to issuance of an alteration permit
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Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p><i>Documentation/Recordation</i></p> <p>Before an alteration permit is issued for interior work within the Alexandria Theater, the project sponsor shall create a catalog of all contributory interior features, including but not limited to those identified in the HRER dated February 2006 and prepared by Jonathan Pearlman of Elevation Architects. The catalogue shall include photographs of the significant interior features and written descriptions to include materials, dimensions of such features (plaster ornamentation and metalwork on walls and ceiling, murals, fixtures and furnishings), and locational/positional information.</p> <p>Documentary photography shall meet the following standards:</p> <ul style="list-style-type: none"> A. Readily Reproducible: Prints shall accompany all negatives. B. Durable: Photography must be archivally-processed and stored. Negatives are required on safety film only. Resin coated paper is not accepted. Color photography should also be taken but may not be substituted. C. Standard Sized: Sizes 4"x5", 5"x7" or 8"x10". <p>One copy of this catalog shall be given to the San Francisco History Center at the Main Public Library, and a second will be given to the Planning Department.</p>	Project sponsor	Prior to issuance of an alteration permit	Create a catalog of the significant interior features and provide copies to the San Francisco History Center at the Main Public Library and the Planning Department	Project sponsor and preservation architect	Prior to issuance of an alteration permit
<p><i>Floor</i></p> <p>The recessed bowl floor was built in 1923 and altered in 1941, and is a significant feature in the development of the theater as a property type. It shall be partly preserved <i>in situ</i> by inserting a new frame floor suspended over the bowl to match with the exterior grade level.</p> <p>The new floor within the main auditorium shall be set within this volume. The new floor shall not extend to the full interior width, nor be fully affixed to the exterior perimeter walls, so that from within the building a feeling of a former volume can be discerned and so that significant interior fixtures, such as murals, would not be altered, damaged, or</p>	Project sponsor	Prior to and during construction activity	Insert a new frame floor suspended over the bowl to match with the exterior grade level and retain the terrazzo floor	Project sponsor and preservation architect	Prior to and during construction activity

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>destroyed.</p> <p>The terrazzo floor connecting the sidewalk with the lobby, installed after the initial construction of the theater but during the period of significance, shall be retained.</p>					
<p><i>Blade Sign and Marquee</i></p> <p>The existing 1942 blade sign and marquee shall be preserved and restored. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.</p>	Project sponsor	During construction	Preserve and restore blade sign and marquee	Project sponsor and preservation architect	During construction
<p><i>Lobby & Stair</i></p> <p>The building's main lobby shall be maintained as it was remodeled in 1942, and the main staircase shall continue to serve the tenants of the second floor. The main interior finishes of the lobby as well as the bulk of its shape and dimensions shall be maintained.</p>	Project sponsor	During construction	Maintain the Lobby's historic features including the main staircase	Project sponsor and preservation architect	During construction
<p><i>Mezzanine</i></p> <p>The former mezzanine shall be remodeled to contain one theater space and a lounge, café, restaurant, or other use. (The final uses are to be determined).</p>	Project sponsor	During construction	The former mezzanine shall be remodeled	Project Sponsor and preservation architect	During construction
<p><i>Exterior Openings</i></p> <p>On the exterior, no new openings shall be incorporated along the Geary Boulevard elevation. New openings shall be opened on the secondary façade on 18th Avenue, and shall be designed similarly to the storefronts on Geary Boulevard, with plate glass storefronts and storefront transoms. The main walls above the storefront assemblies shall have a minimum of new openings not to exceed those found on the Geary Boulevard elevation. These measures would preserve the feeling of mass that is important to the Egyptian revival architecture of the building. The proposed new openings on the east side façade shall not in any way alter or damage the murals or other significant features on the inside of the auditorium space or on the exterior of the</p>	Project sponsor	During construction	Implement specific designs for the exterior openings along 18 th Avenue.	Project sponsor and preservation architect	During construction

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>building.</p> <p>The northernmost two building bays that were added to the building in 1942 and are set on a slightly angled plane from 18th Avenue can, at the option of the project sponsor, be opened to a greater degree with glass windows. However, an appropriate amount of solid-to-void ratio shall be maintained so as not to significantly alter the character of the building.</p>					
<p><i>General Historic Preservation and Monitoring</i></p> <p>Related new construction shall not destroy historic materials that characterize the property and its environment. The new work shall be differentiated from the old to protect the historic integrity of the property and shall be compatible with the massing, size, scale, and architectural details to protect the historic integrity of the property and its environment.</p> <p>The northernmost two building bays that were added to the building in 1942 and are set on a slightly angled plane from 18th Avenue can, at the option of the project sponsor, be opened to a greater degree with glass windows. However, an appropriate amount of solid-to-void ratio shall be maintained so as not to significantly alter the character of the building.</p>	Project sponsor	During construction	Preserve historic integrity by differentiating new construction from historic characteristic	Project sponsor and preservation architect	During construction
<p><i>Construction Measures</i></p> <p>The project shall incorporate construction-phase measures to provide protection and avoid impacts on the historic theater, as proposed by the project sponsor. These construction measures shall include the following elements:</p> <ul style="list-style-type: none"> a. Before the floors of the auditorium are under construction, plywood paneling shall be put in place to provide protection to the interior walls and ceiling as required. <p>If there is gross failure in the attempt to move historic materials, reconstruction as needed of damaged or destroyed materials shall be based on the documentation prepared as a condition of the project.</p>	Project sponsor	During construction	Preserve historic materials by covering the auditorium walls and ceiling with plywood. Reconstruction of damaged materials shall be based on documentation prepared as a condition of the project	Project sponsor and preservation architect	During construction

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
Noise					
<i>Mitigation Measure M-NO-2: Construction Noise</i>					
<p>a. If pile-driving would be required, the project sponsor shall require its construction contractor to use noise-reducing pile driving techniques, if nearby structures are subject to pile driving noise and vibration. These techniques include pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, installing intake and exhaust mufflers on pile driving equipment, vibrating piles into place when feasible, and installing shrouds around the pile driving hammer where feasible.</p>	Project sponsor	Prior to any pile-driving activities	Noise-reducing pile driving techniques are implemented by the Prime Contractor and all sub-contractors	Project sponsor	During pile-driving activities
<p>b. The project sponsor shall require project construction contractor(s) to pre-drill holes to the maximum depth feasible on the basis of soil conditions. Contractors shall be required to use construction equipment with state-of-the-art noise shielding and muffling devices.</p>	Project sponsor	Prior to any pile-driving activities	Pre-drill pile-driving holes to the maximum depth feasible and all Prime Contractor and sub-contractors' construction equipment shall have state-of-the-art noise shielding and muffling devices	Project sponsor	During pile-driving activities

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
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Water Quality

Mitigation Measure M-4: Water

<p>a. In the event that dewatering becomes necessary, the project sponsor shall follow the recommendations of the geotechnical engineer or environmental remediation consultant, in consultation with the Bureau of Environmental Regulation and Management of the Department of Public Works, regarding treatment, if any, of pumped groundwater prior to discharge to the combined sewer system.</p>	Project sponsor	Prior to any dewatering activity	<p>Retain groundwater pumped from the site in a holding tank to allow suspend particles to settle and follow any other recommendations made by geotechnical engineer or environmental remediation consultant</p>	Project sponsor	During construction
<p>In the event that dewatering becomes necessary, groundwater pumped from the site shall be retained in a holding tank to allow suspended particles to settle, if this were found to be necessary by the Bureau of Environmental Regulation and Management of the Department of Public Works to reduce the amount of sediment entering the combined sewer system.</p>					

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
b. The project sponsor shall require the general contractor to install and maintain sediment traps in local storm water intakes during construction to reduce the amount of sediment entering the combined sewer system, if this were found to be necessary by the Bureau of Environmental Regulation and Management of the Department of Public Works	Project sponsor	Prior to any construction activity	Install and maintain sediment traps in local storm water intakes	Project sponsor	During construction



SAN FRANCISCO PLANNING DEPARTMENT

Addendum to Mitigated Negative Declaration

Date of Publication of Addendum: June 7, 2019
Date of Publication of Final MND (2004.0482E): May 27, 2011, adopted April 25, 2013
Case No.: 2004.0482ENV-02
Project Title: **5400 Geary Boulevard**
Block/Lot: 1450/048
Project Sponsor: Jonathan Pearlman, Elevation Architects, (415) 537-1125
Lead Agency: San Francisco Planning Department
Staff Contact: Don Lewis – (415) 575-9168
don.lewis@sfgov.org

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Information:
415.558.6377

1.0 BACKGROUND

On April 25, 2013 the San Francisco Planning Commission (Planning Commission) held a public hearing at which they adopted the Final Mitigated Negative Declaration (FMND) for 5400 Geary Blvd in Motion No. 18853.

The project analyzed in the FMND consisted of a Planned Unit Development (PUD) that included the adaptive reuse of the Alexandria Theatre building and construction of a new mixed-use residential building and subsurface parking on the adjacent parking lot. The PUD would have resulted in an increase of 59,325 gross square feet (gsf), for a total of 77,327 gsf of developed space in two buildings. The Alexandria Theatre building would have been adaptively reused and would have contained a 221-seat theater and associated space, 7,480 gsf of retail space, and 7,200 gsf of restaurant space. Also, a new, 52,337-gross-square-foot, four-story mixed-use residential building would replace the theater's surface parking lot. The mixed-use building would contain two underground levels of parking with 137 parking spaces, 5,650 gsf of ground-floor retail, and 46 residential units.

Since the adoption of the FMND, the mixed-use residential building has been constructed on the theater's former surface parking lot, but the adaptive re-use of the actual Alexandria Theatre was not undertaken as described in the FMND. The Modified Project includes a new adaptive re-use proposal for the theater.

Land uses in the immediate area include residential, commercial, and community uses. Geary Boulevard is characterized by mixed-use buildings (retail ground-floor uses with residential uses above). Eighteenth and 19th Avenues are characterized by single- and multi-family residential uses, with community uses such as the Richmond YMCA and the Golden Gate Christian Church both on 18th Avenue. There are no significant development projects currently under review within a quarter-mile of the project area. The Geary Corridor Bus Rapid Transit (BRT) Project includes improvements along the Geary Corridor. The first phase is under construction as the Geary Rapid Project. However, the long-term phase called the Geary Boulevard Improvement Project, which includes Geary Boulevard between 34th Avenue and Stanyan Street, along which the project site is located, will not be under construction until Winter 2021 or 2022. Detailed design refinement is ongoing. The project will include constructing dedicated bus lanes and new bus stations, improving pedestrian conditions and access to transit, and signal upgrades.¹

¹ SFMTA. 2019. Geary Boulevard Improvement Project. Online at <https://www.sfmta.com/projects/geary-boulevard-improvement-project>. Accessed May 29, 2019.

2.0 PROPOSED MODIFICATIONS TO THE PROJECT

Subsequent to the issuance of the final mitigated negative declaration, the proposed project design was revised. The revised project differs from that analyzed in the mitigated negative declaration as follows. The Modified Project would not include a movie theater, retail space, or restaurant space in the Alexandria Theatre building. The Modified Project proposes to convert the existing Alexandria Theatre building into a three-story mixed-use facility containing approximately 13,880 square feet on the first floor and basement level for an aquatic swim center with two swimming pools and locker facilities; 11,090 square feet on the mezzanine and second floor for an after-school learning center with 12 classrooms; and 9,320 square feet on the third floor for non-retail professional service space. The Modified Project would be the same height as the proposed project (there would be no change to the height of the theater building), and would include a new basement level. The original project included a total of 47 automobile parking spaces and 2 car share parking spaces, located inside the below-grade garage in the adjacent mixed-use residential building. The Modified Project would include 32 bicycle parking spaces, with 16 Class 1 spaces located in the first-floor lobby and 16 Class 2 spaces located on the sidewalks along Geary Boulevard and 18th Avenue. The Modified Project would include one pedestrian entrance to the building at the corner of 18th Avenue and Geary Boulevard. Vehicle parking would be provided in the existing sub-grade garage of the adjacent mixed-use residential building, with access off of 18th Avenue. The Modified Project proposes an 80-foot shared-use (that is, a loading zone that could accommodate passenger and commercial loading) on-street loading zone along Geary Boulevard adjacent to the project site. The Modified Project would also include an interpretive display on the history of the project site.

Construction of the Modified Project would require excavation of approximately 1,809 cubic yards to a depth of up to 12.5 feet below grade. Excavation would be performed using internal shoring, with excavated materials and building materials entering the existing the project site via the building’s 18th Avenue frontage. Construction would last approximately 18 months.

Table 1 summarizes the proposed changes between the PUD project that was the subject of the 2011 negative declaration and the Modified Project. The comparison below is limited to the differences between the PUD and the Modified Project with respect to the adaptive re-use of the Alexandria Theatre (i.e. excluding the completed mixed-use residential building that was analyzed in the FMND).

Table 1. Comparison of PUD and the Modified Project

Project Element	PUD	Modified Project	Change
Theater (square feet)	3,150 sf	0	-3,150 sf
Retail (square feet)	7,480 sf	0	- 7,480 sf
Restaurant (square feet)	7,200 sf	0	-7,200 sf
Non-Retail Professional Service (square feet)	0	9,320 sf	+9,320 sf
Aquatic Center (square feet)	0	13,880 sf	+13,800 sf

After-School Learning Center (square feet)	0	11,090 sf	+11,090 sf
Parking at Alexandria Theatre Site (spaces)	0	0	0 ²
Total Project (square feet)	24,900 sf	40,000 sf	+ 15,100 sf
Depth of Excavation (feet)	0 ³	12.5 feet	+12.5 feet excavation below grade
¹ The PUD project did not include any excavation on the theater site. Excavation to a depth of 23 feet was performed for the mixed-use residential portion of the PUD project.			

The following figures of the original project and the modified project are provided below: Figure 1 (Original Project Theater First Floor Plan); Figure 2 (Original Project Theater Second Floor Plan); Figure 3 (Modified Project Site Plan); Figure 4 (Modified Project Proposed Theater Basement); Figure 5 (Modified Project Proposed Theater First Floor); Figure 6 (Modified Project Proposed Theater Second Floor); Figure 7 (Modified Project Proposed Theater Third Floor); Figure 8 (Modified Project Proposed Theater Roof); Figure 9 (Modified Project Proposed Geary Boulevard Elevation); and Figure 10 (Modified Project Proposed 18th Avenue Elevation).

² The parking associated with the Modified Project would be located at the site of the mixed-use residential project reviewed under the FMND. There is no new parking proposed as part of the adaptive reuse of the Alexandria Theatre building in the Modified Project.

Figure 1. Original Project Theater First Floor Plan

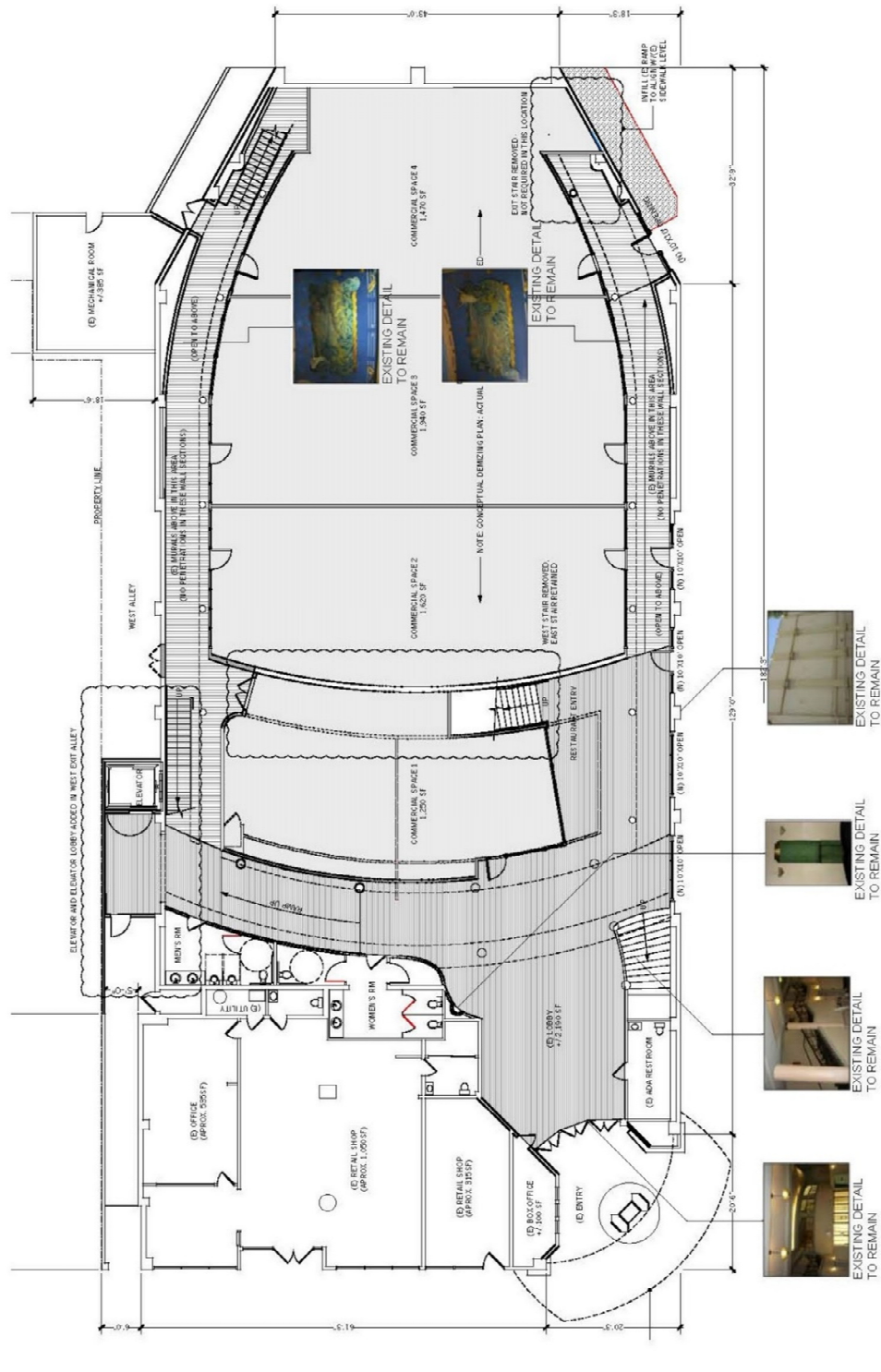


Figure 3. Modified Project Site Plan (Theater and Existing Residential Building)

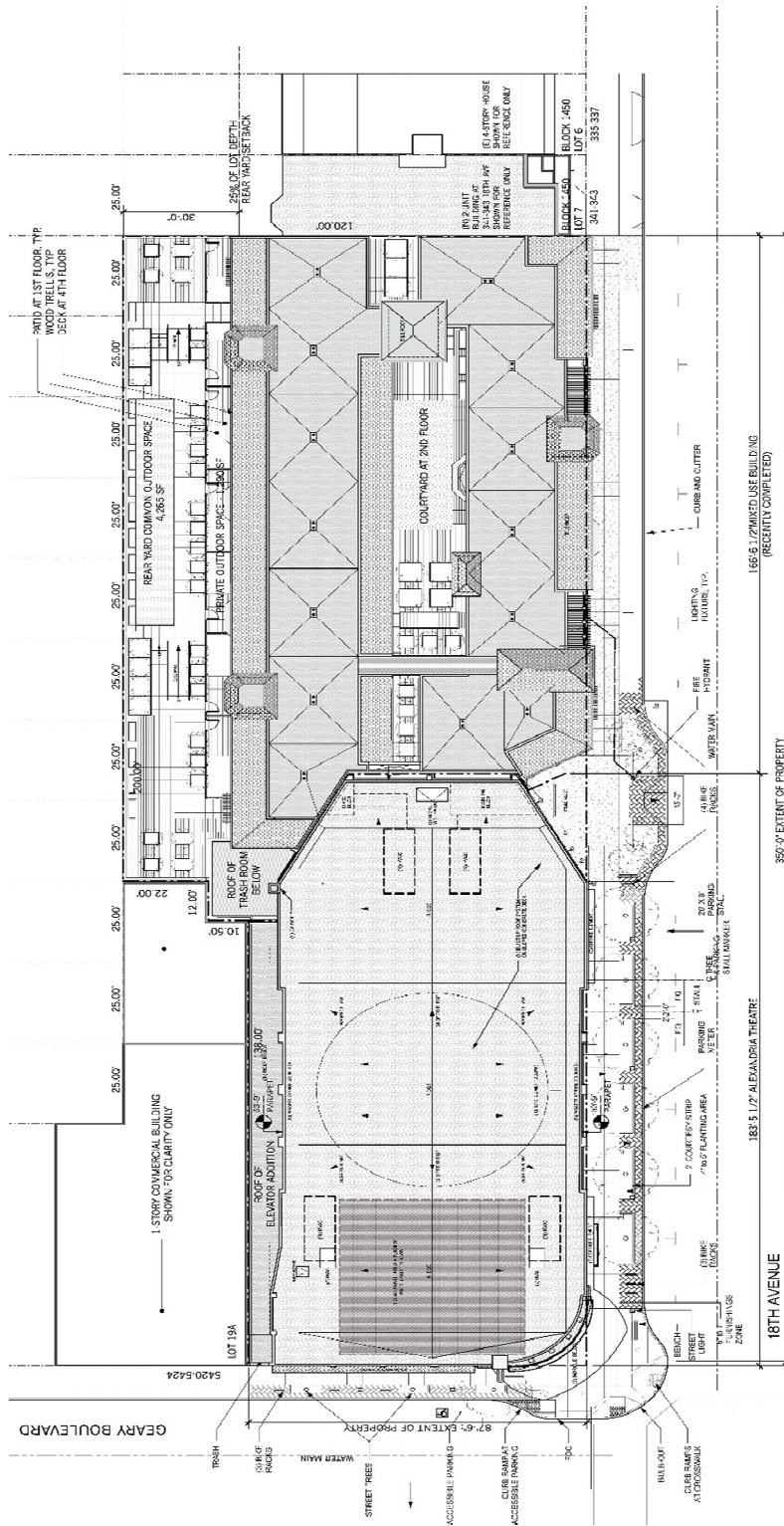


Figure 4. Modified Project Proposed Theater Basement

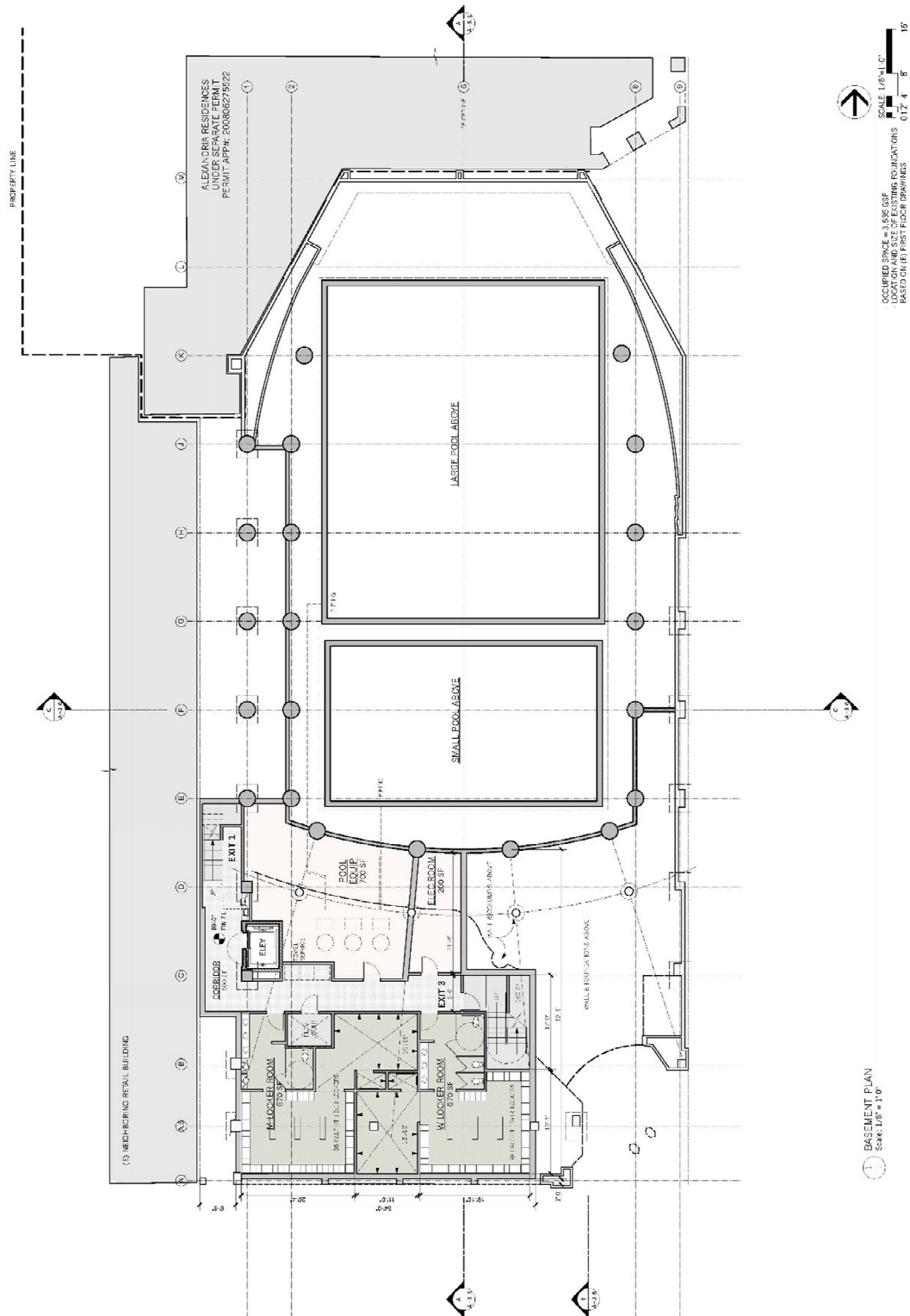


Figure 5. Modified Project Proposed Theater First Floor

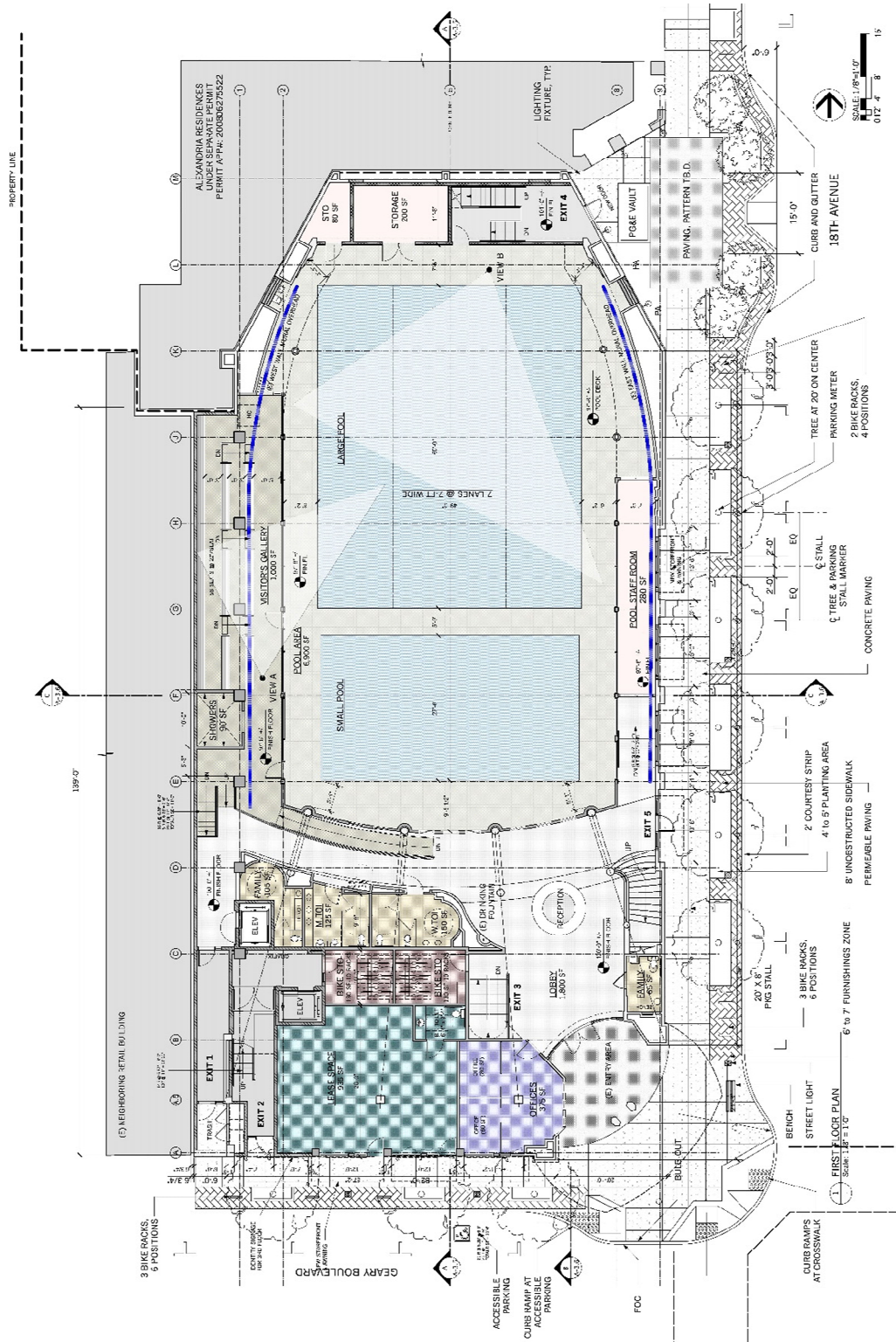


Figure 6. Modified Project Proposed Theater Second Floor

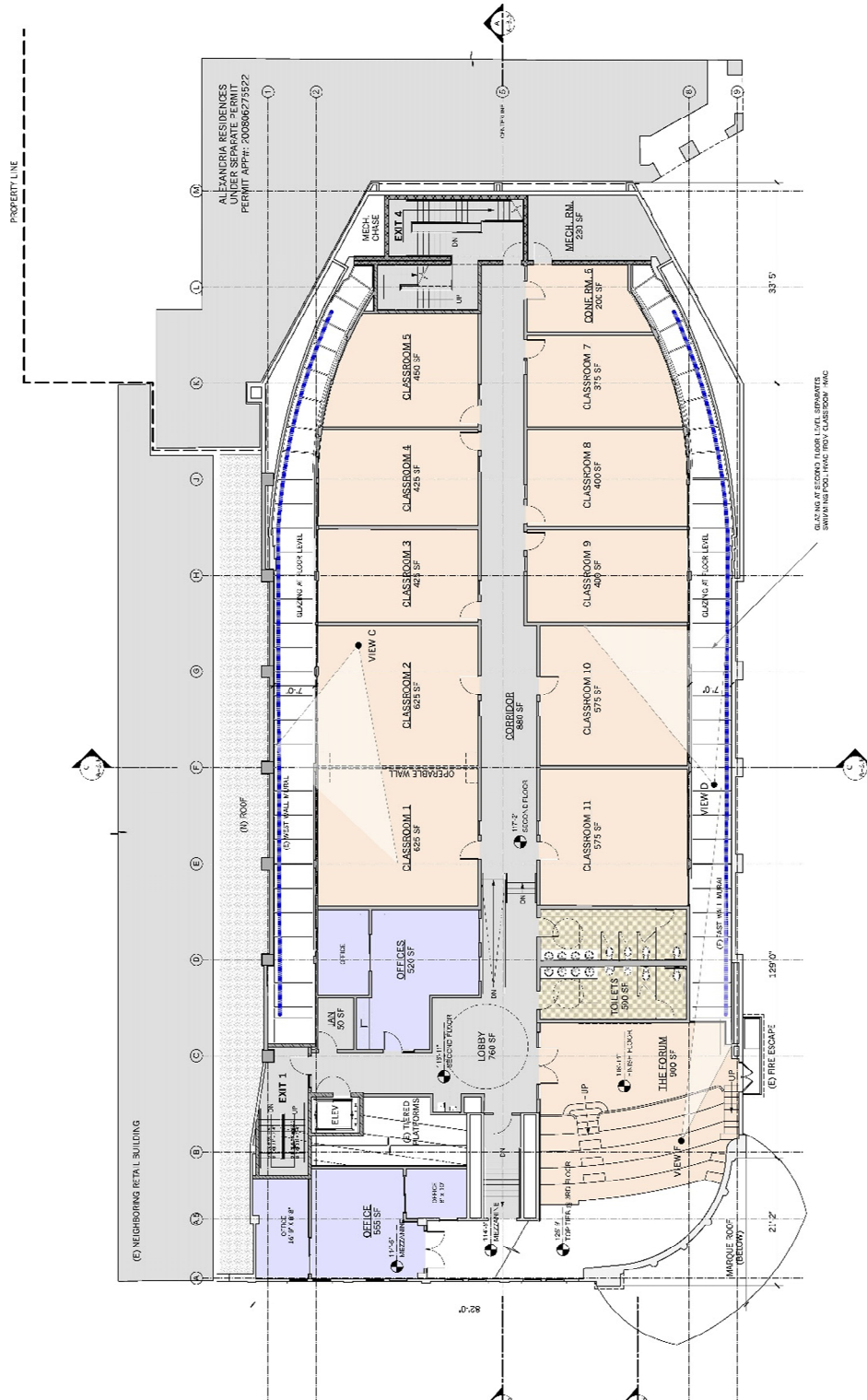


Figure 7. Modified Project Proposed Theater Third Floor

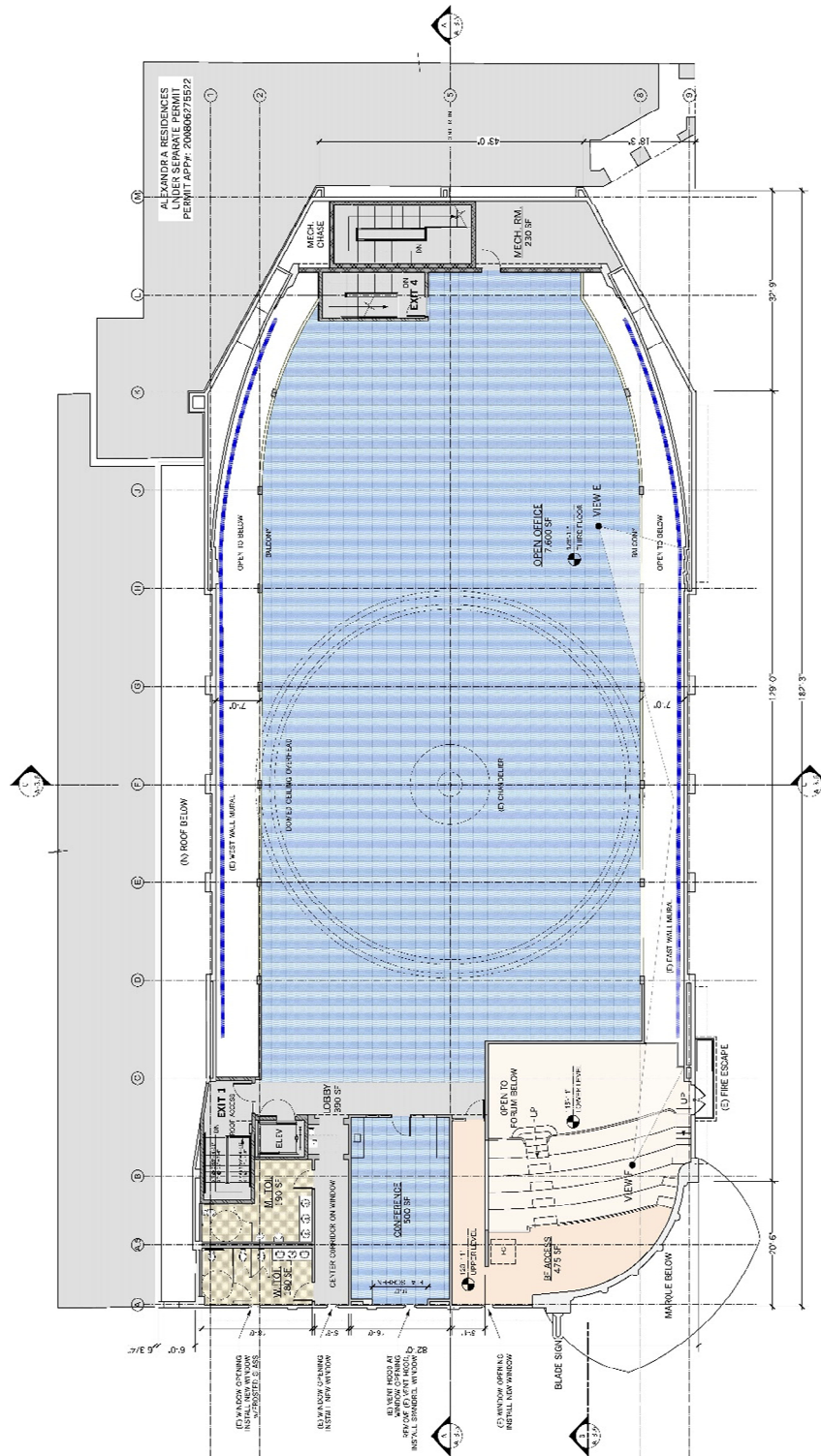


Figure 8. Modified Project Proposed Theater Roof

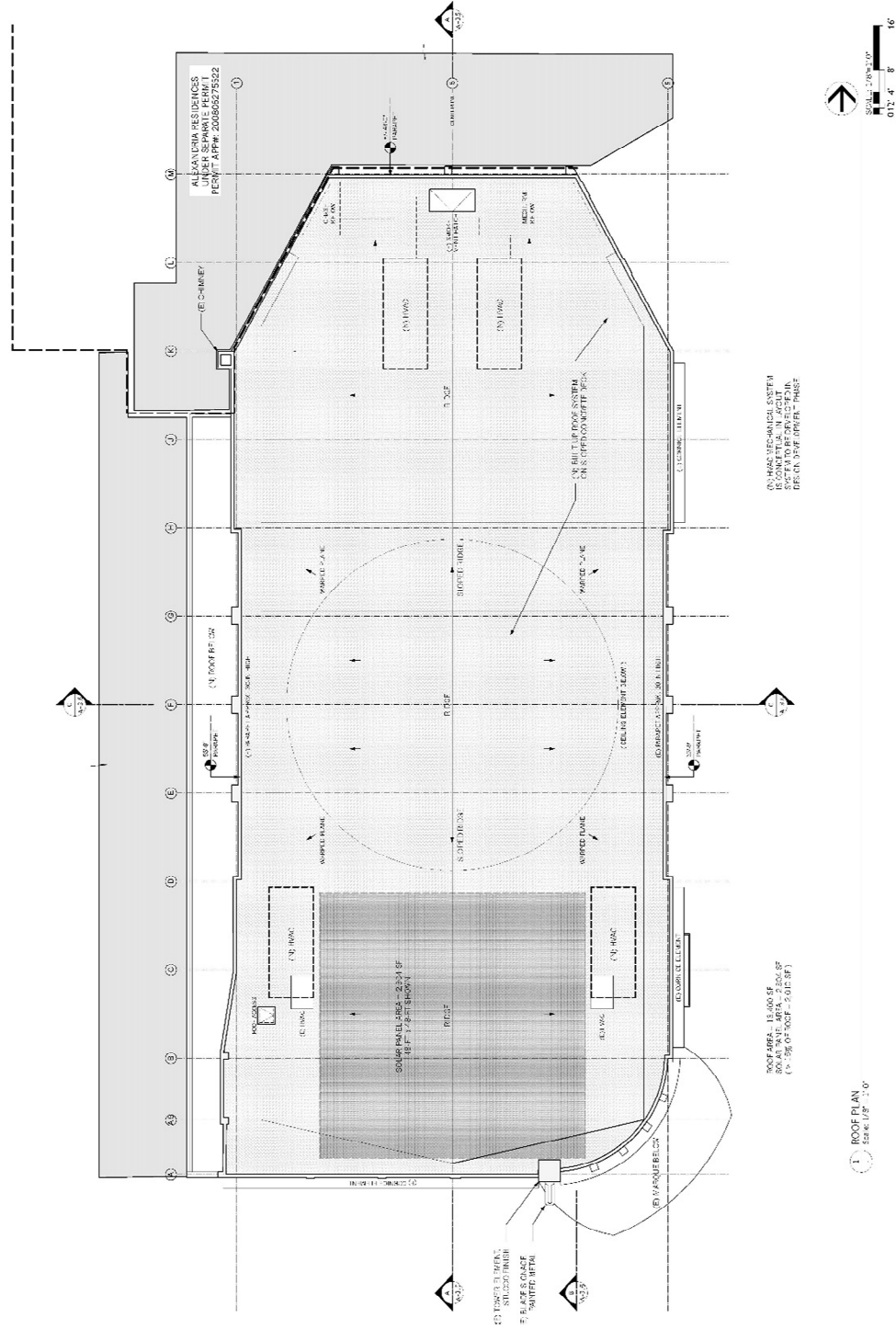


Figure 9. Modified Project Proposed Geary Boulevard Elevation

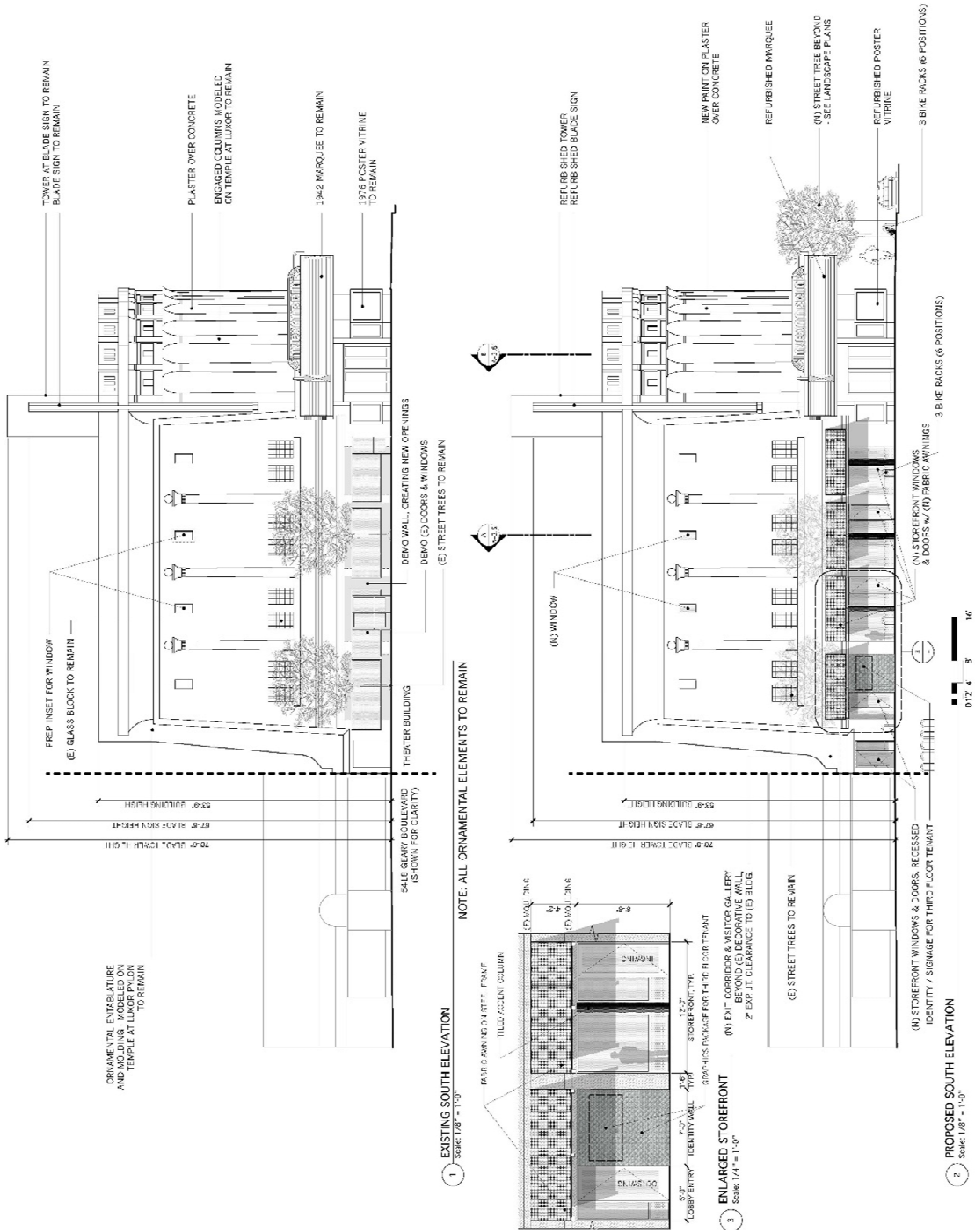
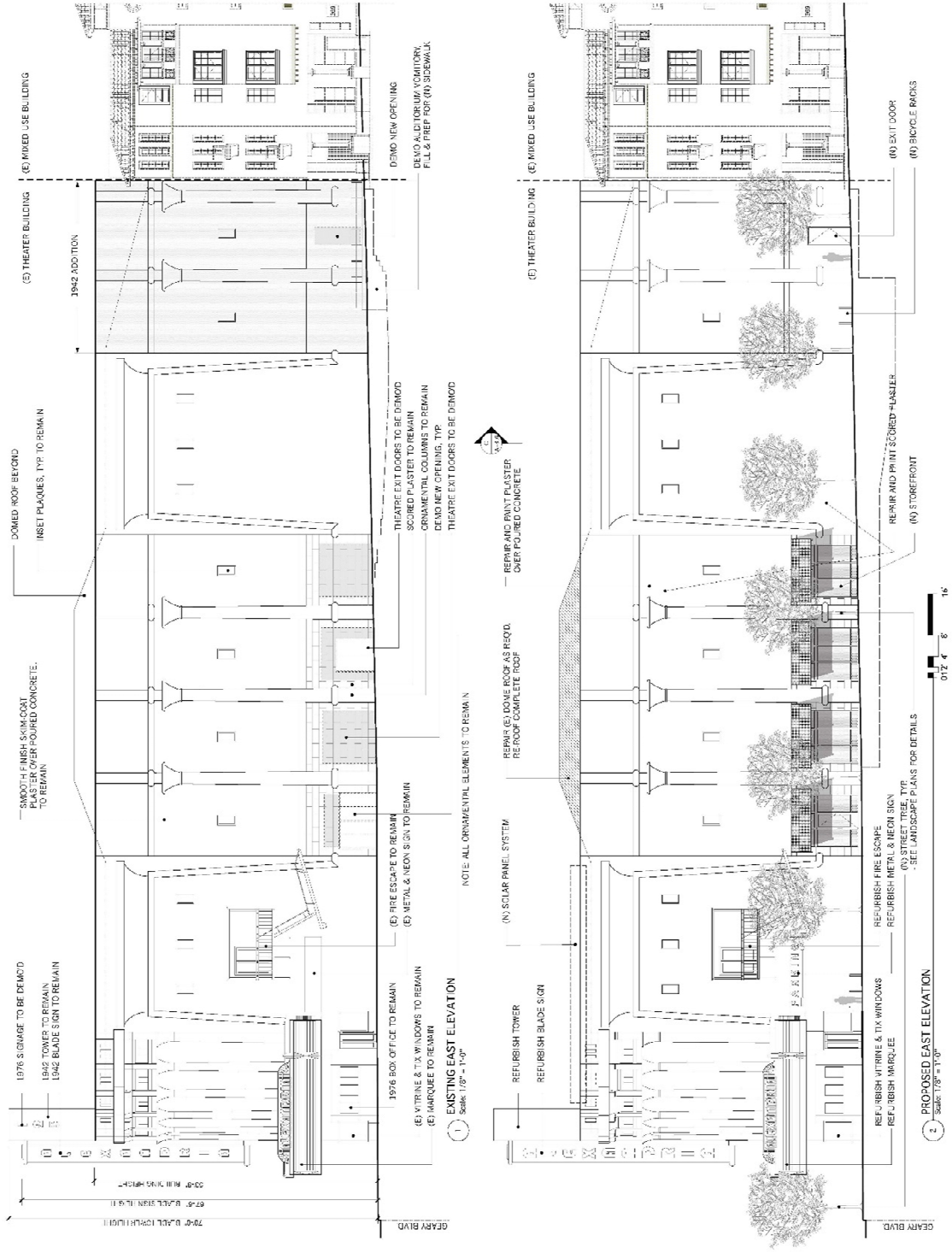


Figure 10. Modified Project Proposed 18th Avenue Elevation



3.0 PURPOSE OF THE ADDENDUM

Section 31.19(c)(1) of the San Francisco Administrative Code states that a modified project must be reevaluated and that, "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of the California Environmental Quality Act (CEQA), that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter." In addition, CEQA section 21166 and CEQA Guidelines sections 15162-15164 provide that when an MND has been adopted for a project, no subsequent or supplemental Environmental Impact Report shall be required unless one or more of the following events occurs: (1) Substantial changes are proposed in the project which will require major revisions of the Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes occur with respect to the circumstances under which the project is being undertaken will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known at the time the Negative Declaration was adopted, becomes available. The lead agency shall prepare an addendum to a previously adopted MND if some changes or additions are necessary, but none of these conditions has occurred.

This addendum evaluates the potential environmental effects of the proposed project changes of the Modified Project described above. Since adoption of the FMND, no changes have occurred in the circumstances under which the Modified Project as currently proposed would be implemented. No new information has emerged that would materially change the analyses or conclusions set forth in the FMND. Therefore, these issues are not discussed further in the addendum.

This addendum also analyzes mitigation and improvement measures that were imposed at the time of project approval for which the City or other agencies have either adopted comprehensive regulations that address the same impacts, or the City has developed additional guidance to facilitate mitigation measure implementation. The analysis evaluates whether the regulations, which will apply to the project would provide the same or more effective mitigation than that provided by the adopted mitigation measures and improvement measures.

4.0 ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

The mitigated negative declaration found that the PUD would result in impacts that were either less than significant or less than significant with mitigation. As described above, the Modified Project proposes an aquatic center, after-school learning center, and non-retail professional services uses all within the existing Alexandria Theatre building. The Modified Project would have similar effects as the original project as discussed in this addendum.

As described further below, the Modified Project would not result in new or different environmental impacts, substantially increase the severity of the previously identified environmental impacts, nor require new mitigation measures, and no new information has emerged that would materially change the analyses or conclusions set forth in the mitigated negative declaration.

Cultural Resources

In 2006, the City and County of San Francisco determined that the Alexandria Theatre at 5400 Geary Boulevard contributes to a noncontiguous district of 23 neighborhood movie theaters that is eligible for listing in the California Register of Historical Resources (California Register). In 2010, the City and County of San Francisco further determined that the subject property is individually eligible for listing in the California Register. For these reasons, the subject property is considered a historical resource as defined by CEQA.

The mitigated negative declaration found that the PUD's adaptive reuse of the Alexandria Theatre would result in a less-than-significant impact on historic architectural resources with the implementation of Mitigation Measure M-CP-1: Architectural Resources. The mitigation measure identified specific character-defining features of the Alexandria Theatre and included actions to be taken by the project sponsor to retain and respect those character-defining features. These actions included the documentation of all significant interior features of the Alexandria Theatre, the preservation of the recessed bowl floor built in 1923, the retention of the terrazzo floor connecting the sidewalk with the lobby, the preservation and restoration of the existing 1942 blade sign on the theater's exterior, the maintenance of the main lobby, the implementation of a design which included no new openings along the Geary Boulevard elevation, as well as measures to provide protection and avoid impacts on the historic theater during construction.

A Historic Resource Evaluation (HRE)⁴ was prepared and submitted to the Planning Department to analyze whether the Modified Project would comply with the Secretary of the Interior's Standards for Renovation (Standards) such that the subject property would remain eligible for listing in the California Register, both individually and as a contributor to a historic district. The HRE found that the Modified Project would retain and restore the majority of the property's historic features and materials. However, as the Modified Project would construct new interior floor levels within the open volume of the theater's auditorium and remove the auditorium's floor and stage, it does not comply with all of the Standards.

The department reviewed the HRE and determined that because the Modified Project would retain and restore the majority of the character-defining features of the theater, the Modified Project would result in a building that would retain sufficient integrity to remain eligible for listing in the California Register, both individually and as a contributor to a historic district.⁵ Alterations would largely be limited to the interior of the theater building, with character-defining features at the interior lobby, mezzanine and upper lobby being retained. While the original concrete floor, stepped-wood floor and stair would be removed, altering the volume of the auditorium, the auditorium was itself meaningfully altered in the past as a result of a 1976 subdivision of the upper level to create three smaller theater spaces. Therefore, the proposed change does not affect an original characteristic of the theater. Numerous significant features within the auditorium that are currently not visible would be

⁴ TimeSpace San Francisco LLC, *Historical Resource Evaluation Part II, 5400 Geary Boulevard, San Francisco, CA*, May, 2017. This document (and all documents cited in this initial study unless otherwise noted) is available for review on the San Francisco Property Information Map, which can be accessed at [https://sfplanninggis.org/PIM/and_entering_the_property_address_\(5400_Geary_Boulevard\)](https://sfplanninggis.org/PIM/and_entering_the_property_address_(5400_Geary_Boulevard)). Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental case number (2004.0482ENV-02) and then clicking on the "Related Documents" link.

⁵ San Francisco Planning Department, *Historic Resource Evaluation Response 5400 Geary Boulevard*, November 19, 2018.

revealed as a result of the Modified Project, including character-defining murals, paintings and moldings would be retained and restored. All significant exterior features would be retained and restored, including the historic marquee, the tower sign, terrazzo flooring⁶ outside the entrance to the theater, and neon parking signs at the east façade. The exterior fenestration pattern would also be retained without any effects on character-defining features.

Overall, the department found that the Modified Project would not cause a new, or more severe, cultural resources impact that was not identified in the original mitigated negative declaration. As discussed above, Mitigation Measure M-CP-1: Architectural Resources would be applicable to the Modified Project.

Archeological Resources

Given the reasonable potential that archeological resources may be present within the project site, the mitigated negative declaration found that the PUD would result in a less-than-significant impact on archeological resources with the implementation of Mitigation Measure M-CP-2: Archeological Monitoring. The mitigation measure included measures to be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. For example, the project sponsor was required to retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology to undertake an archeological monitoring program. In the event that archeological monitoring resulted in the discovery of archeological resources, the mitigation measure authorized the Environmental Review Officer to suspend construction of the project for up to a maximum of four weeks to record archeological resources and to ensure they are not adversely affected by the proposed project.

The Modified Project includes excavation to a depth of 12.5 feet below grade on the Alexandria Theatre portion of the site for the construction of the pool and aquatic center at a basement level. As discussed above, Mitigation Measure M-CP-2: Archeological Monitoring would be applicable to the Modified Project. The Modified Project would not have a new or more severe impact to archeological resources, with implementation of this mitigation measure, than disclosed in the mitigated negative declaration.

Transportation and Circulation

A circulation study was prepared for the Modified Project.⁷ The study analyzed the transportation impacts of the Modified Project and, additionally, compared those impacts to those examined in the mitigated negative declaration for the PUD. The PUD was itself a refinement of project proposals from 2007 and earlier, for one of which a transportation study was prepared by LCW Consulting in 2007.⁸ The 2007 transportation study was used for the mitigated negative declaration analysis as the 2007 project proposal

⁶ Terrazzo is a composite material, poured in place or precast, which is used for floor and wall treatments. It consists of chips of marble, quartz, granite, glass, or other suitable material, poured with a cementitious binder (for chemical binding), polymeric (for physical binding), or a combination of both. Metal strips often divide sections, or changes in color or material in a pattern.

⁷ AECOM, *5400 Geary Boulevard Mixed Use Project Circulation Study: Final Report*, February 9, 2019.

⁸ LCW Consulting, *5400 Geary Boulevard Transportation Study*, April, 2007. The 2007 project proposal, like the PUD, included retail space, a restaurant and a theater space. All three uses were larger than what was eventually proposed and approved in the PUD. See Table 2 for specific square footages. A copy of the transportation study is on-file and available for public review at the San Francisco Planning Department offices (1650 Mission Street, Suite 400, San Francisco, CA 94103) under Case No. 2004.0482E.

was larger and more intensive than the PUD. The transportation study prepared for the mitigated negative declaration, then, was conservative with respect to the transportation impacts of the PUD. The circulation study subsequently prepared for the Modified Project compared the Modified Project to both the PUD and the 2007 proposal. While the mixed-use residential project on the site's parking lot has been completed, the circulation study prepared for the Modified Project accounted for the travel demand that would result from the mixed-use residential development. The Modified Project does not include any vehicle access changes, as vehicle parking would be provided within the shared below-grade garage in the adjacent mixed-use residential building. While the PUD included two pedestrian entrances to the theater building—a corner entrance at 18th Avenue and Geary Boulevard and an entrance to a proposed retail space on Geary Boulevard—the Modified Project includes only the one corner entrance.

Vehicle Miles Travelled (VMT). Since adoption of the mitigated negative declaration, the Planning Commission has adopted the use of the VMT metric to evaluate transportation impacts of projects and no longer considers vehicle delay as a CEQA transportation impact. Accordingly, the impacts of the Modified Project are analyzed below using the guidelines set forth in the San Francisco Guidelines and Planning Commission Resolution 19579 and supporting materials. Although an addendum focuses on how the project, new information, or changes in circumstances may have changed the impact conclusions in the original mitigated negative declaration analysis, because the mitigated negative declaration did not evaluate impacts based on the VMT metric, the analysis in this addendum first uses the VMT screening criteria to determine whether the project (assuming the modifications) is presumed to have a significant impact on VMT. If not, no further analysis is required of how the Modified Project would affect VMT as compared to the original FMND project.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, Census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would over-estimate VMT.

For the purposes of VMT analysis, the aquatic center and after-school learning centers were both designated as retail uses while the non-retail professional use was classified as an office use. The project site is located in transportation analysis zone (TAZ) 297. Table 2 summarizes the average daily VMT per employee for retail and office uses for the region and within TAZ 297.

Table 2. Daily Vehicle Miles Traveled

<u>Land Use</u>	<u>Bay Area</u>		<u>TAZ 297</u>	<u>Bay Area 2040 Cumulative</u>		<u>TAZ 297 2040</u>
	<u>Regional Average</u>	<u>Regional Average minus 15%</u>		<u>2040 Regional Average</u>	<u>2040 Regional Average minus 15%</u>	
Employment (Office)	19.1	16.2	10.7	17	14.6	9.8
Employment (Retail)	14.9	12.7	7.8	14.6	12.4	7.5

Given that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the Modified Project’s retail and office uses would not result in substantial additional VMT. Therefore, the proposed project would not result in a significant impact related to VMT. The project site also meets the proximity to transit stations screening criterion, which also indicates that the Modified Project’s retail and office uses would not cause substantial additional VMT.

Travel Demand. For the purpose of providing an appropriate comparison with the prior transportation analysis, the travel demand below shows the Modified Project travel demand including the travel demand for the mixed-use residential building that has been constructed. As shown in **Table 3** below, total person-trips during the weekday p.m. peak hour for the Modified Project (397) are lower than for both the PUD (510) and the 2007 project proposal (662). In particular, the Modified Project’s travel demand is well below the 2007 project proposal, which was conservatively used as the basis for determining potential transportation impacts of the approved PUD. Based on information presented in the mitigated negative declaration, new vehicle trips during the weekday p.m. peak hour would be approximately 234 vehicle-trips under the 2007 project proposal and 203 vehicle-trips under the approved PUD. Given the substantial drop in total person-trips from the PUD to the Modified Project, it is also expected that vehicle-trips under the Modified Project would be substantially lower than under the PUD.

Transit. The mitigated negative declaration determined that transit impacts of the PUD would be less-than-significant. In terms of transit operations, the Modified Project’s primary vehicle ingress/egress (including to/from the off-street parking inside the adjacent mixed-use residential building) would be along 18th Avenue, where there is no existing transit service. While the Modified Project would generate vehicle trips along Geary Boulevard and other streets with transit service, vehicle trips decrease compared to the PUD.

Therefore, the Modified Project would not result in any new, or more severe, transit impacts that were not disclosed in the mitigated negative declaration.

Table 3: Comparison of 2007 Project, PUD, and Modified Project

Land Use	Size	2007 Project Proposal			PUD (2011 mitigated negative declaration) ⁽¹⁾			Modified Project ⁽²⁾ with mixed use residential building for comparison		
		Theater Building	Mixed- Use Resi- dential Building	Total	Theater Building	Mixed- Use Resi- dential Building	Total	Theater Building	Mixed- Use Resi- dential Building	Total
Development Program										
Residential	dwelling units		39	39		46	46		43	43
Retail	square feet	9,862	15,120	24,982	7,480	5,650	13,130		1,000	1,000
Restaurant	square feet	8,294		8,294	7,200	900	8,100			
Theater	seats	252		252	221		221			
Aquatics/swim center	square feet							15,125		15,125
After-school learning center	square feet							9,990		9,990
Co-working space	square feet							9,915		9,915
Person-Trips (Weekday P.M. Peak Hour)										
Residential			67	67		80	80		74	74
Retail		133	204	337	101	76	177			
Restaurant		224		224	195	24	219		27	27
Theater		65		65	57		57			
Aquatics/swim center								71		71
After-school learning center								215		215
Non-retail professional service								9		9
<i>Subtotal</i>		422	271	693	353	180	533	295	101	397
Internal trip reduction ⁽³⁾		(21)	(10)	(31)	(18)	(5)	(23)			
Total		401	261	662	335	175	510	295	101	397

Source: AECOM, 5400 Geary Boulevard Mixed-Use Project Circulation Study: Final Report, 2018; Initial Study/Final Mitigated Negative Declaration – Case No. 2004.0482E: 5400 Geary Boulevard (November 24, 2010, amended May 27, 2011; dated June 8, 2011), pp. 65–69.

Notes:

Component values may not sum to total values due to rounding.

- (1) Under the approved PUD, 1,180 square feet of retail in the Alexandria Theatre building represents existing retail uses that would remain. The mixed-use residential building includes 900 square feet of food service uses that were analyzed as a “restaurant” use in the 2011 IS/FMND.
- (2) The 4,800 square feet of commercial space in the under-construction mixed-use residential building is conservatively considered a “restaurant” use for the purposes of this comparison.
- (3) The travel demand estimates in the 2007 transportation study and 2011 IS/FMND assume a 5-percent internal trip reduction for commercial (retail, restaurant, and theater) uses.

Pedestrians. The mitigated negative declaration determined that impacts to people walking under the PUD would be less-than-significant. The Modified Project does not include any changes to existing pedestrian conditions that would result in hazards to pedestrians. In addition, the number of person trips is decreased compared to the PUD analyzed in the MND.

Therefore, the Modified Project would not result in any new, or more severe, pedestrian impacts that were not disclosed in the mitigated negative declaration.

Bicycles. The mitigated negative declaration determined that bicycle impacts of the PUD would be less-than-significant. In particular, the PUD would result in an increase in vehicle trips in the vicinity of the project site, but this increase would not be substantial enough to affect bicycle travel in the area. None of these streets feature designated bikeways.⁹ As described earlier in the “Travel Demand” section, the Modified Project would generate less overall travel demand than the PUD. Therefore, bicycle impacts as a result of project-generated vehicle-trips would be less than under the Modified Project. Additionally, the Modified Project would include bicycle parking, as required by Section 155 of the San Francisco Planning Code.

Therefore, the Modified Project would not result in any new, or more severe, bicycle impacts that were not disclosed in the FMND.

Loading. The estimated freight loading/service vehicle demand (by land use) generated by the Modified Project during the average hour and peak hour is summarized in Table 4. The after-school learning center and non-retail professional space would generally be considered “institutional” and “office” uses for the purposes of freight loading/service vehicle activity and were therefore analyzed using the demand rates for these uses in the *SF Guidelines*. The aquatics/swim center, however, is not directly comparable to any of the land use categories for which the *SF Guidelines* provides freight loading/service vehicle demand rates, but was approximated using the “institutional” use. It is expected that this use would not generate substantial freight loading/service vehicle activity and could be adequately approximated using the demand rate for an “institutional” use in the *Guidelines*.

Table 4: Project Freight Loading and Service Vehicle Demand

Land Use	Project Size (square feet)	Daily Truck Trip Generation Rate (trucks per 1,000 gross square feet)	Freight Loading/Service Vehicle Demand (spaces)	
			Average Hour	Peak Hour
Aquatics/swim center ⁽¹⁾	15,125	0.10	0.1	0.1
After-school learning center ⁽¹⁾	9,990	0.10	0.0	0.1
Non-Retail Professional Service ⁽²⁾	9,915	0.21	0.1	0.1
Total	35,030		0.2 (1 space)	0.3 (1 space)

Source: AECOM, 2018.

Notes:

Component values may not sum to total values due to rounding.

⁽¹⁾ The *SF Guidelines* do not provide daily truck trip generation rates specific to these uses, which have been approximated using the truck trip generation rate for service (“institution”) uses.

⁽²⁾ Treated as “office” use for the purposes of estimating freight loading and service vehicle demand.

Similar to travel demand, the estimated freight loading/service vehicle demand for the Modified Project was compared against the PUD. According to information presented in the mitigated negative declaration, the PUD would generate approximately 37 truck trips per day, with a demand for approximately two loading spaces during both the average hour and peak hour of loading activities. Although a breakdown by building was not provided, the mitigated negative declaration notes that approximately 80 percent of this demand would be associated with the proposed restaurant uses.

⁹ The closest bicycles routes are along 15th and 23rd avenues.

As indicated in Table 1, the Modified Project no longer includes any restaurant uses for the Alexandria Theatre building, and the total amount of commercial space in the mixed-use residential building has decreased from the PUD. Furthermore, none of the three uses under the Modified Project (aquatics/swim center, after-school learning center, and non-retail professional service use) is expected to generate a substantial need to accommodate freight loading/service vehicle activity, as summarized in Table 4. Given these considerations, the Modified Project would likely generate a far lower total freight loading/service vehicle demand than the approved PUD.

The mitigated negative declaration did not specifically address passenger loading activities. In order to estimate passenger loading demand for the Modified Project, a methodology similar to that described for hotel guest passenger loading in Appendix H of the *SF Guidelines* was devised, with modifications as needed to account for the Modified Project's specific characteristics. The *SF Guidelines* methodology attempts to calculate the peak passenger loading demand (in vehicles) during any one minute of the peak 15-minute period of the peak hour. The Modified Project, however, consists of three distinct uses (an aquatics/swim center, an after-school learning center, and a non-retail professional service use), and would generally be expected to exhibit a more distributed pattern of activity, with less peaking. In particular, the three uses would be operated independent of each other, such that peaking would be likely to occur at different times for each use. Even within each individual use, activity would be naturally distributed over the course of the hour—the aquatics/swim center and after-school learning center, for example, would have the capacity to accommodate multiple classes/programs simultaneously, with individual classes/programs likely starting and ending at different times. A peaking factor of 1.25 was selected because it was deemed reasonably conservative based on the level of peaking observed in general background traffic in the vicinity of the project site. Based on these assumptions, the Modified Project's peak passenger loading demand can be estimated to be three vehicles during any one minute of the peak 15-minute period. The majority of this demand would be associated with the aquatics/swim center and after-school learning center, as these two uses would generate the majority of the proposed project's overall vehicle-trips.

The Modified Project would rely on the use of 47 automobile parking spaces and 2 carshare parking spaces located inside the shared below-grade garage in the adjacent mixed-use residential building. These spaces, together with other on-street parking spaces in the vicinity of the project site, including metered parking spaces on 18th and 19th avenues and on Geary Boulevard, and off-street parking located at 421 18th Avenue and 5732 Geary Boulevard, would likely be attractive for longer passenger loading/unloading activities (e.g., if passengers are carrying equipment or other belongings with them). The SFMTA also requires that motorists stay inside their vehicles at all times when using on-street passenger loading zones, so the proposed parking in the adjacent mixed-use residential building would also attract parents and guardians who need or prefer to enter the building directly when dropping off or picking up children. In other cases, the parent or guardian may also choose to use the proposed project's off-street parking or other nearby on- and off-street parking. Given these various considerations, it is likely that the Modified Project's peak passenger loading demand would be somewhat lower than the 3 spaces estimated above, and would likely be closer to 2 spaces (or less).

The Modified Project would include a new 80-foot long dual-use commercial and passenger loading zone on Geary Boulevard. As the Modified Project's peak passenger loading demand would be on the order of approximately 2 spaces or less, and the estimated freight loading/service vehicle demand for the proposed project would be marginal, the new proposed loading zone, along with existing on-street parking, would accommodate the Modified Project's proposed passenger loading demand. The Modified Project would not result in any new, or more severe, loading impacts than were disclosed in the mitigated negative declaration.

To further address any less-than-significant loading effects under the approved PUD, the final mitigation negative declaration recommended the implementation of Improvement Measure I-TR-5b, as shown below. This improvement measure would be applicable to the Modified Project.

Improvement Measure I-TR-5b: Loading

The project sponsor shall request that two of the 11 metered parking spaces adjacent to the project site on 18th Avenue be converted to commercial vehicle loading/unloading spaces for a limited duration (e.g., from 8:00 a.m. to 3:00 p.m.) This change to the existing curb parking regulation would need to be approved at a public hearing through the Department of Parking and Traffic.

Construction-related Transportation Impacts. The mitigated negative declaration determined that construction-related impacts to transportation and circulation under the PUD would be less-than-significant. In particular, construction-related impacts would include those associated with construction materials and equipment deliveries, construction debris removal, and construction worker parking, but such impacts would be temporary and limited in duration and would therefore generally not be considered significant.

Construction of the PUD was anticipated to take approximately 24 months based on information from similar projects. Construction-related activities would typically occur Mondays through Fridays between 7:00 a.m. and 5:30 p.m. and Saturdays between 8:00 a.m. and 2:00 p.m. Construction staging would be confined within the site. While no travel lanes were expected to be closed and no bus stops were expected to be relocated, all or a portion of the sidewalk along adjacent street frontages and parking lanes would need to be closed during construction. If necessary, however, a temporary walkway would be provided in the adjacent curb (parking) lane to maintain pedestrian access and circulation around the project site vicinity.

Construction activities in San Francisco that have the potential to affect the transportation network are subject to the SFMTA's *Regulations for Working in San Francisco Streets*, also known as the "blue book," as well as the public works code and public works department orders,¹⁰ which establish rules for working safely and in a manner that will cause the least possible interference with people walking, bicycling, taking transit and/or transit operations, as well as people driving.

Project construction activities that do not comply with regulations in the blue book require a special traffic permit from the SFMTA. Examples of the types of work addressed through special traffic permits include all sidewalk and walkway closures, and all alley and street closures, temporary relocation of transit stops

¹⁰ San Francisco Municipal Transportation Agency. *Regulations for Working in San Francisco Streets* (8th ed. January 2012). Online: https://www.sfmta.com/sites/default/files/reports-and-documents/2017/10/blue_book_8th_edition_pdf.pdf. Accessed November 8, 2018.

and/or routes, and closing or detouring a bicycle route. Additionally, all traffic control implemented as part of any special traffic permit conditions would be required to confirm to the *California Manual of Uniform Traffic Control Devices*.¹¹

The mitigated negative declaration further noted that the impact of construction truck traffic would be a temporary decrease in the capacities of local streets due to the slower movement and larger turning radii of trucks, which may affect traffic operations. The majority of construction-related truck traffic would use Geary Boulevard for access to and from the site, and peak truck activity is anticipated during the building construction phase (likely during the concrete pour). Construction workers driving to and from the site would use on- and off-street parking and would cause a temporary increase in parking demand in the surrounding area. However, construction truck and worker traffic is not anticipated to substantially affect overall transportation conditions, as impacts on local intersections or the transit network would be similar to or less than those associated with the project.

To further address any less-than-significant construction-related effects under the approved PUD, the mitigated negative declaration recommended implementation of Improvement Measure I-TR-5c, as shown below. This improvement measure would be applicable to the Modified Project.

Improvement Measure I-TR-5c: Construction Traffic

Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or 3:30 p.m. and 6:00 p.m. would coincide with peak hour traffic and could temporarily impede traffic and transit flow, although it would not be considered a significant impact. An improvement measure limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times if approved by the Traffic Engineering Department of Parking and Traffic (DPT))¹² would minimize disruption of the general traffic flow on adjacent streets during the AM and p.m. peak periods.

The project sponsor and construction contractor(s) shall meet with the SFMTA, the Fire Department, Muni, the Planning Department, and other City agencies to determine feasible measures to reduce traffic congestion, including temporary bus stop relocation and other potential transit disruption and pedestrian circulation effects during construction of the proposed project. The temporary parking demand by construction workers shall be met on-site, on-street, or within other off-street parking facilities.

While the Modified Project represents a substantially different land use program for the theater building than under the PUD, it would still involve an adaptive reuse of the existing building. There may be the potential for increased construction activities within the building envelope compared to the PUD due to the installation of a basement level. However, overall construction-related transportation effects would likely be similar to the approved project, and would be substantially less than for a project involving major demolition or all-new construction. In addition, as the mixed-use residential building has already been completed, the Modified Project would include less construction-related traffic than the project analyzed in the mitigated negative declaration.

Similar to the PUD, the effects of construction truck and worker traffic under the Modified Project would generally be considered less-than-significant due to their temporary and limited duration, and would likely

¹¹ California Department of Transportation. 2014 *California Manual of Uniform Traffic Control Devices* (Rev. 3, March 2018). Online: <http://www.dot.ca.gov/trafficops/camutcd/>. Accessed November 8, 2018.

¹² This department is now administered by SFMTA.

be similar to or less than those associated with the proposed project at full occupancy. In particular, construction truck traffic could result in minor congestion and conflicts with transit, bicycle, pedestrian, and traffic circulation—such as occasional disruptions due to on-road construction vehicles or construction-related truck traffic during the weekday a.m. or p.m. peak periods—but these effects would not be frequent or substantial enough to constitute a significant impact.

Similar to the PUD, partial or full closure of the adjacent sidewalks along Geary Boulevard and/or 18th Avenue may be needed for construction of the Modified Project, but would be accompanied by temporary closure of the adjacent parking lane to maintain pedestrian access. Signage and pedestrian protection would be erected as appropriate in these cases, and overall effects on roadway capacity would be minimal. Any temporary closure of travel lanes or changes to transit service on streets adjacent to the project site, either for extended periods or for temporary construction-related activities, would be reviewed, approved by, and coordinated with the SFMTA.

The project sponsor would follow the requirements and restrictions described in the blue book, and would provide reimbursement to the SFMTA for installation and removal of temporary striping and signage changes required during project construction.

Therefore, in consideration of the project site location and other relevant project characteristics, the duration and magnitude of temporary project-related construction activities would not result in substantial interference with bicycle, pedestrian, or vehicle circulation and accessibility to adjoining areas, thereby resulting in potentially hazardous conditions. Overall, the Modified Project would not result in any new, or more severe, transportation impacts that were not disclosed in the original mitigated negative declaration.

Transportation Demand Management Plan. As required by the City's Transportation Demand Management Program Ordinance (Ordinance 34-17, approved February 2017), the project sponsor would develop a Transportation Demand Management (TDM) Plan that would be subject to review and approval by the Planning Commission as part of its deliberations on the proposed project. Compliance with the approved TDM Plan would be adopted as a Condition of Approval for the proposed project (Section 169.4(c)). Prior to the TDM Ordinance, the mitigated negative declaration included Improvement Measure I-TR-5a: Parking, which involved distribution of transportation-related information as part of move-in packets, and was primarily intended for residential tenants in the now-completed mixed-use residential building. With the requirement of the TDM Plan, Improvement Measure I-TR-5a, which is related to parking demand and parking shortfall, will be addressed in the TDM Plan. Therefore, this improvement measure is no longer applicable to the Modified Project.

Noise

The mitigated negative declaration found that the PUD would not result in a substantial increase in ambient noise levels in the project vicinity and would therefore have less-than-significant impacts related to operational noise levels. The Modified Project includes an aquatics center, an after-school learning center and non-retail professional service uses. These uses would not be expected to result in operational noise levels that would be more intense than those examined in the mitigated negative declaration. A primary source of new ambient noise would be new vehicle trips generated by the Modified Project. However, as discussed in "Transportation and Circulation," above, the Modified Project would result in fewer overall vehicle trips than the project analyzed in the mitigated negative declaration, and thereby less vehicle-

related noise. Therefore, the Modified Project would not include new, or more severe, noise effects that were not disclosed in the mitigated negative declaration.

The Modified Project's duration of temporary, noise-generating construction activities associated with the use of construction equipment and vehicles for the excavation and construction would be consistent with that analyzed in the mitigated negative declaration. Construction noise would remain within the noise levels established in the San Francisco Noise Ordinance, anticipated construction duration would be similar between the mitigated negative declaration and the Modified Project (18 months), and the noise impacts of the Modified Project would be less than significant.

Consistent with the project analyzed in the mitigated negative declaration, the Modified Project would include mechanical equipment that could produce operational noise. This equipment includes new four HVAC units on the roof, and the pool's pump, heater, and filtering equipment, which are located in the mechanical room in the basement. Operation of all mechanical equipment is subject to the provisions of Section 2909 of the Noise Ordinance. Compliance with Section 2909 of the Noise Ordinance would minimize noise from building operations. The mitigated negative declaration included a construction noise mitigation measure for impact pile-driving. Since the Modified Project does not include piling driving, Mitigation Measure M-NO-2 is not applicable.

Given the above, the Modified Project would not result in new, or more severe, noise impacts than those disclosed in the mitigated negative declaration.

Air Quality

The mitigated negative declaration found the PUD would have less than significant impacts related to conflicting with or obstructing implementation of an air quality plan, resulting in a cumulatively considerable net increases of criteria pollutants, and creating objectionable odors. The Modified Project would not conflict with or obstruct implementation of an air quality plan and its operation would not include activities considered to create objectionable odors.

Construction. Using the Bay Area Air Quality Management District's (air district) *CEQA Guidelines* (2010) analytical approach to assessing construction emissions, the mitigated negative declaration found that while construction emissions would occur in short-term, temporary phases, those emissions would be below screening levels established by the air district for construction-related criteria air pollutants.

The Modified Project includes a 13,380 square foot aquatic center, an 11,090 square foot after-school learning center and 9,320 square feet of non-retail professional service use. The air district's 2017 *CEQA Guidelines* include updated thresholds for various land use types. For the purposes of this analysis, the square footages of the Modified Project are compared to these thresholds. The aquatic center would thereby be classified as a "racquetball/health" use (277,000 sf threshold for construction), the afterschool learning center would be conservatively classified as a "library," (277,000 sf threshold) and the non-retail professional services would be classified as "general office building" (277,000 sf threshold). As the Modified Project is well below the thresholds established by the air district for construction-related emissions, the Modified Project would not result in new, or more severe, construction-related air quality impacts that were not disclosed in the mitigated negative declaration. In addition, like the project analyzed in the mitigated negative declaration, the Modified Project would be subject to the parts of the San Francisco Building and Health Codes that are generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to

minimize the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the building department. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In complying with the Construction Dust Control Ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping and other best management practices.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. Thus, as the Modified Project would comply with the Dust Control Ordinance requirements, construction effects related to dust and criteria air pollutants under the Modified Project would be less than significant.

Additionally, the Modified Project would be limited to the conversion of the existing theater building for adaptive reuse within the existing structure, and would therefore include less resultant emissions than identified in the mitigated negative declaration, as a portion of the project analyzed in the mitigated negative declaration (the mixed-use residential building) has already been constructed.

Operation. The project analyzed in the mitigated negative declaration was found to not result in significant air quality impacts because none of the elements of the project (mixed-use residential, retail, movie theater and restaurant) would exceed the BAAQMD's thresholds for operational emissions. As discussed above, in "Construction," the Modified Project includes a 13,380 square foot aquatic center, an 11,090 square foot after-school learning center and 9,320 square feet of non-retail professional service use.¹³ The air district's 2017 CEQA Guidelines include updated thresholds for operational emissions for various land use types. For the purposes of this analysis, the square footages of the Modified Project are compared to these thresholds and were found to be below the thresholds.

As the Modified Project is well below the thresholds established by the air district for operational emissions, the Modified Project would not result in new, or more severe, operational air quality impacts that were not disclosed in the mitigated negative declaration.

Greenhouse Gases

The mitigated negative declaration found that state and local policies and ordinances included measures to decrease the amount of greenhouse gas (GHG) emitted into the atmosphere and decrease San Francisco's overall contribution to climate change. The mitigated negative declaration found that the project would increase the activity onsite and would contribute to long-term increases in GHGs as a result of traffic increases (mobile sources) and residential and commercial operations associated with heating, energy use and solid waste disposal (area source).

¹³ The aquatic center would be classified as a "racquetball/health" use (128,000 sf threshold for operations), the afterschool learning center would be conservatively classified as a "library," (78,000 sf threshold) and the non-retail professional services would be classified as "general office building" (346,000 sf threshold).

In 2010, the Planning Department released San Francisco's *Strategies to Address Greenhouse Gas Emissions*,¹⁴ which presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,¹⁵ exceeding the year 2020 reduction goals outlined in the BAAQMD's *2010 Clean Air Plan*,¹⁶ Executive Order S-3-05,¹⁷ and Assembly Bill 32 (also known as the Global Warming Solutions Act).^{18,19} In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05²⁰ and B-30-15.^{21,22} Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.²³

Compliance with the City's Commuter Benefits Program, Transportation Sustainability Fee, and bicycle parking requirements would reduce the Modified Project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The Modified Project would be required to comply with the energy efficiency requirements of the City's Green Building Code, Stormwater Management Ordinance, and Water Efficient Irrigation Ordinance, which would promote energy and water efficiency, thereby reducing the Modified Project's energy-related

¹⁴ San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf, accessed March 3, 2016.

¹⁵ ICF International, *Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco*, January 21, 2015.

¹⁶ Bay Area Air Quality Management District, *Clean Air Plan*, September 2010. Available at <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>, accessed March 3, 2016.

¹⁷ Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed March 3, 2016.

¹⁸ California Legislative Information, *Assembly Bill 32*, September 27, 2006. Available at http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf, accessed March 3, 2016.

¹⁹ Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

²⁰ Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO₂E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO₂E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO₂E).

²¹ Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed March 3, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

²² San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

²³ San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for 300 Grant Avenue*, October 20, 2016.

GHG emissions.²⁴ Additionally, the project would be required to meet the renewable energy criteria of the Green Building Code, further reducing the project's energy-related GHG emissions.

The Modified Project's waste-related emissions would be reduced through compliance with the City's Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy²⁵ and reducing the energy required to produce new materials.

Thus, the Modified Project was determined to be consistent with San Francisco's GHG reduction strategy and impacts to GHGs would be less than significant.²⁶

Geology and Soils

The mitigated negative declaration found that the project would have less-than-significant effects related to geology and soils. The Modified Project would include excavation to a depth of 12.5 feet on the theater site that was not included in the PUD project. A geotechnical report was prepared for the residential portion of the project, currently occupied by the Alexandria Residences.²⁷ Exploratory boring samples revealed subsurface soil conditions of brown fine to medium sand to medium dense sand to the maximum depth explored of 38.5 feet. Groundwater was not encountered. The mixed-use residential project included the excavation of a basement level, similar to the basement proposed in the Modified Project. The report recommended a temporary shoring system around the area to be excavated, and an underpinning of the foundation of the theater. The report recommended that monitoring points be marked on surrounding structures prior to excavation and that these points be monitored during and after excavation to ensure that surrounding structures are not affected by construction. In a subsequent letter regarding the Modified Project,²⁸ the geotechnical engineer determined that the geotechnical findings and recommendations included in their original geotechnical investigation still apply to the project site and can be used for the construction of the Modified Project. The letter recommended that the existing theater structure be underpinned using a pier or deep footing foundation, that the basement and pool levels may utilize a mat slab foundation, and that compaction grouting can be utilized to stabilize any soil below the theater.

The project is required to comply with the state and local building code, which ensures the safety of all new construction in the City. The building department will review the project construction plans for conformance with recommendations in the project-specific geotechnical report during its review of the building permit for the project. In addition, the building department may require additional site-specific soils report(s) through the building permit application process, as needed. The review of the building permit application and plans, the building department's implementation of the building code, the building

²⁴ Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

²⁵ Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

²⁶ San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for 5400 Geary Boulevard*, March 13, 2019.

²⁷ Wayne Ting and Associates, Inc., *Geotechnical Investigation Proposed Four-Story Development 369 18th Avenue San Francisco, California*, August 14, 2014.

²⁸ Wayne Ting and Associates, Inc., *Response Three-Story Commercial Building 5400 Geary Boulevard San Francisco, California*, May 22, 2019.

department's administrative bulletins and information sheets, would ensure that the proposed project would have no significant impacts related to soils, seismic or other geological hazards. Therefore, the Modified Project would not result in any new, or more severe geology and soils impacts that were not disclosed in the mitigated negative declaration.

Hazards and Hazardous Materials

The mitigated negative declaration found that the PUD would have less-than-significant effects on creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. A Phase I Environmental Site Assessment (site assessment) was prepared for the site and concluded that there are no known on-site environmental conditions requiring mitigation.²⁹ The site assessment also noted that the Alexandria Theatre, constructed in 1923, contains asbestos and lead-based paint. The air district regulates asbestos, and any disposal of asbestos-containing materials would be subject to the air district's requirements and enforcement. Like the original project analyzed in the mitigated negative declaration, the Modified Project would be required to comply with Chapter 36 of the San Francisco Building Code, Work Practices for Exterior Lead-Based Paint, when there is any work that may disturb or remove lead-based paint on the exterior of any building built prior to December 31, 1978. Chapter 36 also includes a range of protective measures, including notification requirements, prohibited practices and disposal guidelines.

As the Modified Project is substantially similar to the project analyzed under the mitigated negative declaration (i.e. an adaptive reuse of the existing Alexandria Theatre building), the Modified Project would not result in any new, or more severe, hazardous material impacts that were not disclosed in the mitigated negative declaration.

Hydrology and Water Quality

The mitigated negative declaration found that the PUD would not violate water quality standards or otherwise substantially degrade water quality as the project site was, and is currently, covered completely with impervious surfaces. As a result, all surface run-off from the Modified Project would flow into the city's combined sewer system and be treated, consistent with the City's National Pollutant Discharge Elimination System permit, before being discharged into San Francisco Bay. Similarly, San Francisco Public Utilities Commission requirements that protect water quality during construction that applied to the PUD would continue to apply to the Modified Project. The mitigated negative declaration also included Mitigation Measure M-HY-1: Water which provided specific measures to be undertaken in the event of dewatering, as well as a requirement to install and maintain sediment traps in local storm water intakes. Similar to the project analyzed in the mitigated negative declaration, the Modified Project would also not deplete groundwater supplies, alter drainage patterns, or expose people or structures to flood risk.

Therefore, the Modified Project does not include any new, or more severe, hydrology and water quality impacts that were not disclosed in the mitigated negative declaration. As discussed above, Mitigation Measure M-HY-1: Water would be applicable to the Modified Project.

²⁹ AEI Consultants, *Phase I Environmental Site Assessment, 5400 Geary Boulevard, San Francisco, California*, January 14, 2004.

Other Environmental Topics. As both the PUD project analyzed in the mitigated negative declaration and the Modified Project include adaptive reuse of the existing Alexandria Theatre, the Modified Project would have similar, less-than-significant impacts related to other resource areas. The Modified Project is located on the same site as the PUD project, and is similarly a reuse of an already-developed site that would not expand the building envelope in height or bulk, the Modified Project would not result in any Land Use, Biological, Wind, Shadow, or Agricultural Resource impacts that are new or more severe than disclosed in the mitigated negative declaration. As discussed above in Transportation and Circulation, the Modified Project would result in fewer vehicle trips as the uses proposed would result in fewer employees and customers than the PUD project. As a result, the Modified Project would not result in any new or more severe Population and Housing, Recreation, or Public Services, effects than those disclosed in the mitigated negative declaration. The Modified Project would not be significantly more energy-intensive than the original PUD project and would not result in the loss of any important mineral resources. Therefore, the Modified Project would not result in any new or more severe Mineral and Energy Resource effects that were not disclosed in the mitigated negative declaration. The Modified Project would neither increase the severity of these impacts associated with the project or result in new or substantially different environmental effects. These topics do not warrant further discussion.

Mitigation Measures. Mitigation measures to reduce potentially significant impacts to less than significant that were identified in the mitigated negative declaration would still apply to the Modified Project. These include mitigation measures regarding archeological resources, cultural architectural resources, construction noise, and dewatering. The Mitigation Monitoring and Reporting Program with these measures will be adopted as conditions of project approval.

Improvement Measures. The mitigated negative declaration recommended three improvement measures to further reduce less than significant environmental effects related to transportation and circulation. As discussed above, Improvement Measures I-TR-5c: Construction Traffic and I-TR-5b: Loading would be applicable to the Modified Project. Improvement Measure I-TR-5a: Parking would not be applicable due to the subsequent TDM Ordinance.

5.0 CONCLUSION

Based on the foregoing, it is determined that the analyses conducted and the conclusions reached in the final mitigated negative declaration adopted by the Planning Commission in April 2013 remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the final mitigated negative declaration, and no new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to circumstances surrounding the proposed project that would cause significant environmental impacts to which the project would contribute considerably, and no new information has become available that shows that the project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

Date of Determination:

June 7, 2019

I do hereby certify that the above determination has been made pursuant to State and Local requirements.



for

Lisa Gibson
Environmental Review Officer

cc: Yorke Lee, Project Sponsor
Mary Woods, Current Planner
Supervisor Fewer, District 1

Distribution List
Historic Preservation Distribution List

Land Use Information

Project Address: 5400 Geary Boulevard

Record No.: 2016-015814CUA

Related Project: 2004-0482CEK! (CUA Approval 04.25.13)

	EXISTING	PROPOSED	TOTAL
GROSS SQUARE FEET (GSF)			
Shared Parking Included In Previous CU Application			
Parking GSF	38,230	0	38,230
Residential GSF	42,077	0	42,077
(E) Residential Building Program Not Part Of Current CU Application			
<u>Retail/Commercial...</u>			
- Theater	11,000	0	0
- Non-Retail Prof. Service	0	9,135	9,135
- Retail @ Geary St	865	-190	675
Office GSF	540	-540	0
Industrial/PDR GSF	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Instructional Services)			
- Swim Center	0	13,322	13,322
- Learning Center	0	9,820	9,820
Support (Mech, Sto, Struc.)	3,532	4,818	3,413
TOTAL GSF	15,937	36,365	39,740
	EXISTING	PROPOSED	TOTAL
PROJECT FEATURES (Units or Amounts)			
(E) Residential Building Program Not Part Of Current CU Application			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Mkt Rate	-	-	-
Dwelling Units - Total	-	-	-
Hotel Rooms	-	-	-
Number of Buildings	2	0	2
Number of Stories	4	0	4
Parking Spaces @ Residential	43	0	43
Parking Spaces @ Non-Residential	47	0	47
Loading Spaces	0	0	0
Bicycle Spaces	0	32	32
Car Share Spaces	2	0	2
Other ()	-	-	-
	EXISTING	PROPOSED	TOTAL
LAND USE INFORMATION			
(E) Residential Building Program Not Part Of Current CU Application			
Studio Units	-	-	-
One Bedroom Units	-	-	-
Two Bedroom Units	-	-	-
Three Bedroom (or +) Units	-	-	-
Group Housing - Rooms	-	-	-
Group Housing - Beds	-	-	-
SRO Units	-	-	-
Micro Units	-	-	-
Accessory Dwelling Units	-	-	-

Parcel Map

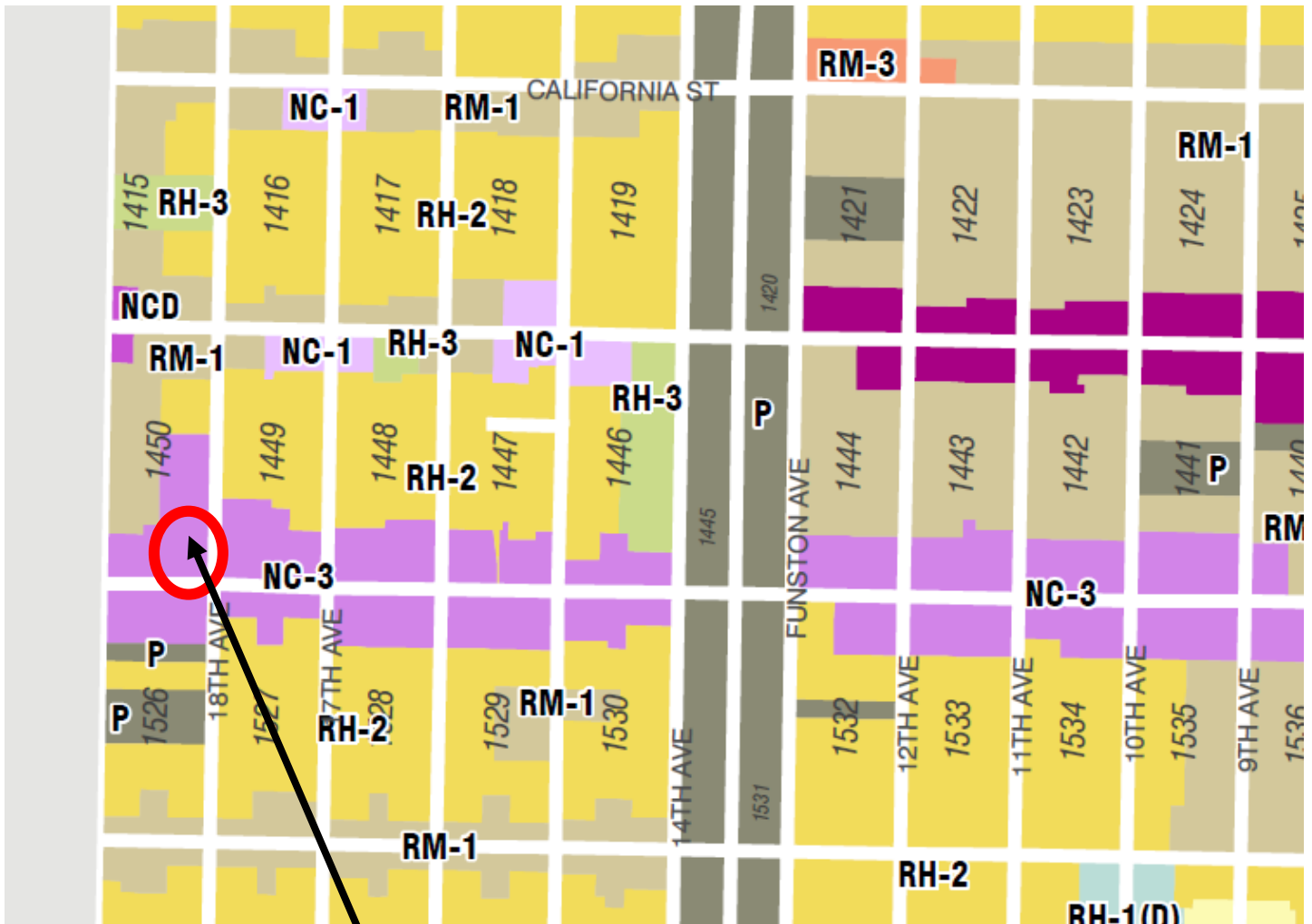


SUBJECT PROPERTY



Conditional Use Hearing
Record Number 2016-015814CUA
 Alexandria Theatre Building
 5400 Geary Boulevard

Zoning Map

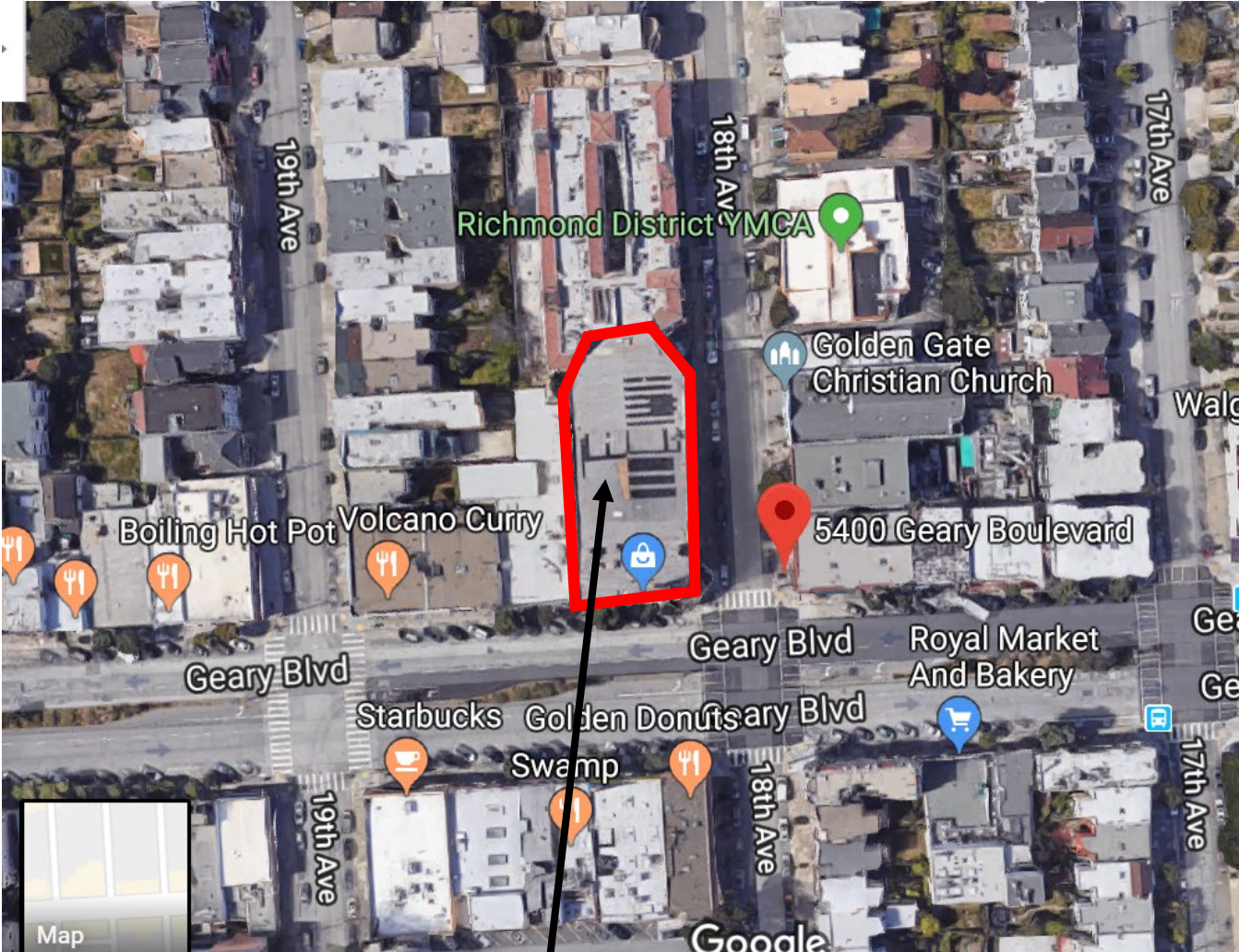


SUBJECT PROPERTY



Conditional Use Hearing
Record Number 2016-015814CUA
Alexandria Theatre Building
5400 Geary Boulevard

Aerial Photo – View 1

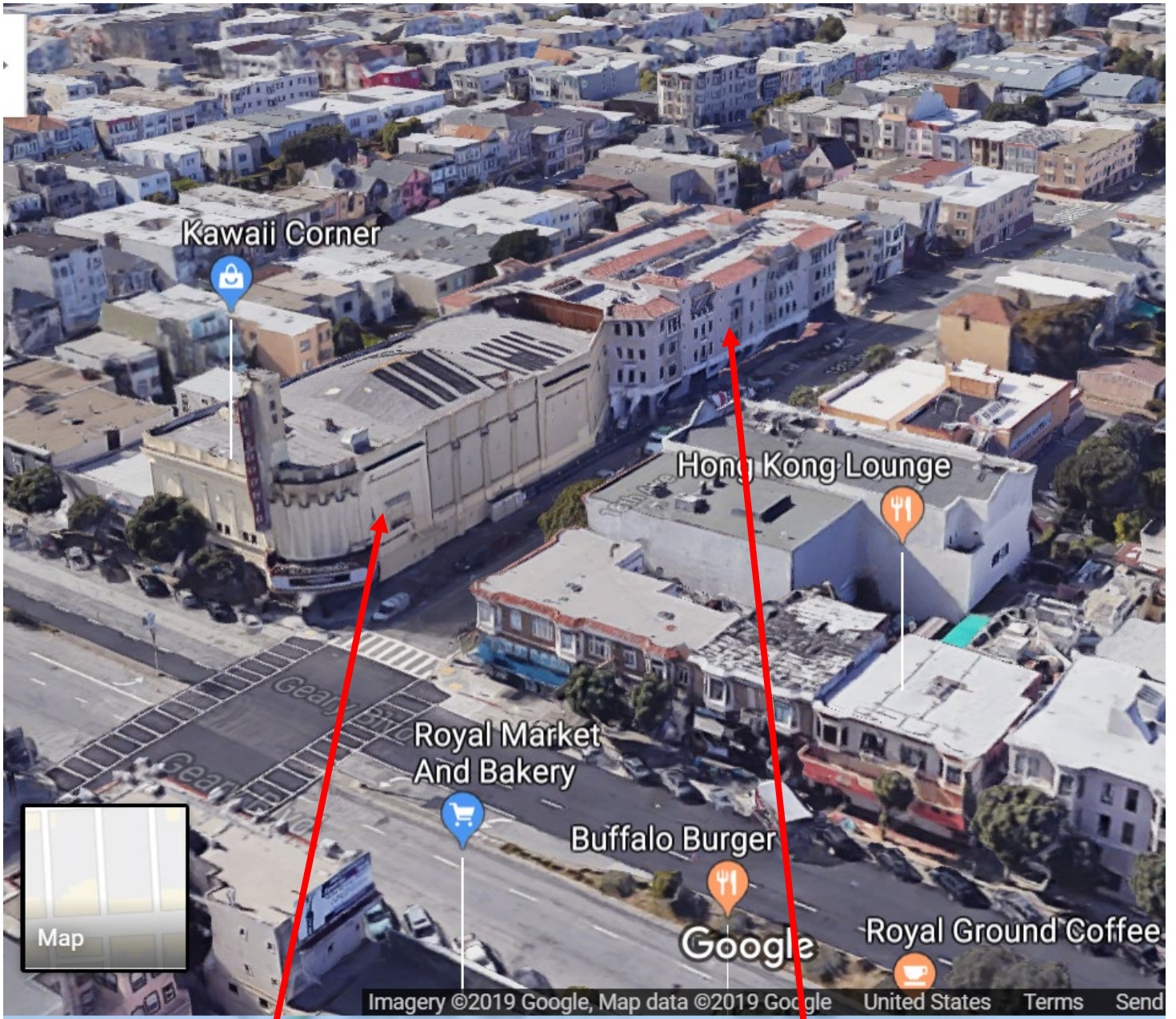


SUBJECT PROPERTY



Conditional Use Hearing
Record Number 2016-015814CUA
Alexandria Theatre Building
5400 Geary Boulevard

Site Photo – View 1



**Existing Alexandria Theatre Building
at 5400 Geary Boulevard
(Proposed Project)**

**Newly Constructed 43-Unit Residential/
Mixed-Use Building
at 369 - 18th Avenue
(Not Part of Proposed Project/
No Changes to This Building)**



Conditional Use Hearing
Record Number 2016-015814CUA
Alexandria Theatre Building
5400 Geary Boulevard

Site Photo – View 2



West alley space used for exiting by former theatre patrons

Existing storefronts at the Alexandria Theatre Building along Geary Boulevard



Conditional Use Hearing
Record Number 2016-015814CUA
Alexandria Theatre Building
5400 Geary Boulevard

Site Photo – View 3



Existing Alexandria Theatre Building
façade along 18th Avenue





SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.splanning.org>

Section 1: Project Information

PROJECT ADDRESS 5400 Geary Boulevard		BLOCK/LOT(S) 1450 / 048	
BUILDING PERMIT APPLICATION NO. 2017.0627.0435	CASE NO. (IF APPLICABLE) 2016-015814CUA	MOTION NO. (IF APPLICABLE)	
PROJECT SPONSOR TimeSpace Alexandria, LLC	MAIN CONTACT Yorke Lee	PHONE 408-781-7866	
ADDRESS 12230 Saratoga Sunnyvale Rd			
CITY, STATE, ZIP Saratoga, CA 95070		EMAIL yorkelee@timespacegroup.com	
ESTIMATED RESIDENTIAL UNITS 0	ESTIMATED SQ FT COMMERCIAL SPACE 39,740 gsf	ESTIMATED HEIGHT/FLOORS 50'-0" / 3 over basement	ESTIMATED CONSTRUCTION COST \$3,500,000
ANTICIPATED START DATE March 2020			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input checked="" type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input checked="" type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department. If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83. For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopment.sfgov.org If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection. 	

Continued...

EXHIBIT G

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.

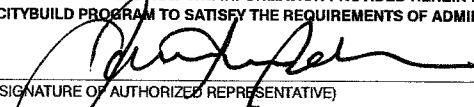
Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	25	2	3	Laborer	20	2	3
Boilermaker	30	0	2	Operating Engineer	40	1	2
Bricklayer	N/A			Painter	25	1	3
Carpenter	35	1	4	Pile Driver	N/A		
Cement Mason	30	2	4	Plasterer	25	1	4
Drywall/Latherer	20	2	4	Plumber and Pipefitter	30	1	3
Electrician	35	1	2	Roofer/Water proofer	30	2	3
Elevator Constructor	40	0	2	Sheet Metal Worker	25	1	2
Floor Coverer	25	1	4	Sprinkler Fitter	30	1	3
Glazier	30	2	4	Taper	25	2	3
Heat & Frost Insulator	30	1	3	Tile Layer/Finisher	30	1	4
Ironworker	30	1	3	Other:			
			TOTAL: 35				TOTAL: 30

- Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES NO
- Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? YES NO
- Will hiring and retention goals for apprentices be established? YES NO
- What is the estimated number of local residents to be hired? 25%

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
JONATHAN PEARLMAN / ARCHITECT	Jonathan@elevationarchitects.com	415.537.1125
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
		6.5.19
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(DATE)

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
 Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848
 Website: www.workforcedevelopmentst.org Email: CityBuild@sfgov.org