City and County of San Francisco
Entertainment Commission

# Permit referral request

To SFPD CPC DPH Fire EC Sound

Date 10/1/2025

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit

Name APESF, LLC

DBA THE CASTRO

Street address 429 CASTRO ST

Hearing date 11/4/2025

**Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.**

Please enter your recommendation below.

Your department

Your recommendation:

Signature Date

# 1. Permit type

## Permit type

Entertainment may include musicians, bands, DJs, theater performances, comedy shows, drag shows, karaoke, fashion shows, or poetry readings. Entertainment does not include indoor pre-recorded music from a playlist, indoor trivia, music lessons or indoor magic shows.

**1.1**

### Tell us what you want to do

*Choose one answer.*

- [x] I want to host live entertainment until 2:00 am

  *You are applying for a Place of Entertainment (POE) permit.*

  Before completing this application you must email the Entertainment Commission at email@sfgov.org and visit the Planning Information Counter inside the Permit Center at 49 South Van Ness Avenue.

- [ ] I want to host live entertainment until 10:00 or 11:00 pm

  *You are applying for a Limited Live Performance (LLP) permit.*

- [ ] None of the above

You only need to answer this if you selected “None of the above” on question 1.1 on page 2.

## Amplified sound

Outdoor amplified sound includes TVs with sound, prerecorded music, and any amplified sound.

**1.2**

### Do you want to host outdoor amplified sound, such as prerecorded music or TV with no live entertainment?

*Choose one answer.*

- [ ] Yes

  *If you only want outdoor amplified sound, you are applying for a Fixed Place Amplified Sound (FPAS) permit. If you want outdoor amplified sound and live entertainment it will be part of your LLP or POE permit.*

  Before completing this application you must email the Entertainment Commission at email@sfgov.org and visit the Planning Information Counter inside the Permit Center at 49 South Van Ness Avenue.

- [x] No

Continue **1. Permit type** on the next page →

## Extended hours

**1.3**

**Do you want to host entertainment or serve food after 2 am?**

*Choose one answer.*

☐ Yes

*You are applying for an Extended Hours Premises (EHP) permit.*

> ⓘ Before completing this application you must email the Entertainment Commission at email@sfgov.org and visit the Planning Information Counter inside the Permit Center at 49 South Van Ness Avenue.

☑ No

## Pool tables

You need a permit only if you charge your customers to use the pool tables.

**1.4**

**Do you want to have 1 or more pool table that you charge customers to use?**

*Choose one answer.*

☐ Yes

*You are applying for a Billiard Parlor (BP) permit*

☑ No

## Amusement devices

You need a permit if you are:

- A bar and charge your customers to use 2 or more paid machines, or
- Not a bar and have 11 or more paid machines.

**1.5**

**Do you want to have 2 or more paid machines, such as pinball, skeeball, or other arcade style games?**

*Choose one answer.*

☐ Yes

*You are applying for a Mechanical Amusement Device (MAD) permit.vv*

☑ No

*To be completed by the Entertainment Commission.*

**Neighborhood outreach plan:**

we will send a letter to our neighbors notifying them of the POE permit application

*Business name (DBA):* **THE CASTRO**

# 2. Type of entertainment

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) or Limited Live Performance (LLP) permit on question 1.1, or an Extended Hours Premises (EHP) permit on question 1.3.

## Type of entertainment

Outdoor amplified sound includes TVs with sound, prerecorded music, and any amplified sound.

Entertainment may include musicians, bands, DJs, theater performances, comedy shows, drag shows, karaoke, fashion shows, or poetry readings.

Entertainment does not include indoor pre-recorded music from a playlist, indoor trivia, music lessons, or indoor magic shows.

**2.1**

**What type of entertainment would you like to provide?**

*Select all that apply*

- [x] Indoor entertainment
- [ ] Outdoor entertainment
- [ ] Outdoor amplified sound

# 3. About you

Complete this section as the person submitting the application on behalf of the business seeking an entertainment permit.

## Your role

**3.1**

**Tell us about your role.**

*Select one option.*

- ☐ Business owner
- ☑ Business manager
- ☐ Nonprofit director
- ☐ Other role _____

## About you

We will use this information to contact you.

**3.2**

Name mary conde

Email [redacted] Phone [redacted]

# 4. Business owners

## Number of owners

If you are a non-profit organization, list the number of your directors.

**4.1** **Number of people owning 10% or more of the business.**

1

## Business owners

Enter your director information if you are a non-profit organization, and leave the "Percentage owned" field blank.

**4.2**

**Business owner 1**

Name The Perloff Revocable Trust Percentage owned 100

Email [redacted] Phone [redacted]

Residential address [redacted]

City [redacted] State [redacted] Zip [redacted]

**Business owner 2 (if applicable)**

Name _____ Percentage owned _____

Email _____ Phone _____

Residential address _____

City _____ State _____ Zip _____

**Business owner 3 (if applicable)**

Name _____ Percentage owned _____

Email _____ Phone _____

Residential address _____

City _____ State _____ Zip _____

Continue **4. Business owners** on next page →

# 6. Business location

## Business information

6.1

**Business Account Number (BAN)**

Your BAN is a 7-digit number. If you don't know it, find your BAN at https://data.sfgov.org/Economy-and-Community/Registered-Business-Locations-San-Francisco/g8m3-pdis/data

1131453

Business name (DBA) THE CASTRO

Ownership name APESF LLC|APESF LLC

Date of incorporation 01-01-2022

## Location information

6.2

**Location identification number (LIN)**

Your LIN is a 12-digit number. If you don't know it, find your LIN at https://data.sfgov.org/Economy-and-Community/Registered-Business-Locations-San-Francisco/g8m3-pdis/data

1296058-01-221

Location street address 429 CASTRO ST

License code (LIC)

# 7. Business activity

## Business identity

7.1

**Select what best describes your business.**

*Choose one answer.*

- ☐ Bar
- ☐ Restaurant or cafe
- ☑ Live entertainment venue
- ☐ Retail
- ☐ Other _____

## Food and alcohol

7.2

**Will you be serving these items?**

*Choose one answer.*

- ☐ Food

  ⓘ Include a copy of your permit to operate from the Department of Public Health. You must provide this before a permit can be issued.

- ☐ Alcohol

  ⓘ Include a copy of your permit to operate from the Department of Public Health. You must provide this before a permit can be issued.

- ☑ Both food and alcohol

  ⓘ Include a copy of your permit to operate from the Department of Public Health. You must provide this before a permit can be issued.

- ☐ Neither

Continue **7. Business activity** on next page →

You only need to answer this if you selected “Alcohol” or “Both food and alcohol” on question 7.2.

## Liquor license

**7.3**

### Do you have a liquor license?

You need a liquor license to serve alcohol at your business.

*Choose one answer.*

- [x] Yes, I have a liquor license
- [ ] Yes, I have a temporary liquor license
- [ ] No, but I have applied for a liquor license

You only need to answer this if you selected “Alcohol” or “Both food and alcohol” on question 7.2.

## Liquor license type

**7.4**

### Liquor license type

*Select all that apply.*

- [ ] Type 41
- [ ] Type 47
- [ ] Type 48
- [x] Type 90
- [ ] Other _____

You only need to answer this if you selected “Alcohol” or “Both food and alcohol” on question 7.2.

## Liquor license permit number

**7.5**

### Liquor license permit number

If you don’t know it, you can look it up at https://www.abc.ca.gov/licensing/license-lookup/

657213

Attach a copy of your liquor license. You must provide this before a permit can be issued.

# 8. Proposed hours

## Your business hours

Include all hours you are open even when you do not plan to have entertainment.

***Additional details:***

8.1

**Your hours of operation for your business.**

*For each day you are open, enter your hours as 4 digits, like 09:00 am.*

| | |
|---|---|
| **Monday** | 9:00 AM - 2:00 AM |
| **Tuesday** | 9:00 AM - 2:00 AM |
| **Wednesday** | 9:00 AM - 2:00 AM |
| **Thursday** | 9:00 AM - 2:00 AM |
| **Friday** | 9:00 AM - 2:00 AM |
| **Saturday** | 9:00 AM - 2:00 AM |
| **Sunday** | 9:00 AM - 2:00 AM |

⚠ You only need to answer this if you selected “Indoor entertainment” on question 2.1.

## Indoor entertainment hours

Only include the hours you plan to have indoor entertainment.

***Additional details:***

8.2

**Your proposed indoor entertainment hours.**

*Enter your hours as 4 digits, like 09:00 am.*

| | |
|---|---|
| **Monday** | 9:00 AM - 2:00 AM |
| **Tuesday** | 9:00 AM - 2:00 AM |
| **Wednesday** | 9:00 AM - 2:00 AM |
| **Thursday** | 9:00 AM - 2:00 AM |
| **Friday** | 9:00 AM - 2:00 AM |
| **Saturday** | 9:00 AM - 2:00 AM |
| **Sunday** | 9:00 AM - 2:00 AM |

Continue **8. Proposed hours** on next page →

# 9. Entertainment details

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) or Limited Live Performance (LLP) permit on question 1.1, a Fixed Place Amplified Sound (FPAS) permit on question 1.2, or an Extended Hours Premises (EHP) permit on question 1.3.

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

## Indoor entertainment description

**9.1**

**Describe your proposed indoor entertainment.**

The Castro will host a wide variety of entertainment - Film, Film Festivals, Podcasts, Comedy shows, Concerts, Drag shows, Fundraisers, Conferences. The venue will have the ability to host seated or general admission events.

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

## Indoor sound system

Soundproofing and testing are not required to receive a permit.

**9.2**

**Describe your sound system, including soundproofing and testing you have done.**

We are working with Salter and Associates, who have conducted sound testing. The PA system is being designed by Meyer Sound and will include a Dolby 7.1 surround film system as well as a surround sound system to support the digital organ being installed.

Continue **9. Entertainment details** on next page →

You only need to answer this if you selected to apply for an Extended Hours Premises (EHP) permit on question 1.3, or "Indoor entertainment" on question 2.1.

## Indoor occupancy

If you have a public assembly permit from the Fire Department, enter the occupancy you were approved for.

**9.3**

**What is the occupancy of your space?**

1407

If the occupancy is 50 or greater, attach a copy of your public assembly permit from the Fire Department. You must provide this before a permit can be issued.

You only need to answer this if you selected "Outdoor entertainment" on question 2.1.

## Outdoor entertainment description

Outdoor entertainment may include live music, comedy, drag shows, and DJs.

**9.4**

**Describe your proposed outdoor entertainment.**

N/A

You only need to answer this if you selected to apply for a Fixed Place Amplified Sound (FPAS) permit on question 1.2, or either "Outdoor entertainment" or "Outdoor amplified sound" on question 2.1.

## Nearby public buildings

Outdoor Examples of public buildings include: hospitals, schools, houses of worship, courthouses, and public libraries

**9.5**

**List any public buildings within 300 feet of your business.**

N/A

Continue **9. Entertainment details** on next page →

# 10. Adult entertainment

⚠ You only need to complete this section if you selected “Indoor entertainment” on question 2.1.

## Adult entertainment

We allow adult entertainment with partial nudity. If you want fully nude entertainment, please contact the Police Department.

**10.1**

**Do you plan to offer adult entertainment?**

*Choose one answer.*

- ☐ Yes
- ☑ No

⚠ You only need to answer this if you selected “Yes” on question 10.1 above.

## Adult entertainment description

Include details such as the types of adult entertainment you offer, weekday or weekend, hours, if and how you charge your customers, and the location of the entertainment.

**10.2**

**Describe your proposed adult entertainment.**

# 11. Traffic

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) permit on question 1.1.

## Parking

For example, street parking, private lot, none available. You can also tell us if you have loading zones or ADA parking available.

**11.1**

### Describe any parking for your customers, if you have it?

There is a loading zone in front of the venue. SFMTA has several parking lots in the neighborhood & the venue is located across the street from Castro Station. We will publicize transit first options to all patrons.

# 13. Security

⚠ You only need to complete this section if you selected to apply for a Place of Entertainment (POE) permit on question 1.1 or an Extended Hours Premises (EHP) permit on question 1.3.

## Security plan

A security plan usually includes day-to-day policies, measures, and protocols for managing specific situations. If you don't have one yet, don't worry. We will ask you some questions to help you create one.

**13.1** **Do you have a security plan document?**

*Choose one answer.*

- [x] Yes

  ⓘ If you have a security plan, submit it with this application and skip the remainder of the questions in this section.

- [ ] No

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1 above.

## Number of Exits

**13.2** **How many exits do you have on site?**

⚠ You only need to answer this question if you selected "no security plan document" on question 13.1 above.

## Security staff

Based on your occupancy and events programming, the law requires you to hire at least one security staff for every 100 customers during entertainment.

**13.3** **How many security staff will be on site each weekday and on weekends? And what are their roles?**

Continue **13. Security** on the next page →

# 15. Legal agreements

## Legal agreements

**15.1**

☑ I declare under penalty of perjury that the foregoing is true and correct. I understand that any false or incomplete information provided by me in connection with this application constitutes cause to either deny the requested permit or revoke the permit if granted.

⚠ You only need to answer this if you selected to apply for a Fixed Place Amplified Sound (FPAS) permit on question 1.2, or either "Outdoor entertainment" or "Outdoor Amplified Sound (OAS)" on question 2.1.

## Outdoor noise levels

**15.2**

☐ I hereby certify that the business shall comply with the maximum noise levels as established under Municipal Police Code, Article 15.1 Sec. 1060.16 for this outdoor premises, unless otherwise conditioned by the Entertainment Commission.

⚠ You only need to answer this if you selected "Indoor entertainment" on question 2.1.

## Indoor noise levels

**15.3**

☑ I hereby certify that the business shall comply with the maximum noise levels as established under Municipal Police Code Article 29 Sec. 2909(b) for indoor entertainment, unless otherwise conditioned by the Entertainment Commission.

⚠ You only need to answer this if you selected to apply for a Place of Entertainment (POE) permit on question 1.1, or an Extended Hours Premises (EHP) permit on question 1.3.

## Security plan

**15.4**

☑ I hereby certify that the business shall adhere to the Security Plan approved by the Entertainment Commission.

Continue **15. Legal agreements** on the next page →

## Shared spaces

**15.5**

☑ I acknowledge that if my entertainment is hosted in an approved Shared Spaces, Tables and Chairs, or Parklet location, my entertainment permit is only valid with a current permit from the appropriate program or a Temporary Use Authorization (TUA) from the Planning Department.

## Property owner's approval

**15.6**

☑ I hereby certify that I have the property owner's approval to host the entertainment described in this application on the property.

## Signature

**15.7**

Signature *mary conde* Date 10/1/2025

City and County of San Francisco
Entertainment Commission

# Permit referral request

To SFPD CPC DPH Fire EC Sound

Date 10/1/2025

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit

Name APESF, LLC

DBA THE CASTRO

Street address 429 CASTRO ST

Hearing date 11/4/2025

**Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.**

Please enter your recommendation below.

Your department Department of Public Health

Your recommendation:

The recommendation in favor of a Place of Entertainment permit for THE CASTRO, provided by the Department of Public Health (DPH), is contingent on completion of the current construction in accordance with the approved plan set for Building Permit # 2025-0317-2376, issuance of the Certificate of Final Completion by the Department of Building Inspection, and the issuance of a Health Permit to Operate by DPH.

Signature Luz Brown Date 10/17/2025

10/11/25

Dear neighbor,

My name is Garrett Blanchard and I am the General Manager of The Castro Theatre. This letter is to notify you that we are applying for a Place of Entertainment (POE) permit with the San Francisco Entertainment Commission.

We are applying for the POE permit so we can host live entertainment at The Castro Theatre. The POE permit requires that entertainment must end by 2am, and that we adhere to a sound limit set forth by the Entertainment Commission. Additionally, we are required to follow the Entertainment Commission's Good Neighbor Policy (GNP), which is included with this letter for your reference.

While our permit will by-default require entertainment to end by 2am, the overwhelming majority of events that we host will end much earlier than 2am. For example - we just announced Sam Smith as our opening act for the theatre – which starts at 8pm – and will end before midnight. This will also allow patrons to enjoy the many nightlife venues that the Castro neighborhood has to offer post-event.

Our permit application will be heard by the Entertainment Commission on November 4th at 5:30pm in City Hall room 416. If you have any questions, please feel free to contact me or you may contact the Entertainment Commission directly: entertainment.commission@sfgov.org

Thank you so much for taking the time to read through this letter – and don't hesitate to reach out if any questions.

Name: Garrett Blanchard

Title: General Manager

Email: thecastro@anotherplanetent.com

Phone: (415) 864-0815

429 Castro St. – Castro Theatre

List of addresses within 150’

“TO OUR NEIGHBORS AT:”

456 Castro St.
454 Castro St.
452 Castro St.
450 Castro St.
444 Castro St.
440 Castro St.
438A Castro St.
438 Castro St.
436 Castro St.
434 Castro St.
432 Castro St.
430 Castro St.
426 Castro St.
422 Castro St.
420 Castro St.
410 Castro St.
400 Castro St.

445 Castro St.
443 Castro St.
431 Castro St.
427 Castro St.
419 Castro St.
417 Castro St.
415 Castro St.
413 Castro St.
409 Castro St.
407 Castro St.
401 Castro St.

3979B 17th St.
3979A 17th St.
3985 17th St.
3989 17th St.
3991 17th St.
3993 17th St.
3995 17th St.
3997 17th St.

3997A 17th St.
2425 Market St.
2435 Market St.
2399 Market St.

Dear President Bleiman, Director Weiland and Entertainment Commissioners and Staff,

We are writing to the Commission to ask that we present at the hearing to be held on the Place of Entertainment Permit for the Castro Theatre (dba “The Castro”) currently submitted to this body by Another Planet Entertainment for approval.

We object to the approval of this license without adequate stipulations holding this private corporation accountable to the Castro Community and City at large for their operations in what was a legacy global cultural heritage site for the City of San Francisco and LGBTQ communities for well over one hundred years, and one that is located in a vital small business corridor.

Members of this coalition remain concerned regarding APE’s commitment to the agreements as stipulated jointly by the Historic Preservation and Planning Commissions in 2022.

Furthermore, it is the consensus of this coalition that this operator has not conducted its business or engaged with the community in ways that are aligned with the good neighbor policies, set forth by this commission, to uphold the delicate balance of small business, nightlife and residents that is integral to our city and most especially Castro Street. These actions and APE’s history in the Castro regarding this site show to us that formal oversight and specific stipulations on the operation of this space is imperative.

Since the theatre artificially ceased regular operations following the lifting of COVID-19 lockdown protocols in 2021, Castro Street has experienced an exacerbated decline not seen in other neighbourhoods since the pandemic. The theatre was a rare day-to-evening anchor that helped buoy both components of this vulnerable commercial corridor. Apart from being an entertainment venue that featured a variety of film, live music, and other cultural programming accessible to community members of all ages and income levels, it was also an historic attraction to tourists and locals alike who could access the interior of Timothy Pflueger’s architectural masterpiece at all times of the day.

Additionally, APE has demanded that the theatre’s owners, Bay Properties, evict two San Francisco legacy businesses, Castro Coffee Company and Castro Nails from the building’s storefronts to expand their liquor operations. In addition to being keystone businesses to this corridor, they are owned by the Khoury Family who emigrated from Palestine in the 1960s and have long been ardent allies of the Castro Community, especially during the height of the HIV/AIDS pandemic in San Francisco. We feel that these demands and how they have engaged with Khourys contradict their many overtures to how much vibrancy they will bring and what a benefit to small business their presence is.

Months- long overnight and daytime construction has also negatively impacted nightlife on the corridor and forced daytime business closures with no compensation or adequate warning.

With this corporation’s focus on the sale of onsite alcohol, private events and premium events well outside the means of most local community members, we have long feared that this is both the privatization of a de facto community asset as well as potential liability to the corridor’s already compromised nightlife and daytime businesses if this businesses’ operations are conducted in a vacuum apart from the surrounding neighborhood.

The Castro’s legacy as a former first-run movie house to be among the first in the nation to showcase repertory/ art house (especially iconic queer film) programming and as one of the premier global venues for film festivals has also been imperiled by the re-formating of the auditorium to a default format only suitable for private events, with a flattened floor not

conducive to the exhibition of film.  A tiered riser formation is now necessary to meet the baseline requirements for exhibition at costs expected to be prohibitive to smaller festivals and community groups.  Private events, a majority of nights per month when the theatre will be dark, and almost zero activation during the day will do little to contribute to the vibrancy of the corridor and likely worsen its decline.

We ask that the Entertainment Commission allow this coalition to present some ways in which this operator might better engage with the vulnerable small businesses community and greater community within the Castro LGBTQ Cultural District and historic corridor in which they are located

It is our hope that the San Francisco Entertainment Commission recognizes  the Castro Theatre not just as a community and cultural asset, but also one that has existed symbiotically with other businesses in the neighborhood and that this delicate and unique ecosystem is deserving of due diligence and whatever protections are available.

Sincerely,

The Castro Theatre Coalition of Stakeholder Organizations

**Subject:** Support for Castro Theatre Place of Entertainment Permit (CASTRO CBD)
**Date:** Monday, October 27, 2025 at 2:49:06 PM Pacific Daylight Time
**From:** Ralph Hibbs
**To:** Garrett Blanchard
**CC:** Andrea Aiello (CBD), Paul Miller, Ben Neidhardt CBD, Ralph Hibbs, James Laufenberg

San Francisco Entertainment Commission
49 South Van Ness Ave.
Suite 1482
San Francisco, CA 94103
entertainment.commission@sfgov.org

Honorable Commissioners and Staff,

On October 22, 2025, the Castro CBD Board of Directors unanimously passed the following motion:

*MOTION: For the Castro CBD to write a letter of support for The Castro Theatre's Place of Entertainment permit application with the San Francisco Entertainment Commission in advance of their November 4, 2025 meeting. The letter can be signed by any member of the Castro CBD's Executive committee.*

The Castro CBD Board of Directors unanimously requests that you vote in favor of the Place of Entertainment (POE) permit for the Castro Theatre.

The applied for POE is required to support the wide variety of event experiences the revitalized venue can offer. Experiences that will bring **new visitors** to the Castro neighborhood. As experienced event operators, Another Planet Entertainment will ensure visitors a great experience inside the venue, local building owners and businesses are excited to give them a great experience outside the venue, and the Castro CBD will ensure the sidewalks are clean. At the end of the day, these **new visitors** will carry their enthusiasm back home to tell their neighbors.

The Castro still suffers from COVID. Our sales tax revenues lag pre-COVID levels, where as many other neighborhoods have surpassed COVID levels. We welcome and need the economic boast from the **new visitors** attending Castro Theatre events. We are excited about the variety of shows the Theatre will present and the resulting diversity of visitors. The Castro is diversity, and all visitors will find themselves welcome. Their positive experiences will reflect well on all of San Francisco.

Please vote to approve the POE permit, so the Castro can once again thrive as **new visitors** experience it’s charm, history and uniqueness.

Warm Regards,

Ralph Hibbs
Castro CBD Board Member and Treasurer
ralph@castrocbd.org

Cc:
Paul Miller, President
Ben Neidhardt, Vice President
Jim Laufenberg, Secretary
Andrea Aiello, Executive Director

Castro Community Business District
549A Castro Street
San Francisco, CA 94114

10/27/25

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

I've operated neighborhood businesses for nearly 20 years, including Woodhouse Fish Co, Wooden Spoon, and Café du Nord, and strongly support approving The Castro Theatre's Place of Entertainment (POE) permit.

The POE permit will allow the theatre to host a wide range of events including community gatherings, film festivals, concerts, comedy, and other performances. Flexibility is essential for venues to remain viable in today's market. Venues are economic anchors that bring energy and business to surrounding restaurants, bars, and shops. This activity is vital for the Castro District.

Another Planet Entertainment is a respected, local, independent operator with a strong record managing major Bay Area venues such as The Fox, The Greek, and Bill Graham Civic Auditorium. They are the right team for this space and have shown real commitment to its success.

I fully support live entertainment at The Castro Theatre alongside film and community programming and urge approval of the POE permit.

Sincerely,

Dylan MacNiven
Cafe Du Nord

**Subject:** Letter of Support
**Date:** Wednesday, October 22, 2025 at 12:45:47 PM Pacific Daylight Time
**From:** Justin Nunes
**To:** Garrett Blanchard
**CC:** ralph.hibbs@gmail.com
**Attachments:** Outlook-avwxb2nb.png

San Francisco Entertainment Commission

RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit

Honorable Commissioners and Staff,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a Castro business still suffering from the dramatic foot traffic loss caused by COVID, I know our neighborhood needs a growth catalyst, A strong anchor entertainment venue that brings new visitors to the neighborhood is crucial to my future success. I look forward to welcoming those new visitors to my establishment before and after Theatre events. As I get to know their tastes and preferences, I plan to tailor my offerings on select evenings to make their night in the Castro memorable.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

I support having a variety of entertainment at The Castro Theatre. For these reasons, I urge your support for the approval of their POE Permit

Sincerely,

**Justin Nunes**
Managing Member | Copper Food & Beverage LLC

justin@coppersf.com

October 28, 2025

San Francisco Entertainment Commission

RE: Support For The Castro Theatre's POE (Place Of Entertainment) permit.

To: San Francisco Entertainment Commissioner(s),

My name Desmond Morgan and I am a business owner and resident of [redacted] Street, San Francisco, CA 94114. I have been a business owner and resident in Castro for five years and I am writing in STAUNCH support of the approval of The Castro Theatre's Place of Entertainment permit.

The Castro Theatre is an important icon and anchor business in the Castro district. The Entertainment permit will add additional foot traffic to the neighboring businesses, and it will bring vibrancy to our neighborhood. The permit will allow The Theatre to host a variety of events ranging from community functions, film festivals, music, and LGBTQ+ events. These additional entertainment events will ensure the survival of The Castro Theatre and revive the other businesses such as cafes, restaurants, and other supporting businesses in the neighborhood. Other positive outcomes from an Entertainment permit are increase in jobs in the community, additional tax revenue for the city, and additional revenues for local businesses in Castro as a result from increased foot traffic from a full calendar of events besides showing only films.

Another Planet Entertainment has kept its neighbors and fellow merchants on the progress of its project here in The Castro. For the reasons I've outlined above and more importantly, the economic vitality that is needed here in The Castro as well as in San Francisco, I strongly urge you to approve Another Planet Entertainment's POE permit.

Sincerely,

Desmond Morgan

**Subject:** Support for The Castro Theatre's POE (Place Of Entertainment) Permit Honorable Commissioners and Staff,
**Date:** Monday, October 27, 2025 at 10:16:11 AM Pacific Daylight Time
**From:** Ramsey Garcia
**To:** Garrett Blanchard
**CC:** Ralph Hibbs

San Francisco Entertainment Commission

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.
As a Castro business still suffering from the dramatic foot traffic loss caused by COVID, I know our
neighborhood needs a growth catalyst, A strong anchor entertainment venue that brings new visitors to the neighborhood is crucial to my future success. I look forward to welcoming those new visitors to my
establishment before and after Theatre events. As I get to know their tastes and preferences, I plan to
tailor my offerings on select evenings to make their night in the Castro memorable.
The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from
community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and
more. It's critical for a venue to be a flexible space in order to survive in our current market.
Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found
that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants,
bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro
District - and live events are an important part of this economic surge.
I support having a variety of entertainment at The Castro Theatre. For these reasons, I urge your support
for the approval of their POE Permit.
Sincerely,

Ramsey J Garcia
Owner / Director of Operations
Fable Restaurant
415-590-2404

October 23, 2025

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a neighboring business it's important to support anchor tenants that serve as economic drivers. The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Mary Mueller
Owner, Giddy Candy
2299 Market St
San Francisco, CA 94114

XX INSERT DATE XX

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

XX INSERT PERSONAL PARAGRAPH XX

For example..

- As a neighboring business it's important to support anchor tenants that serve as economic drivers.
- As a lover of live entertainment, I believe The Castro Theatre having a POE Permit is essential to them providing the different types of programming laid out in their initial plans.
- As a member of the community, the theatre being activated at a multitude of different times, in many different ways, will help the vibrancy of the neighborhood.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

XX INSERT NAME / SIGNATURE XX

Gyro Xpress

Volkan Akoglu

San Francisco Entertainment Commission

RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit

Honorable Commissioners and Staff,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

We are a gay couple who live on 18th Street and LOVE this Neighborhood.

A theater offering diverse programming will attract new visitors to the Castro. These visitors will patronize local businesses, appreciate the neighborhood's unique character, and return repeatedly. This influx will provide a significant economic boost and renewed vitality to a community still recovering from the pandemic.

To thrive in today's market, venues need to be versatile. The Place of Entertainment Permit would enable The Castro Theatre to host a diverse range of events, including community gatherings, film festivals and screenings, organ recitals, comedy shows, music performances, and LGBTQ+ events.

Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I urge your support for the approval of The Castro Theatre's POE Permit, as I believe a variety of entertainment options are crucial to our neighborhood's success.

Sincerely,

James Gonzales & Benson Chang
[redacted]

**Subject:** Please support for The Castro Theatre's POE (Place Of Entertainment) Permit
**Date:** Tuesday, October 21, 2025 at 4:41:07 PM Pacific Daylight Time
**From:** Joe Sangirardi
**To:** entertainment.commission@sfgov.org

Honorable Commissioners and Staff,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit. As a resident of the Castro neighborhood, I know that our restored and revitalized theater - which our neighborhood fought for and overwhelmingly supported - will once again become the jewel of our neighborhood, providing diverse programming, bringing new people to the Castro who add to our local culture and spend money in the local businesses, and will help ensure our neighborhood can thrive once again.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in the ever-changing entertainment market, one that has seen some of the greatest industry disruptions over the last couple decades. Adaptability is survival in this modern age of in-person entertainment and the POE is essential to The Castro's survival. When I and my fellow organizers established Neighbors for a Restored Castro Theatre in the late winter/early spring of 2023, we recognized the incredible impact these changes could bring to our neighborhood.

Over the course of our organizing, we found Another Planet Entertainment, who is seeking the permit, to be a trusted partner. It helps that they are a local, independent promoter that already operates many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having a variety of entertainment at The Castro Theatre. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,
Joe

Joe Sangirardi
Organizer, Neighbors for a Restored Castro Theatre
Castro Resident
*he/him*

October 17, 2025

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place of Entertainment) permit.

As a lover of live entertainment, I believe The Castro Theatre having a POE Permit is essential to them providing the different types of programming laid out in their initial plans.

The Place of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

John A. Hamill

John A. Hamill
[redacted]

October 17, 2025

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place of Entertainment) permit.

As a member of the community, the theatre being activated at a multitude of different times, in many ways, will help the vibrancy of the neighborhood.

The Place of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

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I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

*José T Caratini*

José T Caratini
[redacted]

OCTOBER 13, 2025

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

The Place of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

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I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

SANDRA C. ESCALANTE
PRESIDENT & CEO

October 26, 2025

San Francisco Entertainment Commission

RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a neighboring business, I believe it's important to support businesses that serve as economic drivers, activate under-used spaces and bring vibrancy to the neighborhood.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

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I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Jenn Meyer
Owner, Local Take

*Review this sample letter. Feel free to edit the content to be personal, but that is not required. Once happy, you can copy it into an email and send to garrett@anotherplanetent.com with a CC to ralph.hibbs@gmail.com  Garrett is the new General Manager of The Castro Theatre*

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San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

Honorable Commissioners and Staff,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a Castro business still suffering from the dramatic foot traffic loss caused by COVID, I know our neighborhood needs a growth catalyst, A strong anchor entertainment venue that brings new visitors to the neighborhood is crucial to my future success. I look forward to welcoming those new visitors to my establishment before and after Theatre events. As I get to know their tastes and preferences, I plan to tailor my offerings on select evenings to make their night in the Castro memorable.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

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I support having a variety of entertainment at The Castro Theatre. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Orphan Andy's

owners

William Pung

Dennis Ziebell

October 29, 2025

San Francisco Entertainment Commission
RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a member of the community and a neighboring business, the theatre being activated at a multitude of different times, in many different ways, will help the vibrancy of the neighborhood. I live and work in the Castro, and I pass by the theater several times each day. The Castro Theater is a landmark I hold dear – not just for its historic beauty, but for what it represents to our community. However, in recent years, I've found that its programming has rarely inspired me to buy a ticket.

I am hopeful that, with the approval of this permit, Another Planet Entertainment will be able to revitalize the theater with more engaging, high-quality, and timely programming. I believe this will breathe new life into the venue while maintaining its cultural and historical importance to the Castro and to San Francisco as a whole.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Steve Martel
Castro Merchants Board Member / Owner, PO Plus
584 Castro Street, SF, CA 94114

**Subject:** Support for Castro Theatre's POE (Place Of Entertainment) Permit (RALPH HIBBS)
**Date:** Monday, October 27, 2025 at 2:40:51 PM Pacific Daylight Time
**From:** Ralph Hibbs
**To:** Garrett Blanchard
**CC:** Ralph Hibbs

October 27, 2025

San Francisco Entertainment Commission
49 South Van Ness Ave.
Suite 1482
San Francisco, CA 94103
entertainment.commission@sfgov.org

Honorable Commissioners and Staff,

I enthusiastically support the The Castro Theatre's Place of Entertainment (POE) permit request that you unanimously vote for approval.

The Castro business district continues to struggle with recovering from the devastating impact of COVID. Retail sales tax revenue still lags pre-COVID levels despite the best efforts of Board of Supervisors, OEWD, the Mayor's office, Castro CBD and the Castro Merchant's Association.

The beautifully restored Castro Theatre's interior along with the ability to support a wide variety of entertainment events, will bring a much needed financial and vitality boost to the neighborhood. As a Castro resident who can see the Castro marquee from my home, I'm super excited that the first event, Sam Smith, has completely sold out the entire multi-week residency. This will bring thousands of new visitors to the Castro to enjoy the theatre, experience the neighborhood, have a meal, do some shopping and have an after show drink.

As a very close neighbor of The Castro Theatre, I've watched how APE respects the Castro community.

- They chose to do more expensive night-time construction to bring new power lines in to the building, rather then disrupt the daily commute and retail businesses.
- They have opened the building to support numerous community events, such as Heklina's memorial and Harvey Milk day.
- They have made sure the sound for their enhanced sound systems remain inside the building with solid sound remediation techniques
- They located the new air conditioning units on the roof to ensure that sound to go up and away from the neighbors, rather than reverberating around Castro street.

Please vote for approval of the requested POE, so the Castro can begin a new stage of vitality

and growth.

Regards,

Ralph Hibbs

Castro Resident

[redacted]

# SAN FRANCISCO CHAMBER OF COMMERCE

October 20th, 2025

San Francisco Entertainment Commission
1 Dr. Carlton B. Goodlett Place, Room 416
San Francisco, CA 94102

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

On behalf of the San Francisco Chamber of Commerce, I am writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit. The San Francisco Chamber of Commerce represents nearly one thousand businesses of all sizes in San Francisco.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Rodney Fong
President & CEO
The San Francisco Chamber of Commerce

October 14, 2025

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a neighboring small business, member of the Castro Merchants Association, San Francisco Travel, and a proud member of the Castro community, I strongly support Another Planet Entertainment and the Castro Theatre in their efforts to secure an entertainment permit. The Castro Theatre is an essential anchor tenant and cultural institution whose programming draws visitors from across the city and beyond. Revitalizing the theater's operations will serve as a powerful economic driver for our neighborhood—bringing foot traffic, filling empty storefronts, and supporting surrounding retail shops, restaurants, and bars. Restoring the theater to active use is key to our economic recovery and to reestablishing the vibrant, inclusive neighborhood energy that has long defined the Castro.

The Place of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Robert Emmons,
Owner of Welcome Castro by San Francisco Mercantile
525 Castro Street, SF, CA 94114

Monday, October 13, 2025

San Francisco Entertainment Commission

RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As a neighboring business it's important to support anchor tenants that serve as economic drivers. The Castro's reopening and subsequent activations will drive much-needed foot traffic into the neighborhood, benefitting small businesses.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

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I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Nate Bourg
Co-Owner, The Academy SF
President, Castro Merchants Association

October 27, 2025

San Francisco Entertainment Commission

Re: Support for The Castro Theatre's Place of Entertainment (POE) Permit

To Whom It May Concern,

I am writing to express my strong support for the approval of The Castro Theatre's Place of Entertainment (POE) Permit. As the owner of a neighboring business, The Hotel Castro, I believe this historic venue will be the heart and economic vitality of our neighborhood. The activation of The Castro Theatre will bring much-needed energy, visitors, and business to the area — directly benefiting local establishments like ours.

The POE permit will enable The Castro Theatre to host a diverse range of events — from film festivals, screenings, and organ recitals to live music, comedy, and LGBTQ+ cultural programming. In today's entertainment landscape, flexibility is essential for a venue's survival. Allowing a broader spectrum of performances will ensure that this iconic space continues to serve both the community and the city at large.

Venues like The Castro Theatre are not just cultural landmarks — they are economic anchors. A recent Chicago study found that for every $1 spent on an event ticket, an additional $12 is generated in the local economy through spending on restaurants, bars, hotels, transportation, and retail. Revitalizing this theatre with live events will have a ripple effect throughout the Castro District, helping sustain the small businesses that define our community's character.

I wholeheartedly support live entertainment returning to The Castro Theatre — alongside its cherished film programming — and I urge the Commission to approve its POE permit. The Theatre's revival is not only good for business, but for the cultural and economic fabric of San Francisco.

Sincerely,

Gannon Tidwell
The Hotel Castro
4230 18th Street
San Francisco, CA 94114
(415) 272-7373

October 14, 2025

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit. I have been going to the Castro Theater for over forty years, and though I have enjoyed it as a movie house and venue for film festivals and special events, I'm excited about the expanded view of this jewel as a place of other kinds of entertainment. As a member of the queer community, no matter where I have lived both in the Castro or other parts of the city, the theater has always been a beacon for the diverse neighborhood and particularly the gay community. APE has shown us by it's first booking of an artist for a residency, Sam Smith, that it supports the queer community. And providing the funds to restore the theater to its greatness is another reason we need to support it. I look forward to a new chapter in the life of this landmark.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Vincent T Meis

10/26/2025

San Francisco Entertainment Commission

RE: Support for The Castro Theatre's Place Of Entertainment Permit

To whom it may concern,

I'm writing in support of the approval of The Castro Theatre's Place Of Entertainment permit.

As the longtime owner of a neighboring business (LOOKOUT) I can say with confidence that it has never been more challenging to successfully operate in the Castro. It is critical as a city to support anchor tenants that serve as economic drivers. The Castro Theater has the potential to revitalize the neighborhood both culturally and economically; like no other business I've witnessed in the 20+ years of working and running a business in the neighborhood. This is something that is desperately needed.

10/29/25

San Francisco Entertainment Commission

RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit

To whom it may concern,

We are  writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit.

As the owners of QBarSF, I feel it is important to support neighboring businesses and I especially welcome the addition of live music to the Castro!

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

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We support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

All the best,

Cip Cipriano and John Bellemore

QBarSF Owners

**OCTOBER 29, 2025**

San Francisco Entertainment Commission

**RE: Support for The Castro Theatre's POE (Place Of Entertainment) Permit**

To whom it may concern,

My name is Joshua Cook. I am the general manager and co-owner of Beaux nightclub in the Castro. I am also resident of San Francisco for over 24 years. I'm writing in support of the approval of The Castro Theatre's POE (Place Of Entertainment) permit. As a business owner and resident of the Castro, I welcome the Castro Theatre and all of the programing that APE intends to create.

- As a neighboring business and resident it is important to support anchor businesses that drive the foot traffic and economic revenue for all businesses in our neighborhood. I believe that The Castro will be that anchor business in the Castro under the programming management of APE.
- As a neighboring tenant that holds a POE entertainment license, I know how important it is for The Castro to have a POE license to ensure their ability to program enticing entertainment to bring people to our neighborhood. I believe that the programming that they have laid out in their initial plans will be a boost for the entire Castro neighborhood.
- As a resident of the neighborhood I know that the Castro Theatre being open and offering entertainment many different times and day will bring a refreshing vibrancy to the Castro and increase sales and profit for many neighboring small businesses.

The Place Of Entertainment Permit will allow The Castro Theatre to host a variety of events ranging from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more. It's critical for a venue to be a flexible space in order to survive in our current market.

Venues are anchor tenants and economic drivers to neighborhoods. A recent study from Chicago found that for every $1 spent on a ticket, $12 is generated in the local economy at neighboring restaurants, bars, lodging, transportation and retail shops. This economic activity will be so important for the Castro District - and live events are an important part of this economic surge.

Additionally, Another Planet Entertainment is a trusted, local, independent promoter who operate many different venues in the Bay Area to great success (The Fox Theater in Oakland, The Greek Theatre at UC Berkeley, Bill Graham Civic Auditorium, The Independent, among others). APE is the right team for operating this space and I've already seen the care and effort they've put into this project.

I support having live entertainment at The Castro Theatre - in addition to film and other types of programming. For these reasons, I urge your support for the approval of their POE Permit.

Sincerely,

Joshua J Cook
GM / Co-owner Beaux Bar & Nightclub
2344 Market Street
SF, CA 94114
joshua@beauxsf.com
415-999-9859

Without increased foot traffic to the neighborhood it is likely that my business, along with many others, will be forced to close. This isn't hyperbole or exaggeration. I see the Castro Theater receiving an Entertainment Permit as a lifeline to my business and the neighborhood.

As a Bay Area native I watched first hand the transformation of the neighborhood that took place around the APE's taking over of the Fox Theater. That area was in rough shape in the 90's when I first started going out there, and the improvements and vibrancy that the Fox renovation kick started are stark, in a good way. The Castro is in desperate need of a similar shot in the arm of vitality and I believe the APE's take over of the Castro Theater has the potential to do the same.

Venues like the Castro Theater, are anchor tenants and economic drivers to neighborhoods. This economic activity will be so important for the Castro District, and live events are an important part of this economic surge. The neighborhood has long suffered because the theater was either underutilized or closed. The Castro neighborhood is thought of the world over as a beacon for the LGBTQ+ community; but it hasn't lived up to that reputation for years. It's long past due for that to change. And I believe the Castro Theater has the potential to play a key role in the evolution and revitalization of the neighborhood.

I strongly urge you to support this Place of Entertainment permit.

Please let me know if you need any further information or have any questions,

Sincerely,
Chris Hastings

Department of Alcoholic Beverage Control

**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE**

ABC 211 (6/99)

State of California

Jemma Lester (845) 389-3958

**TO:** Department of Alcoholic Beverage Control
33 NEW MONTGOMERY STREET
STE 1230
SAN FRANCISCO, CA 94105
(415) 356-6500

File Number: **657213**
Receipt Number: **2876160**
Geographical Code: **3800**
Copies Mailed Date: **March 12, 2024**
Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

| | | |
|---|---|---|
| First Owner: | **APESF LLC** | 3582/085 |
| Name of Business: | **CASTRO THEATER THE** | Dist 8 |
| Location of Business: | **429 CASTRO ST**<br>**SAN FRANCISCO, CA 94114-2019** | NCD<br>2024-002210MIS |
| County | **SAN FRANCISCO** | |
| Is Premises inside city limits | **Yes** | Census Tract: **0206.01** |
| Mailing Address:(If different from premises address) | **1815 FOURTH ST**<br>**SUITE C**<br>**BERKELEY, CA 94710** | |
| Type of license(s): | **68, 90** | Dropping Partner: Yes___ No✓ |
| Transferor's license/name: | | |

| License Type | Transaction Type | Master | Secondary LT And Count |
|---|---|---|---|
| 90 - On-Sale General Music Venue | ORI | Y | 68[ 2 ] |
| 68 - Portable Bar | ORI | N | |

| License Type | Transaction Description | Fee Code | Dup | Date | Fee |
|---|---|---|---|---|---|
| Application Fee | ADD PRIMARY LICENSE TYPE | NA | 0 | 03/12/24 | $18,635.00 |
| 90 - On-Sale General Music Ven | ANNUAL FEE | P40 | 0 | 03/12/24 | $1,450.00 |
| 68 - Portable Bar | ANNUAL FEE | P40 | 2 | 03/12/24 | $1,850.00 |
| | | | | Total | $21,935.00 |

Have you ever been convicted of a felony? **No**
Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SAN FRANCISCO Date: March 12, 2024

Applicant Name(s)

APESF LLC

Recommend approval per CPC Motion No. 21334. Motion enclosed and Conditions of Approval included for alcohol use.

Matt Dito
Planning Department
3/18/2024

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

# PLANNING COMMISSION MOTION NO. 21334

**HEARING DATE: JUNE 15, 2023**
**CORRECTED DATE: NOVEMBER 22, 2023**

| | |
|---|---|
| **Record No.:** | 2022-005675CUA |
| **Project Address:** | 429 CASTRO STREET |
| **Zoning:** | CASTRO STREET NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT<br>65-B Height and Bulk District |
| **Cultural District:** | Castro LGBTQ Cultural District |
| **Block/Lot:** | 3582/085 |
| **Project Sponsor:** | Andrew Junius<br>Reuben, Junius & Rose, LLP<br>San Francisco, CA 94104 |
| **Property Owner:** | Bay Properties Inc.<br>P.O. Box 330235<br>San Francisco, CA 94133 |
| **Staff Contact:** | Alex Westhoff - 628-652-7314<br>Alex.Westhoff@sfgov.org |

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 182(b), 303, and 715 TO ESTABLISH A NIGHTTIME ENTERTAINMENT AND A BAR USE ON THE FIRST AND SECOND STORIES ALONGSIDE THE EXISTING MOVIE THEATER USE WITHIN THE EXISTING MULTI-STORY MOVIE THEATER BUILDING LOCATED AT 429 CASTRO STREET (ALSO KNOWN AS THE CASTRO THEATRE), BLOCK 3582 LOT 085 WITHIN THE CASTRO STREET NCD (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 65-B HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMNETAL QUALITY ACT.

## PREAMBLE

On June 13, 2022, Andrew Junius of Reuben, Junius, and Rose (hereinafter "Project Sponsor") filed Application No. 2022-005675CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for Nighttime Entertainment and a Bar Use on the first and second stories, alongside the existing Movie Theater Use within the existing 57.5-ft tall movie theatre (hereinafter "Project") at 429 Castro Street, Block 3582 Lot 085 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. The Planning Commission (hereinafter "Commission") has reviewed and concurs with said determination.

On October 6, 2022, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2022-005675CUA and continued the Project to the public hearings on March 16, 2023, April 13, 2023, May 18, 2023, June 8, 2023, and June 15, 2023. The public hearing on June 15, 2023 was jointly considered with the Planning Commission.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2022-005675CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2022-005675CUA, 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 includes the establishment of Nighttime Entertainment and a Bar Use on the first and second stories, alongside the existing Movie Theater Use within the historic Castro Theatre. Additionally, interior and exterior alterations are proposed, including rehabilitation of interior decorative features, removal of the auditorium seats, and installation of a tiered flooring system over the existing raked flooring. The Project also includes new construction of a 325-sf rear one-story addition to add a new dressing room, restroom, and storage platform above the existing basement boiler room which will be converted to an additional new dressing room and restroom.

3. **Site Description and Present Use.** 429 Castro Street (The Castro Theatre) is located on the east side of Castro Street between 17th and 18th Streets (Assessor's Block 3582; Lot 085). The subject property is individual landmark #100 under Article 10, Appendix A of the Planning Code. The theater occupies roughly 100 feet of frontage on Castro Street on a generally rectangular parcel approximately 15,550 square feet and is 57'6'' tall. The theatre is one story over basement, plus mezzanine and upper balcony, totaling 23,488 square feet.

   The property retains a high degree of architectural merit with ornately decorated interior and exterior spaces. The property has primarily operated as a movie theatre since it opened in 1922 and has been home to several of San Francisco's longest running annual film festivals. A variety of other events have also taken place there including concerts, fundraisers, drag shows and more. Since the mid-1970s it has maintained a deep tradition of Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) themed programming, and has been an economic and cultural hub of the Castro neighborhood.

4. **Surrounding Properties and Neighborhood.** The subject building is located in the Castro Street Neighborhood Commercial District, just south of a major intersection at Castro and Market Street. The immediate surrounding area includes one- to three-story buildings, with a heavy concentration of ground floor commercial below upper-story residential flats. While a range of building ages and architectural styles can be found, numerous wood-framed Victorian- and Edwardian-era buildings are in the nearby vicinity, largely constructed in the early 20th century. Other nearby architectural styles include Art Deco, Mediterranean Revival, 20th Century Commercial, and more. Most of the mixed-use residential structures are sited on 25-foot-wide lots, with minimal or no front and/or side yards along a rectangular street grid. Larger lots can also be found, especially at street intersections.

   The property lies near the geographic center of the Castro Neighborhood, a landlocked neighborhood in the middle of San Francisco. Since the 1970s, the Castro has been a global epicenter for the LGBTQ community, serving as home to a countless number of people and events central to historical advancement of LGBTQ equality. Surrounding commercial establishments include restaurants, bars, nightclubs, shops, and more, largely catering to the local LGBTQ community, as well as to international tourists. A number of LGBTQ non-profit and community organizations are located in the neighborhood as well.

   The Project is located within the boundaries of the Castro LGBTQ Cultural District, which was established in June 2019. The District's mission is to highlight the importance of LGBTQ people to the Castro's history and ensure they have a place in its future, and to help identify problems facing the LGBTQ community and collaborate with City Hall to create effective solutions.

5. **Public Outreach and Comments.**

   A. Letters of Support – As of May 10, 2023, the Department has received 1,513 letters in support of the proposed project. 1,491 of these utilized one of two form letter templates accessed and submitted via the Castro Theatre's website. Many of the signatories signed both letters. The letters support the renovation plans with upgraded seat configurations to allow flexibility of space to accommodate a variety of events. Benefits cited include increased economic activity, accessibility upgrades to allow for better accessibility for persons with disabilities, and physical improvements to the space, noting a trust with the project sponsor to restore the historic venue. The second, more recent form letter also supports the commitment of APE to host events that highlight LGBTQ+ performers, and APE's pledge to dedicate at least 1/3 of programming to movies and film festivals.

   B. Letters of Opposition – As of May 10, 2023, the Department has received 697 letters in opposition to the project. 643 of these utilized a form letter template from the Castro Theatre Conservancy's website – "Save the Castro Theatre". In addition to the form letter's content, many writers also added their personal experiences at the Castro Theatre, background as a San Francisco resident or visitor, or experience as a film professional. Specific objections contained in the form letter included the removal of the fixed seats and alteration of the sloped floor, alongside concerns on the proposed change of use from a movie theatre to an entertainment venue with only limited film screenings. Some submissions also included concerns with Another Planet Entertainment as

the operator.

C. Other – The Department received submissions with comments that did not fit into a full support or opposition category of the proposed changes including:

- 61 submissions limiting their opposition to the removal of the seats and/or sloped floor.
- 24 submissions limiting their comments to supporting the proposed changes to the landmark designation.
- 1 submission requesting changes to the landmarking language.
- 1 submission requesting a continuance of the previously scheduled April 13th hearing until the landmarking has passed.
- 1 submission expressing concerns with Another Planet Entertainment as the operator, but supportive of renovating the theatre.
- 1 submission expressing support for the Castro LGBTQ Cultural District's efforts for community engagement regarding the Castro Theatre proposal.

D. Castro LGBTQ Cultural District. On June 6, 2023, the Cultural District submitted a letter to Rafael Mandelman (District 8 Supervisor), Rich Hillis (Planning Director), Rachel Tanner (Planning Commission President), and Diane Matsuda (Historic Preservation Commission President). The letter included proposed edits and additions to the project's Conditional Use Authorization conditions of approval. The letter was forwarded to the full Planning Commission and Historic Preservation Commission.

E. Outreach: From January 2022 to present, the Project Sponsor has conducted outreach to hundreds of organizations and individuals, including neighborhood groups, local businesses, media outlets, film entities, LGBTQ interest groups and many others. Outreach methods have included in-person meetings, virtual meetings, emails and telephone calls. Additionally, the Sponsor hosted a community meeting at the Castro Theatre to showcase their plans on August 11, 2022.

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. Use. Per Planning Code Section 715, Movie Theaters are principally permitted in the Castro Street NCD. Additionally, per Planning Code Section 715, bar uses are conditionally permitted on the first and second stories of buildings in the Castro Street NCD. Lastly, per Planning Code Section 715, nighttime entertainment is conditionally permitted on the first floor of buildings in the Castro Street NCD Zoning District, and pending Planning Code Amendment approval (Board File Number 220709), nighttime entertainment will be conditionally permitted on the second floor of buildings in the Castro Street NCD Zoning District.

*The Project proposes to establish nighttime entertainment and bar uses on the first and second stories, alongside the existing movie theater use.*

*The Planning Code defines a nighttime entertainment use as:*

> *"A Retail Entertainment, Arts and Recreation Use that includes dance halls, discotheques, nightclubs, private clubs, and other similar evening-oriented entertainment activities which require dance hall keeper police permits or Place of Entertainment police permits, as defined in Section 1060 of the Police Code, which are not limited to non-amplified live entertainment, including Restaurants and Bars which present such activities, but shall not include any Arts Activity, any theater performance space which does not serve alcoholic beverages during performances, or any temporary uses permitted pursuant to Sections 205 through 205.4 of this Code. This use is also subject to the controls in Section 202.11."*

*The Project would require a Place of Entertainment authorization from the Entertainment Commission; therefore a Conditional Use Authorization is required from the Planning Commission.*

*Per Board of Supervisors File No. 220709, a Planning Code Text Amendment from the Board of Supervisors allow Nighttime Entertainment on the second story in the Castro NCD Zoning District.*

B. Floor Area Ratio. Per Planning Code Section 124 the basic floor area ratio in a Castro NCD Zoning District is 3.0 to 1

*With a floor area of 24,138 gross square feet and lot area of 15,489, the floor area ratio is approximately 1.56:1, thus complying with this section.*

C. Non-Residential Use Size. Per Planning Code Section 715, non-residential use sizes of 4,000 square feet and above are not permitted in the Castro Street NCD.

*The Castro Theatre's current floor area of 24,488 gross square feet is in exceedance of the permitted maximum non-residential use size and is considered an existing non-conforming use. The proposed rear addition will add another 325 gross square footage, thus intensifying the existing non-conforming use. Approval of this addition is contingent upon a Planning Code Amendment which would remove non-residential use size limitations for Article 10 Landmark Buildings in the Castro Street NCD Zoning District, per Board File No.* 220709.

7. **Conditional Use Findings.** Planning Code Section 303 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 new 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 Project at the Castro Theatre will establish new uses, which would expand the viability of the current theater use and also rehabilitate important historic features emblematic of the property. Ground floor auditorium seats will be removed for the installation of a motorized floor system to accommodate both sitting and standing events. Additional building improvements and betterments include the installation of an HVAC system, acoustical retrofits, and restroom alterations to address accessibility and maintenance. The Castro Theatre will continue to serve as a local venue for movie screenings and film*

*festivals, while also being adapted to accommodate live music, comedy shows, and other events. The added flexibility within the interior will assist the continued traditions of film festivals and associated events deeply embedded with the cultural identity and cinematic heritage of the theatre. The revenue from new uses, including from concessions and ticket sales, will go towards the restoration and rehabilitation of the landmark's historic features which are suffering from past mistreatments and deferred maintenance. This will help support the physical fabric of this architectural and cultural gem, ensuring it retains historic integrity for years to come. Allowing additional uses can also diversify the types of events which take place at the theatre, thus further supporting the venue's financial vitality in the face of ever evolving economic and cultural conditions. Particularly since the COVID-19 pandemic, the negative impacts to entertainment uses associated with vacancy and low attendance are abundantly clear. The addition of nighttime entertainment/bar uses will draw new patrons to the neighborhood, thus helping to support surrounding nightlife, restaurants, retailers, and other nearby businesses. Finally, the Project includes a small rear addition which will support the building's new uses. The addition is not street visible, and at the size proposed will have virtually no impact on the neighborhood's physical form. Ultimately, the Commission finds the rehabilitation and expanded uses at the Castro Theatre to be necessary, desirable, and compatible with the neighborhood.*

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:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project includes a small rear addition which will support the building's new uses, will not increase the building's overall height or bulk. The addition is not street visible, and at the size proposed will be physically compatible with the surrounding vicinity. The Project includes a full rehabilitation of the interior and exterior of the historic theater, which has been reviewed and approved by the Historic Preservation Commission (HPC) per HPC Motion No. 0463, along with HVAC system installation, accessibility improvements, and safety upgrades.*

(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;

*The subject property is within close proximity to numerous MUNI lines including the M-Ocean View, K-Ingleside, T-Third Street and S (Shuttle), F-Market, 24, 33, 25, and 37. These lines are also connected to regional BART, Caltrain, and ferry services, thus ensuring the venue is transit accessible from other Bay Area communities. The subject property is also centrally located within San Francisco, and thus accessible by walking or cycling from nearby neighborhoods.*

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

*Pursuant to building permit approval, the building is being retrofitted with noise abatement measures including gaskets and a rooftop soundwall to ensure noise increases associated with live entertainment and the new HVAC system have minimal impacts to neighbors. No exterior*

*lighting changes are proposed. Dust and odor emissions are not anticipated.*

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

*The Project design does not alter or modify the landscaping, screening, open spaces, parking, or lighting of the Property. The character defining historic neon blade sign and marquee will remain.*

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

D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed new nighttime entertainment and bar uses are in conformity with the purpose of the Castro Street NCD which supports commercial uses including bars, open both during the day and evening.*

8. **Additional Findings for Nighttime Entertainment Use**. 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 as outlined in Planning Code Section 303(p):

(1) With respect to Conditional Use authorization applications for Adult Business, Adult Sex Venue, Nighttime Entertainment, General Entertainment and Other Entertainment uses, such use or feature shall:

(A) If the use is an Adult Business, it shall not be located within 1,000 feet of another such use; and/or

*Neither the existing or proposed use of the venue is an adult business.*

(B) Not be open between two a.m. and six a.m.; and

*The venue will not be open between two a.m. and six a.m.*

(C) Not use electronic amplification between midnight and six a.m.; and

*The Project does not propose electronic amplification between midnight and six a.m.*

(D) 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, Police Code Article 29.

*The project will 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, Police Code Article 29.*

(2) Notwithstanding the above, the Planning Commission may authorize a Conditional Use which does not satisfy the criteria set forth in subsections (p)(1)(B) and/or (p)(1)(C) above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control.

*The Project will satisfy the criteria set forth in subsections (p)(1)(B) and/or (p)(1)(C) above.*

(3) If the proposed use is located in a Cultural District established under Administrative Code Section 107, the Planning Commission shall consider the purpose and goals established in Section 107.2 as well as any recommendations set forth in the Cultural, History, Housing, and Economic Stability Strategy report for the district if one has been adopted pursuant to Section 107.4.

*The Castro Theatre falls within the Castro Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) Cultural District. Originally formed in June 2019, this Cultural District is known as a center of LGBTQ life and is a global focal point for the development of gay culture, community and politics.*

*Pursuant to Administrative Code Section 107.2, the purpose and goals of creating Cultural Districts, are as follows:*

- *Purpose. San Francisco's Cultural Districts program seeks to formalize a collaborative partnership between the City and communities and bring resources in order to stabilize vulnerable communities facing or at risk of displacement or gentrification, and to preserve, strengthen and promote our cultural assets and diverse communities, so that individuals, families, businesses that serve and employ them, nonprofit organizations, community arts, and educational institutions are able to live, work and prosper within the City.*

- *Goals. The City creates Cultural Districts to advance the following goals:*

  (1) *Preserving, maintaining and developing unique cultural and historic assets;*

  (2) *Preserving and promoting significant assets such as buildings, business, organizations, traditions, practices, events, including their venues or outdoor special events and their geographic footprints, works of art, and public facing physical elements or characteristics that have contributed to the history or cultural heritage of San Francisco and its people or are associated with the lives of persons important to San Francisco history;*

  (3) *Stopping the displacement of residents of Cultural Districts who are members of ethnic or other vulnerable communities that define those Districts, and promoting affordable housing opportunities and home ownership within the Districts while also developing and strengthening new tools to prevent displacement;*

(4) *Attracting and supporting artists, creative entrepreneurs, cultural enterprises and people that embody and promote the cultural heritage of the District, especially those that have been displaced;*

(5) *Promoting tourism to stabilize and strengthen the identity of the district while contributing to the district's economy;*

(6) *Celebrating, strengthening, and sharing the unique cultural and ethnic identity of vulnerable communities, and providing opportunities for community neighbors, supporters, and advocates to participate;*

(7) *Creating appropriate City regulations, tools, and programs such as zoning and land use controls to promote and protect businesses and industries that advance the culture and history of Cultural Districts;*

(8) *Promoting employment and economic opportunities for residents of Cultural Districts;*

(9) *Promoting cultural competency and education by diversifying our historic narrative on the history of San Francisco's many diverse cultural and ethnic communities, with an emphasis on those who have been previously marginalized and misrepresented in dominant narratives;*

(10) *Promoting culturally competent and culturally appropriate City services and policies that encourage the health and safety of the community, culture, or ethnic groups in Cultural Districts;*

(11) *Slowing down gentrification and mitigating its effects on vulnerable, minority communities; and;*

(12) *Promoting and strengthening collaboration between the City and communities to maximize cultural competency and pursue social equity within some of the City's most vulnerable communities.*

*The Castro LGBTQ Cultural District has provided a letter to the District Supervisor, Planning Department Staff, Planning Commission and Historic Preservation Commission, outlining proposed Conditional Use Authorization conditions of approval.*

*The Castro LGBTQ Cultural District does not currently have an adopted Cultural, History, Housing, and Economic Stability Strategy (CHESS) report.*

*In consideration of the purpose and goals of Administrative Code Section 107.2, the Commission finds that the project with conditions of approval, can offer a number of socioeconomic benefits to Castro LGBTQ Cultural District residents and other associated vulnerable community members. The project will help to preserve one of the Castro neighborhood's most iconic buildings, a City landmark which has long served as a haven for the historically marginalized LGBTQ community. Conservation and restoration of historic features, plus an economically*

*viable use can ensure long-term stewardship of a deeply valued site. The project proposes to continue long traditions of film screenings, while diversifying its programming to include more live entertainment of interest to LGBTQ community members. The Project will maintain a space where artists can perform in an intimate historic setting, with the potential to attract both local residents and international tourists alike. Robust patronage can support nearby local businesses including bars, restaurants, nightclubs, and shops, thus contributing to the neighborhood's economic and cultural vitality.*

(4) The action of the Planning Commission approving a Conditional Use does not take effect until the appeal period is over or while the approval is under appeal.

9. **Additional Findings for Bar Use.** With regard to a Conditional Use Authorization for a Restaurant, Limited-Restaurant and Bar uses, the Planning Commission shall consider, in addition to the criteria set forth in subsection (c) above, the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site except as otherwise provided in this subsection (o). The concentration of eating and drinking uses in the Polk Street Neighborhood Commercial District shall not exceed 35% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of this Section 303 of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

   *The existing concentration of eating and drinking uses for properties located within 300' of the subject property, and located within the Castro Neighborhood Commercial Zoning District is 39%, thus exceeding 25%. If bar use is authorized for the Castro Theatre, the concentration of such uses would become 45%.*

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

**COMMERCE AND INDUSTRY ELEMENT**

The *Commerce and Industry Element* sets forth objectives and policies that address the broad range of economic activities, facilities and support systems that constitute San Francisco's employment and service base.

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 6:
MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 6.8
Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

## URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT concerns the physical character and order of the city, and the relationship between people and their environment.

### 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.

### OBJECTIVE 2:
CONSERVATION OF RESOURCES WHICH PROVIDE 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.

Policy 2.7
Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

## ARTS ELEMENT

THE ARTS ELEMENT is intended to strengthen the arts in San Francisco, as expressions of culture, creativity and beauty; while validating and increasing the role of the arts as a major economic force in the region.

### OBJECTIVE I-2:
INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

POLICY I-2.1
Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

POLICY I-2.2
Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

OBJECTIVE VI-1
SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

POLICY VI-1.4
Preserve existing performing spaces in San Francisco.

*The Project ensures continued use of a historic building with high architectural, cultural and historical significance. Restoration of several interior features is proposed which will greatly improve the historic character of the building. Allowing for nighttime entertainment and bar uses on both floors will ensure the project's economic viability. Expanded programming options can help encourage additional patronage which can in turn support both the subject property's business, as well as surrounding restaurants, bars, retailers, and other commercial establishments. Allowing for nighttime entertainment in addition to existing movie showings will help support a diversity of performance types, thus helping to reinforce San Francisco's cultural identity as an important hub for a variety of arts and entertainment industries.*

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.

    *The Project will preserve a celebrated historic building, which for over one-hundred years has served as a cultural and economic anchor for the surrounding commercial corridor. Its ongoing use as an entertainment venue will continue to draw both local Bay Area residents and out-of-town tourists alike to the neighborhood, who in turn will patronize nearby restaurants, bars, shops and other neighborhood businesses. In addition to privately-owned businesses, such patronage will contribute to local sales taxes, transient occupancy taxes, transit fees, and other public revenues.*

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

    *The Project will conserve neighborhood character by preserving an iconic historic landmark with high architectural, cultural, and historical significance. The project proposes a number of improvements to aesthetically notable features which have suffered from past disrepair or neglect, thus improving the overall quality of the space. The landmark building has high significance particularly for the historic Castro neighborhood and LGBTQ community. Its continued preservation will help ensure a unique facet of San Francisco's diverse history remains economically viable for the foreseeable future.*

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

    *The Project will not affect the City's affordable housing supply. No housing exists on the project site.*

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

*The subject property is sited across the street from the Castro Street MUNI station which is served by several underground MUNI lines including the M-Ocean View, K-Ingleside, T-Third Street and S (Shuttle). These lines are also connected to regional BART, Caltrain, and ferry services, thus ensuring the venue is transit accessible by patrons from other Bay Area communities. Aboveground MUNI lines with nearby stops include the 24, 33, 25, 37 and F-Market. By drawing regular patrons to the venue, the project can increase ridership of these lines.*

*Centrally located in San Francisco, the Castro Theatre can also easily be accessed by pedestrians and cyclists from the Castro and other nearby neighborhoods including the Mission, Noe Valley, Haight Ashbury, Twin Peaks and more.*

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 does not include commercial office development. The Project proposes continued use for a popular performance venue, thus bolstering hospitality and entertainment-related employment opportunities at both the subject venue itself as well as at surrounding businesses who may benefit from increased patronage to the neighborhood.*

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

*All construction will be executed in compliance with all applicable construction and safety measures.*

G. That landmarks and historic buildings be preserved.

*The Project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards. The project proposes a significant restoration of the interior and exterior, which will ensure continued viability for the historic theater.*

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

*The Project will not impact the access to sunlight or vistas for the parks and open space.*

**12.** 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.

**13.** 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.** 2022-005675CUA~~**2015-000123CUA**~~ subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 31, 2023, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**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 15, 2023 and corrected on November 22, 2023.

Jonas P Ionin Digitally signed by Jonas P Ionin Date: 2023.11.22 11:26:50 -08'00'

Jonas P. Ionin
Commission Secretary

| | |
|---|---|
| AYES: | Braun, Diamond, Koppel, Tanner |
| NAYS: | Imperial, Moore |
| ABSENT: | Ruiz |
| ADOPTED: | June 15, 2023 |
| CORRECTED: | November 22, 2023 |

# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow a nighttime entertainment and bar use in addition to an existing movie theater located at 429 Castro Street, Block 3582, Lot 085 pursuant to Planning Code Sections 182(b), 303, and 715, within the Castro Street Neighborhood Commercial District and a 65-B Height and Bulk District; in general conformance with plans, dated March 31, 2023, and stamped "EXHIBIT B" included in the docket for Record No. 2022-005675CUA and subject to conditions of approval reviewed and approved by the Commission on June 15, 2023 under Motion No. 21334. 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 June 15, 2023 under Motion No. 21334.

## Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 21334 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 ~~that~~ of the Planning Code text amendment ~~become effective~~. 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

   *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org*

6. **Additional Project Authorization.** The Project Sponsor must obtain a Certificate of Appropriateness under Article 10 of the Planning Code for physical alterations to historically significant interior and exterior spaces and features. Additionally, the Project requires adoption of Planning Code Text Amendments to conditionally allow nighttime entertainment on second stories of buildings in the Castro Street NCD Zoning District and to exempt Article 10 Landmark properties from the non-residential use size limits in the Castro Street NCD Zoning District. A Place of Entertainment Permit is also required from the Entertainment Commission for proposed uses including live music and comedy acts. Additional permits, including from the Department of Public Health (DPH) and the State's Alcoholic Beverage Control (ABC), may be required.

   The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

   This approval is contingent on, and will be of no further force and effect until the date that the San Francisco Board of Supervisors has approved by resolution ~~approving~~ the Planning Code Text Amendments (See Board of Supervisors File No. 220709, 220862 and 221151).

   *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,* www.sfplanning.org

## Design – Compliance at Plan Stage

7. **Final Materials.** The Project Sponsor shall continue to work with the Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. 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 628.652.7314, www.sfplanning.org*

8. **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 628.652.7314, www.sfplanning.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.sfplanning.org*

10. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map 1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulates interior occupiable areas from Background Noise and complies~~y~~ with California Title 24 energy standards.

    *For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org*

11. **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 628.652.7314, www.sfplanning.org*

## Parking and Traffic

12. **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 628.652.7463, www.sfplanning.org*

## Monitoring - After Entitlement

13. **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 628.652.7463, www.sfplanning.org*

14. **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 350~~1(c) (1)~~ and work with the Planning Department for information about compliance.

    *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

15. **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 628.652.7463, www.sfplanning.org*

## Operation

16. Use. The Project is subject to the following operating conditions:

    A. No fewer than 75 days of each calendar year must include the presentation of either a feature-length film or a series of short films with total combined length that is comparable to a feature-length film.

    *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

    B. In order to ensure that the facility continues to contribute to the cultural richness of the neighborhood and the viability of surrounding small businesses, no fewer than 180 days of each calendar year must include events that are open to the general public or to private parties. No fewer than 90 of those days must include events that are open to the general public, including events for which tickets are available for purchase by the public. The required number of days in this Condition Number 16(B) includes the number of days listed in Condition Number 16(A) above.

    *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

    C. On an ongoing basis, the operator of the facility shall seek guidance on the overall programming of the facility from one or more San Francisco-based LGBTQIA+ nonprofit organizations or nonprofit film exhibition organizations in order to meet its commitment as stated in the online community benefits package as of June 15, 2023 to have 25% of the programming be related to LGBTQIA art, artists, culture, and activities. At minimum, following the first three years of the certificate of occupancy, the operator of the facility will attend a meeting with the Castro LGBTQ Cultural District once per calendar year for guidance. The project sponsor shall include a record of meeting agendas, notes, attendees, and completed follow-up actions in its annual report to the Planning Commission per Condition Number 16(~~H~~F).

    *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

D. In order to meet its commitment as stated in the online community benefits package as of June 15, 2023, to have 25% of the programming be related to LGBTQIA art, artists, culture, and activities, each calendar year following the certificate of occupancy, the operator of the facility shall host one meeting and invite~~d~~ representatives of interested organizations, such as the Castrol LGBTQ Cultural District, the Castro Merchants Association, and others. The project sponsor shall include a record of meeting agendas, notes, attendees, and completed follow-up actions in its annual report to the Planning Commission per Condition Number 16(~~H~~F).

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

E. The operator of the facility shall make ongoing good faith efforts to source a portion of its food or beverage concessions from local businesses located within the Castro LGBTQ Cultural District or up to a quarter mile outside the district's boundaries, on a rotating basis and in collaboration with the Castro Merchants Association.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

F. No later than March 31 of each calendar year, the operator of the facility shall provide to the Director of Planning a written report that (1) lists each event at the facility during the previous calendar year, and (2) describes compliance with all provisions of this Condition Number 16 during the previous calendar year. The director shall forward this report to the Historic Preservation Commission. For at least the first five calendar years after the issuance of the certificate of occupancy, the operator of the facility shall participate in a Planning Commission hearing—as scheduled by the Planning Commission—regarding compliance with provisions of this Condition Number 16. The Planning Commission may choose to extend this annual hearing requirement beyond five years at the Planning Commission's discretion. The report shall, at minimum, include an accounting of the uses at the theatre including accounting of the nature of the event and/or activity (such as title, whether the event was film, live performance, etc.); the dates of each activity; whether tickets were available for sale to the general public, if the activity was free or lower priced tickets were available, or if the activity was private; and a summary of the content of the activity.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

**17. Eating and Drinking Uses.** ~~As defined in~~As required by Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org.*

B. When located within an enclosed space, 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 of 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 construction noise requirements, contact the Department of Building Inspection at 628.652.3200, www.sfdbi.org.*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, www.sf-police.org*

C. 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 in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org*

D. Garbage, recycling, and compost containers shall be kept within 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 the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org*

18. **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, 628.271.2000, www.sfpublicworks.org*

19. **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 628.652.7463, www.sfplanning.org*

20. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

    *For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment*

21. **Nighttime Entertainment.** The Nighttime Entertainment shall be performed within the enclosed building only. The building 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. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

    *For information about compliance, contact the Entertainment Commission, at 628.652.6030, www.sfgov.org/entertainment*

22. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

    *For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org*

# CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

## APPLICABLE CODES

PARTIAL LIST OF APPLICABLE CODES AS OF JANUARY 1, 2020

1. 2019 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 CCR*
2. 2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 CCR (2018 INTERNATIONAL BUILDING CODE, VOL.1 & 2, AND 2019 CALIFORNIA AMENDMENTS)
3. 2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 CCR (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
4. 2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 CCR (2018 IAPMO UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
5. 2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 CCR (2018 IAPMO UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
6. 2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 CCR
7. 2019 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 CCR (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
8. 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC), PART 10, TITLE 24 CCR (2018 INTERNATIONAL EXISTING BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
9. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11, TITLE 24 CCR
10. 2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 CCR
    TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
11. 2016 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS (PER 2019 CBC PART 2 CH 35)

*NOTE: CAL/OSHA ELEVATOR UNIT ENFORCES CCR TITLE 8 AND USES THE 2004 ASME A17.1 BY ADOPTION*

## NFPA STANDARDS

PARTIAL LIST OF APPLICABLE STANDARDS

| | | |
|---|---|---|
| 1. | NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (CA AMENDED) | 2016 EDITION |
| 2. | NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS | 2016 EDITION |
| 3. | NFPA 17 STANDARD FOR DRY CHEMICAL EXTINGUISHING SYSTEMS | 2017 EDITION |
| 4. | NFPA 17A STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS | 2017 EDITION |
| 5. | NFPA 20 STANDARD FOR THE INSTALLATION OF STATIONARY PUMPS FOR FIRE PROTECTION | 2016 EDITION |
| 6. | NFPA 22 STANDARD FOR WATER TANKS FOR PRIVATE FIRE PROTECTION | 2013 EDITION |
| 7. | NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES | 2016 EDITION |
| 8. | NFPA 72 NATIONAL FIRE ALARM AND SIGNALING CODE (CA AMENDED) | 2016 EDITION |
| 9. | NFPA 80 STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES | 2016 EDITION |
| 10. | NFPA 110 EMERGENCY AND STANDBY POWER SYSTEMS | 2015 EDITION |
| 11. | NFPA 253 CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEM | 2005 (R2010) |
| 12. | NFPA 2001 STANDARD ON CLEAN AGENT FIRE EXTINGUISHING SYSTEMS | 2000 EDITION |
| 13. | UL 300 STANDARD FOR FIRE TESTING OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT | 1999 EDITION |
| 14. | UL 464 AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS, INCLUDING ACCESSORIES | 2002 (R2010) |
| 15. | UL 521 STANDARD FOR HEAT DETECTORS FOR FIRE PROTECTIVE SIGNALING SYSTEMS | 2017 EDITION |
| 16. | UL 1971 STANDARD FOR SIGNALING DEVICES FOR THE HEARING IMPAIRED | |
| 17. | ICC 300 STANDARD FOR BLEACHERS, FOLDING AND TELESCOPIC SEATING, AND GRANDSTANDS | |

FOR A COMPLETE LIST OF APPLICABLE NFPA STANDARDS REFER TO 2016 CBC (SFM) CHAPTER 35 AND CALIFORNIA FIRE CODE CHAPTER 80.

SEE CALIFORNIA BUILDING CODE, CHAPTER 35, FOR STATE OF CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS.

## ADDITIONAL ADMINISTRATIVE REQUIREMENTS

1. CONTRACTOR TO SUBMIT CONSTRUCTION SITE SAFETY PLAN ADDRESSING CBC CHAPTERS 14 & 26 AND SCCFMO C-7 CONSTRUCTION STANDARD WITH PERMIT SUBMITTAL

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| A.26 | SIGHT LINES - VIEWS |


## GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENTS AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. ALL WORK TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
6. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
7. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE PROJECT MANUAL WITH SPECIFICATIONS, THE ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
8. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULES AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
9. DO NOT SCALE DRAWINGS.
10. COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR REFERENCE ONLY.
11. IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING.
12. PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE THAT ALL WORK IS BUILDABLE AS SHOWN. CONDITIONS THAT ARE NOT REFLECTIVE OF THAT WHICH IS SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING CONSTRUCTION.
13. "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.). DETAILS ARE USUALLY KEYED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST APPEAR.
14. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE
15. "SIMILAR OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
18. SEE "ABBREVIATIONS & SYMBOLS" ON THIS SHEET FOR GRAPHIC CONVENTIONS OF NEW VERSUS EXISTING CONSTRUCTION. IN ALL NOTES ON ALL DRAWINGS ALL WORK SHALL BE NEW WORK UNLESS SPECIFICALLY LABELED AS EXISTING (E).
19. CONTRACTOR TO PROVIDE BLOCKING AND/OR BACKING PLATES AT ALL WALL HUNG OR WALL BRACED DEVICES.
20. COORDINATE AND COOPERATE WITH OWNER REGARDING ACCESS ROUTE AND SCHEDULING OF MATERIAL DELIVERIES.
21. COORDINATE ALL WORK OCCURRING IN OCCUPIED AREAS WITH OWNER. SCHEDULE WORK AS REQUIRED.
22. SCHEDULE AND COORDINATE ACTIVITIES BY OWNER. ALL ACTIVITIES MUST BE ACCOMMODATED WITHIN THE CONTRACT TIME.
23. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN WITH THE BEST PRESENT KNOWLEDGE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT IN WRITING, SO THE PROPER REVISIONS CAN BE MADE.
24. UNLESS OTHERWISE NOTED, ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD
25. ALL DEMOLITION AND CONSTURCTION WORK SHALL COMPLY WITH 2019 CBC CHAPTER 33 AND CFC CHAPTER 33, "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| A.F.F. | ABOVE FINISHED FLOOR | INSUL. | INSULATION | STOR. | STORAGE |
| ACOUS. | ACOUSTICAL | INT. | INTERIOR | STRUCT./STRL. | STRUCTURAL |
| ADJ. | ADJUSTABLE | JAN. | JANITOR | S.4.S. | SURFACE 4 SIDES |
| & | AND | JST. | JOIST | SUSP. | SUSPEND |
| APPROX. | APPROXIMATE | KIT. | KITCHEN | SYM. | SYMBOL or SYMMETRICAL |
| ARCH. | ARCHITECTURAL | LAM. | LAMINATE | TEL. | TELEPHONE |
| @ | AT | LAV. | LAVATORY | T.V. | TELEVISION |
| BM. | BEAM | MFR. | MANUFACTURER | THRU | THROUGH |
| BLKG. | BLOCKING | MAX. | MAXIMUM | T.P.D. | TOILET PAPER DISPENSER |
| B.S. | BOTH SIDES | MECH. | MECHANICAL | T.P.H. | TOILET PAPER HOLDER |
| BLDG. | BUILDING | MTL./MTL. | METAL | T.&G. | TONGUE AND GROOVE |
| CAB. | CABINET | MEZZ. | MEZZANINE | T.&B. | TOP AND BOTTOM |
| CLG. | CEILING | MIN. | MINIMUM | T.O.C. | TOP OF CURB |
| C.O. | CLEANOUT or CASED OPENING | MISC. | MISCELLANEOUS | T.O.P./TP | TOP OF PAVEMENT |
| CLR. | CLEAR | (N) | NEW | T.O.W./TW | TOP OF WALL |
| CLO. | CLOSET | N. | NORTH | T. | TREAD |
| C.W. | COLD WATER | N.I.C. | NOT IN CONTRACT | TYP. | TYPICAL |
| C.T. | COLLAR TIE | N.T.S. | NOT TO SCALE | U.L. | UNDERWRITERS LABORATORIES |
| COL. | COLUMN | NO. or # | NUMBER | U.O.N. | UNLESS OTHERWISE NOTED |
| CONC. | CONCRETE | O.C. | ON CENTER | V.I.F. | VERIFY IN FIELD |
| C.M.U. | CONCRETE MASONRY UNIT | O.S. | ONE SIDE | VERT. | VERTICAL |
| C.J. | CONTROL JOINT | OPNG. | OPENING | V.G. | VERTICAL GRAIN |
| DEPT. | DEPARTMENT | O.D. | OUTSIDE DIAMETER | W.C. | WATER CLOSET |
| DET. | DETAIL | o/ | OVER | W.H. | WATER HEATER |
| DIA. | DIAMETER | PTD. | PAINTED | WP | WATERPROOF |
| Ø | DIAMETER or ROUND | PERF. | PERFORATED | W.W.F. | WELDED WIRE FABRIC |
| DIM. | DIMENSION | P.LAM. | PLASTIC LAMINATE | W.O. | WHERE OCCURS |
| DW | DISHWASHER | PD. | PLATE or PROPERTY LINE | w/ | WITH |
| DBL. | DOUBLE | PLYWD. | PLYWOOD | w/o | WITHOUT |
| D.F. | DOUGLAS FIR or DRINKING FOUNTAIN | P.E.N. | PLYWOOD EDGE NAILING | WD. | WOOD |
| | | O.D.F. | POWDER DRIVEN FASTENER | W.P. | WORK POINT |
| DN. | DOWN | PREFAB. | PREFABRICATED | | |
| DS. | DOWNSPOUT | P.T. | PRESSURE TREATED | | |
| DWG. | DRAWING | PBP | PROJECT BASE POINT | | |
| EA. | EACH | RAD. | RADIUS | | |
| E.O.S. | EDGE OF SLAB | R.W.L. | RAIN WATER LEADER | | |
| ELECT./ELEC. | ELECTRICAL | RWD. | REDWOOD | | |
| ENCL. | ENCLOSURE | REF. | REFERENCE | | |
| EQ. | EQUAL | REINF. | REINFORCE | | |
| EQUIP./EQPT. | EQUIPMENT | REQ'D | REQUIRED | | |
| EXIST. OR (E) | EXISTING | R. | RISER | | |
| E.J. | EXPANSION JOINT | R.D. | ROOF DRAIN | | |
| F.O.M. | FACE OF MASONRY | R.O. | ROUGH OPENING | | |
| FRT | FIRE RETARDANT TREATED | SCHED. | SCHEDULE | | |
| G.S.M. | GALVANIZED SHEET METAL | S.S.D. | SEE STRUCTURAL DRAWINGS | | |
| GA | GAUGE | SEL. | SELECT | | |
| GYP. BD./GYP. | GYPSUM BOARD / GYPSUM | SDSTS | SELF-DRILLING SELF-TAPPING SCREWS | | |
| HDWR. / HDWE. | HARDWARE | | | | |
| HDWD. | HARDWOOD | SHT. | SHEET | | |
| HTR. | HEATER | SIM. | SIMILAR | | |
| HT./HGT. | HEIGHT | S.D. | SOAP DISPENSER or SMOKE DETECTOR | | |
| H.C. | HOLLOW CORE | | | | |
| H.M. | HOLLOW METAL | S.C. | SOLID CORE | | |
| HORIZ. | HORIZONTAL | SPEC. | SPECIFICATION(S) | | |
| H.B. | HOSE BIB | SQ. | SQUARE | | |
| H.W. | HOT WATER | S.ST. | STAINLESS STEEL | | |
| IN. or " | INCH OR INCHES | STD. | STANDARD | | |
| I.D. | INSIDE DIAMETER (DIM.) | STL. | STEEL | | |

## PROJECT SUMMARY

BLOCK AND LOT NUMBER: 3582/085

HEIGHT AND BULK DISTRICT: 65-B

ZONING DISTRICT: NCD - CASTRO STREET NEIGHBORHOOD COMMERCIAL

PROPOSED BUILDING HEIGHT OF ADDITION: 22'-0"

## GROSS SQUARE FOOTAGE TABLE

| | EXISTING | PROPOSED (W/ EXISTING) | DELTA |
|---|---|---|---|
| BASEMENT LEVEL | 2,170 SQ. FT. | 2,495 SQ. FT. | 325 SQ. FT. |
| ORCHESTRA LEVEL | 11,833 SQ. FT. | 12,158 SQ. FT. | 325 SQ. FT. |
| MEZZANINE LEVEL | 5,676 SQ. FT. | 5,676 SQ. FT. | 0 SQ. FT. |
| UPPER BALCONY | 3,809 SQ. FT. | 3,809 SQ. FT. | 0 SQ. FT. |
| TOTALS | 23,488 SQ. FT. | 24,138 SQ. FT. | 650 SQ. FT. |

## PROJECT DIRECTORY

Architect


**CAW Architects, Inc.**

455 Lambert Avenue
Palo Alto, CA 94306
Phone: 650.328.1818

Chris Wasney — Principal — csw@cawarchitects.com
Keith Wainschel — Project Manager — kwainschel@cawarchitects.com


## SYMBOLS

GRID / COLUMN LINE

WORK, CONTROL, DATUM, OR DIMENSION POINT

PROPERTY LINE

NEW OR FINISHED CONTOURS

EXISTING CONTOURS

5' - 0" — DIMENSION TO FACE OF STUD, MASONRY OR FRAMING (U.O.N.)

5' - 0" — DIMENSION TO CENTERLINE OR GRID LINE

5' - 0" — DIMENSION TO FACE OF FINISH OR CLEAR DIMENSION

**ELEVATION**
1 / A101 — ELEVATION NUMBER; SHEET WHERE ELEVATION IS LOCATED

**SECTION**
1 / A101 — SECTION NUMBER; SHEET WHERE SECTION IS LOCATED

**DETAIL CALLOUT**
1 / A101 — DETAIL NUMBER; SHEET WHERE DETAIL IS LOCATED

**INTERIOR ELEVATION**
1 / A101 — ELEVATION NUMBER; SHEET WHERE ELEVATION IS LOCATED

**MATCHLINE**
VISIBLE PORTION OF DRAWING

KEYNOTE

**ROOM NAME**
101 / 150 SF — **ROOM IDENTIFICATION**: ROOM NUMBER; SQUAREFOOTAGE

**FINISH IDENTIFICATION**
W-1 / F-1 / C-1 / B-1 — WALL MATERIAL; FLOOR MATERIAL; BASE / TRIM MATERIAL; CEILING MATERIAL

W-1 — **WALL TYPE TAG**

101A — **DOOR TAG**

S-1 — **WINDOW TAG**

REF — **GENERIC TAG**

1'-0" — **CEILING TAG**

F-1 F-2 — CHANGE IN FLOOR FINISHES

ALIGN — ALIGN FACE OF FINISH

REVISION NUMBER "CLOUD" INDICATES REVISED AREA OF DRAWINGS

(E) CONSTRUCTION TO REMAIN

(N) CONSTRUCTION

(E) CONSTRUCTION TO BE DEMOLISHED

## VICINITY MAP

## PROJECT DESCRIPTION

THE CASTRO THEATRE WAS CONSTRUCTED AS A MOVIE THEATER AND WILL CONTINUE TO SHOWCASE FILMS. THE PROPOSED PROJECT WILL EXPAND PROGRAMING TO INCLUDE LIVE ENTERTAINMENT. PROPOSED ALTERATIONS REQUIRE MINIMAL CHANGE TO THE THEATER'S DISTINCTIVE MATERIALS, FEATURES, SPACES, AND SPATIAL RELATIONSHIPS.

EXTERIOR ALTERATIONS:
EXTERIOR WORK IS LIMITED TO THE REPAIR AND MAINTENANCE OF HISTORIC FEATURES.

A NEW HVAC SYSTEM WILL BE INSTALLED TO IMPROVE THE INTERIOR AIR QUALITY WITHIN THE THEATER. NEW MECHANICAL EQUIPMENT WILL BE INSTALLED ON THE EXISTING ROOF AND SET BACK SO THAT IT IS NOT VISIBLE FROM THE STREET. NEW DUCT RISERS WILL BE LOCATED ON THE NORTH AND SOUTH FACADES OF THE THEATER, SET BACK AND PLACED TOWARD THE EASTERN SIDE OF THE BUILDING SO THEY ARE NOT VISIBLE FROM THE STREET.

A SMALL DRESSING ROOM AND STORAGE ADDITION WILL BE ADDED TO THE THEATER ON THE EAST END OF THE SOUTH FAAADE. THE INTERIOR OF THE ADDITION WILL INCLUDE A STORAGE PLATFORM.

A NEW PORTABLE SECURITY GATE WILL BE IN PLACE AT THE FRONT EXTERIOR VESTBULE.

INTERIOR ALTERATIONS:
THE NON-ORIGINAL CONCESSION STAND IN THE ENTRY LOBBY WILL BE REMOVED AND REPLACED WITH A NEW MOBILE CONCESSION STAND AND FIXED BACK COUNTER.

THE EXISTING THEATER SEATS AT THE GROUND FLOOR LEVEL ARE NOT ORIGINAL AND WILL BE REMOVED TO INSTALL TIERED LEVELS OVER THE EXISTING RAKED CONCRETE. THOUGH THE TIERED LEVELS WILL REQUIRE THE REMOVAL OF THE EXISTING WOOD FLOOR, THE RAKED CONCRETE STRUCTURE WILL BE RETAINED EXCEPT IN SELECT AREAS WHERE THE NEW TIERS REQUIRE PORTIONS OF IT TO BE REMOVED. WHILE ORIGINAL, THE WOOD FLOOR IS NOT AN EXAMPLE OF FINE CRAFTSMANSHIP NOR A DOMINANT FEATURE IN THE THEATER SPACE. IF THE TIERED LEVELS ARE REMOVED IN THE FUTURE, NEW SEATS AND NEW WOOD FLOORING COULD BE INSTALLED AND THE THEATER COULD BE RETURNED TO ITS ORIGINAL STATE. THE TIERS WILL HAVE TWO CHAIR LIFTS LOCATED AT THE SOUTHERN SIDE TO IMPROVE ACCESSIBILITY AND EQUITY.

A REAR PROSCENIUM THAT WAS HIDDEN BEHIND THE EXISTING THEATER SCREEN IS LARGELY INTACT. AS PART OF THE PROPOSED PROJECT, THE REAR PROSCENIUM WILL BE RESTORED AND MADE VISIBLE TO THE GENERAL PUBLIC.

HISTORIC LIGHT FIXTURES WILL BE RETAINED, RESTORED, AND RELAMPED.

THE EXISTING DECORATIVE PLASTER CEILING SUFFERS FROM PAST INAPPROPRIATE TREATMENTS THAT HAVE RESULTED IN DARKENING AND DELAMINATION OF THE ORIGINAL DECORATIVE SURFACE. THE CEILING WAS PREVIOUSLY STUDIED BY EVERGREENE ARCHITECTURAL ARTS. THEY HAVE BEEN RETAINED TO CONDUCT REPAIRS TO THE CEILING.

THE MAIN THEATER WILL INCLUDE TWO NEW FIXED BACK COUNTERS AND MOBILE CONCESSION STANDS AT THE BACK AS WELL AS A DESIGNATED SOUND AND LIGHTING STATION.

THE EXISTING STAGE WILL REMAIN LARGELY INTACT. THE EXISTING STAIRS ON EITHER SIDE ARE STEEP AND DO NOT MEET CODE REQUIREMENTS. THEY ARE PROPOSED TO BE INFILLED. THE ORGAN WILL BE REPLACED BUT WILL REMAIN IN ITS CURRENT LOCATION; HOWEVER, IT WILL REQUIRE A NEW PIT, LIFT, AND AUTOMATIC STAGE TRAP OPENING SYSTEM.

AS NOTED ABOVE, THE PROPOSED ADDITION WILL INCLUDE A NEW DRESSING ROOM AND RESTROOM AT STAGE LEVEL WITH A STORAGE PLATFORM ABOVE. THE ADDITION WILL BE LOCATED AT THE SOUTHEAST CORNER OF THE BUILDING AND WILL NOT IMPACT HISTORIC FEATURES.

THE THEATER HAS A WINDER STAIR LOCATED AT THE SOUTHEAST CORNER OF THE BUILDING THAT DOES NOT MEET CODE REQUIREMENTS. THE WINDER STAIR WILL BE REMOVED AND REPLACED WITH A CODE COMPLIANT STAIR.

THE RESTROOMS REQUIRE IMPROVEMENTS TO ADDRESS ACCESSIBILITY, FIXTURE COUNT DEFICIENCIES, AND DEFERRED MAINTENANCE. THE PROPOSED PROJECT WILL REMOVE EXISTING FIXTURES AND SOME OF THE FINISHES IN THE RESTROOM LOCATED ON THE MAIN LEVEL AND REPLACE WITH NEW FIXTURES AND SOME FINISHES. THE RESTROOM LOCATED IN THE BUILDING'S LOWER LEVEL WILL BE EXPANDED AND RECONFIGURED TO ACCOMMODATE ADDITIONAL STALLS. EXISTING FIXTURES AND SOME FINISHES IN THE LOWER RESTROOMS WILL BE REPLACED.

AT THE MEZZANINE LEVEL, ALTERATIONS ARE LIMITED TO THE INSTALLATION OF A NEW CONCESSION STAND.


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| MILESTONE | DATE |
|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

COVER SHEET

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.0

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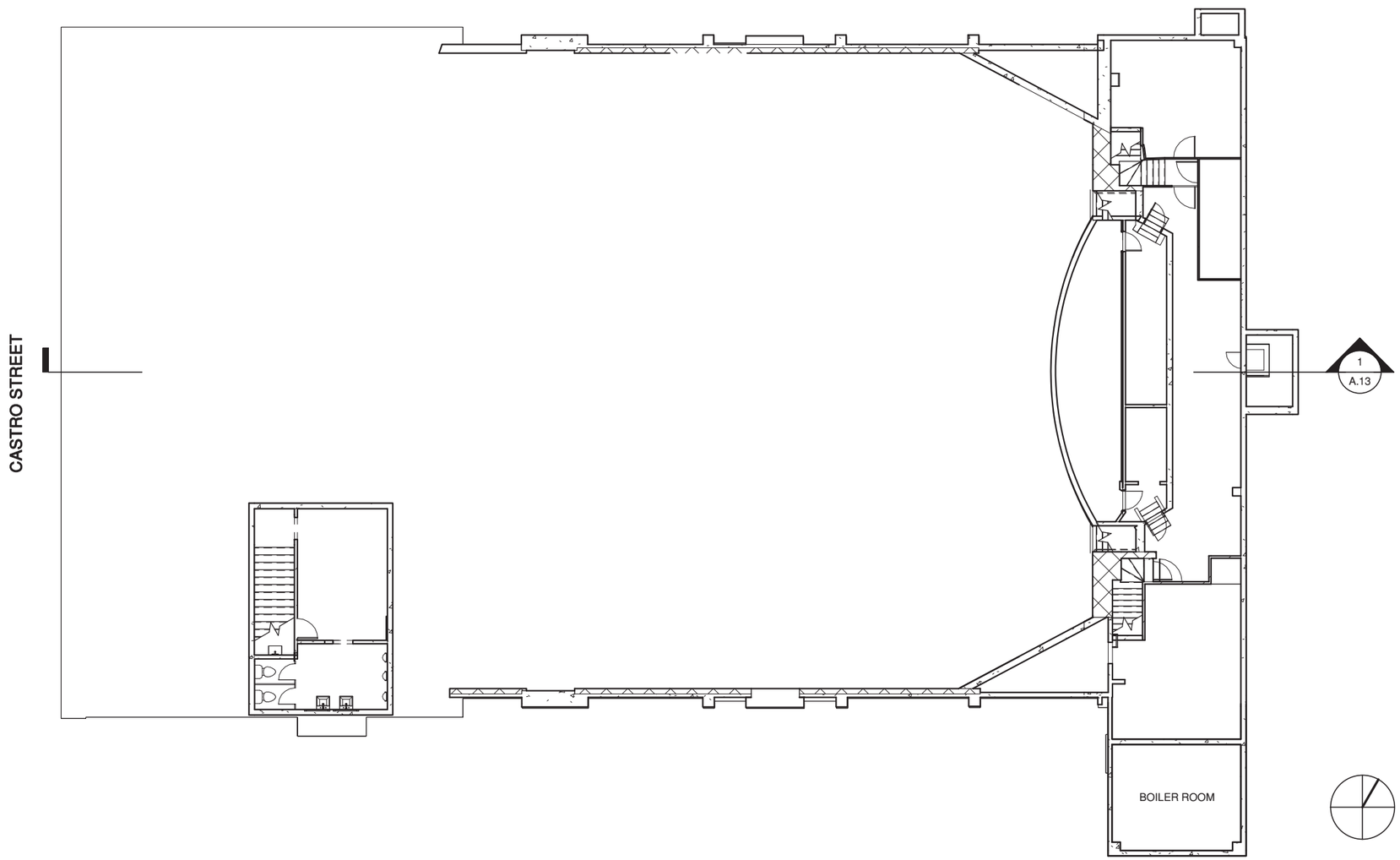


1 BASEMENT FLOOR PLAN - EXISTING

1/16" = 1'-0"

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PROJECT NAME

CASTRO THEATER

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SAN FRANCISCO, CA 94114

SHEET TITLE

BASEMENT FLOOR PLAN - EXISTING

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.1

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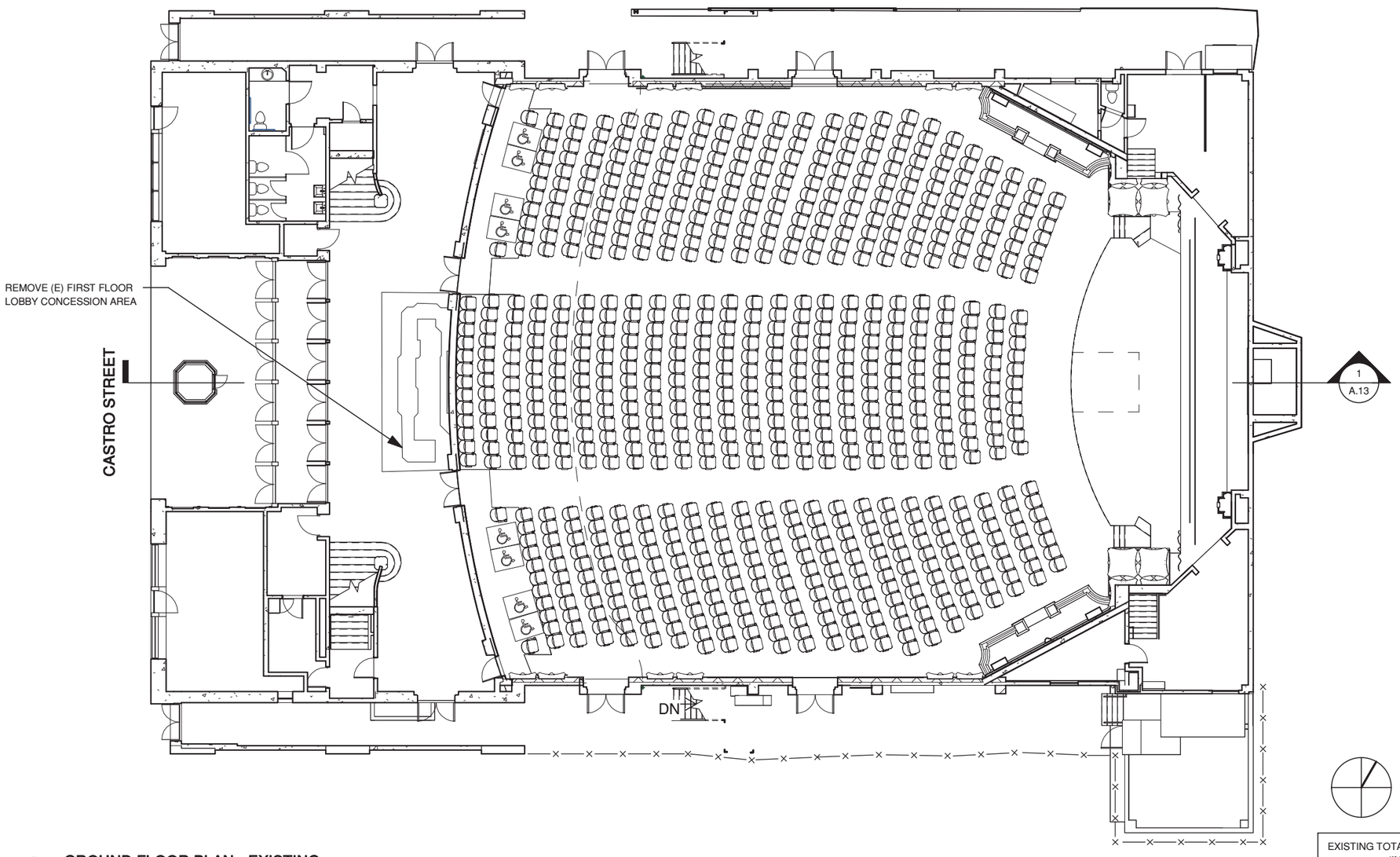


EXISTING TOTAL SEAT COUNT: 802 SEATS
(INCLUDES 8 ADA POSITIONS)

1 GROUND FLOOR PLAN - EXISTING

1/16" = 1'-0"

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SHEET TITLE

GROUND FLOOR PLAN - EXISTING

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.2

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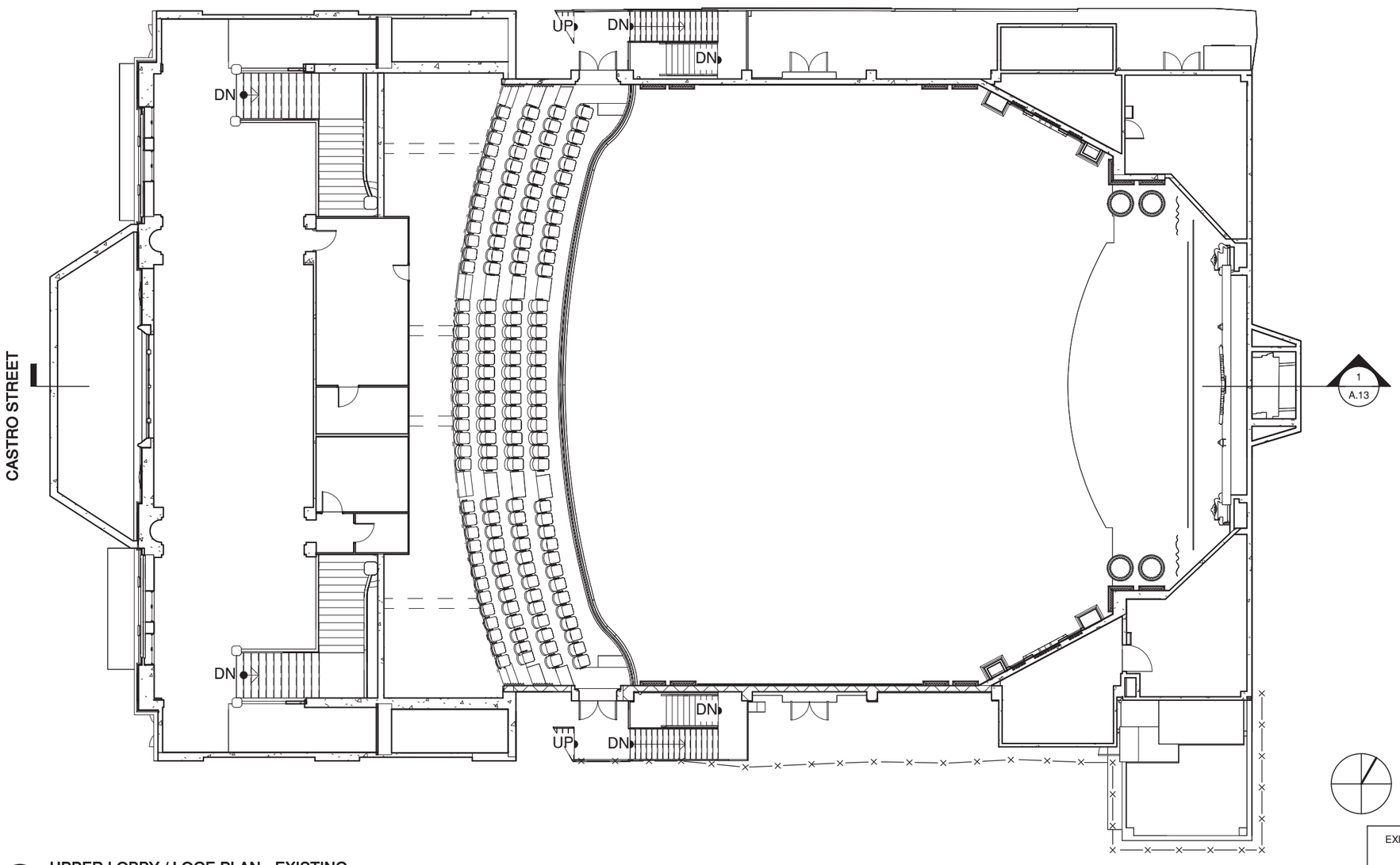


EXISTING TOTAL SEAT COUNT
LOGE: 156 SEATS
BALCOY: 474 SEATS

1 UPPER LOBBY / LOGE PLAN - EXISTING

1/16" = 1'-0"

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SAN FRANCISCO, CA 94114

SHEET TITLE

UPPER LOBBY / LOGE PLAN - EXISTING

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.3

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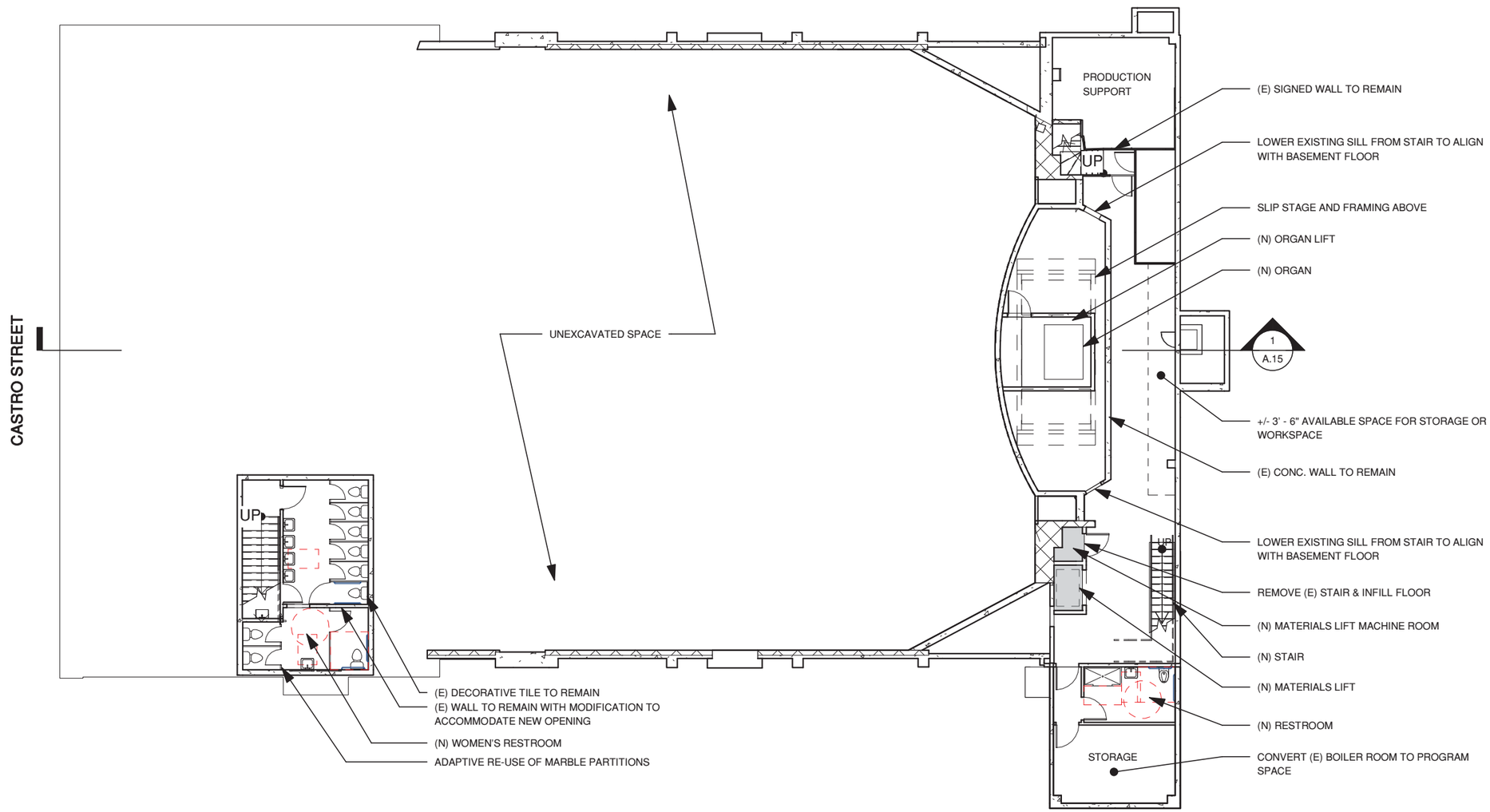


1 BASEMENT FLOOR PLAN - PROPOSED

1/16" = 1'-0"

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SHEET TITLE

BASEMENT FLOOR PLAN - PROPOSED

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.4

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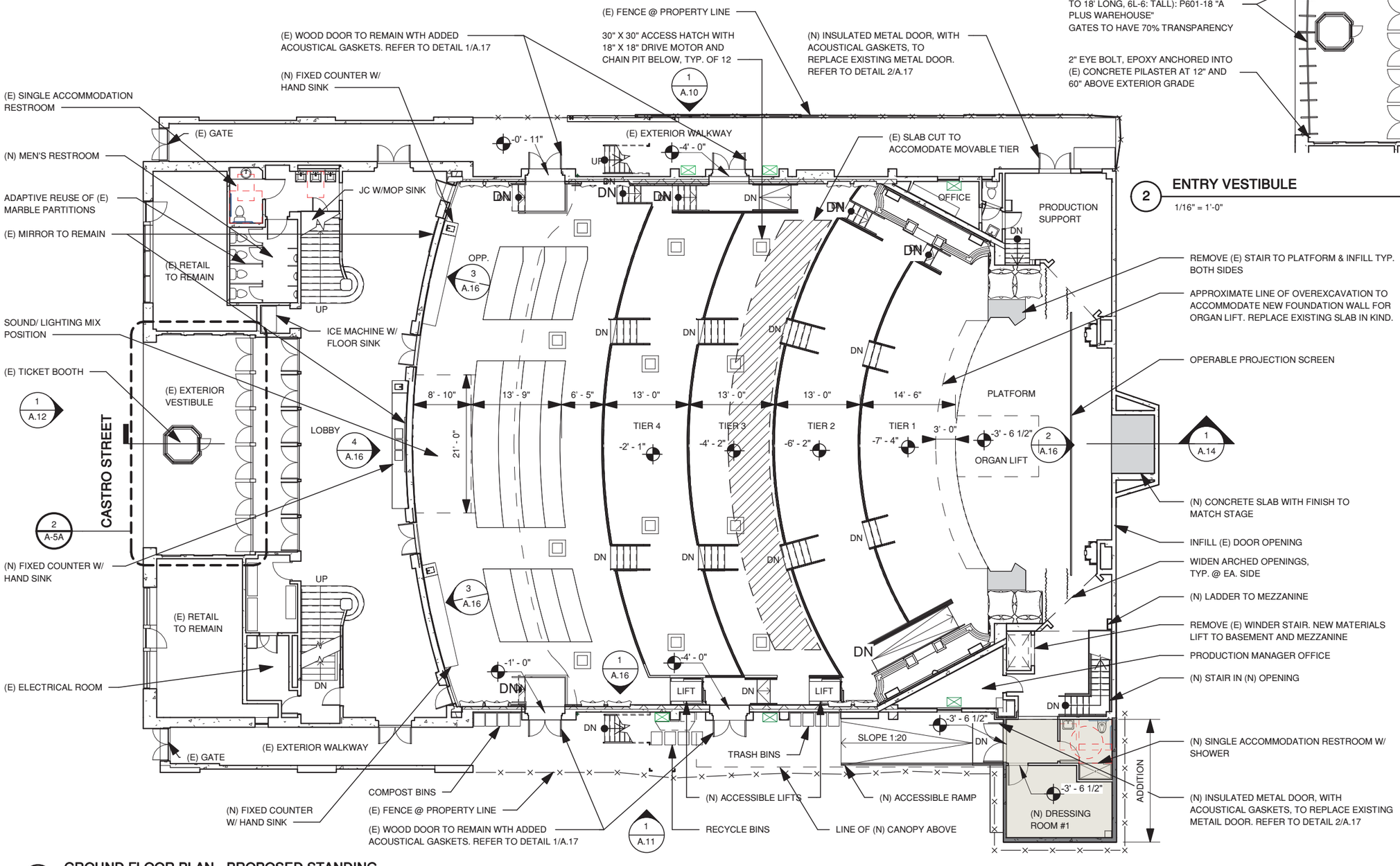
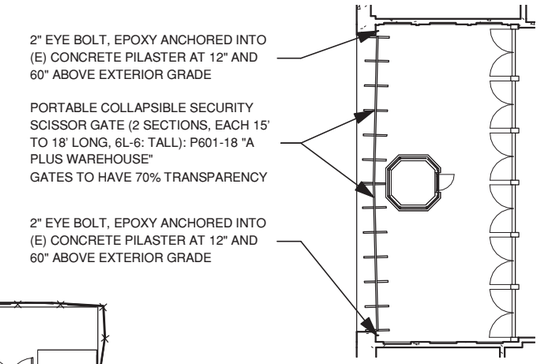



1 GROUND FLOOR PLAN - PROPOSED STANDING

1/16" = 1'-0"




2 ENTRY VESTIBULE

1/16" = 1'-0"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SHEET TITLE

GROUND FLOOR PLAN - PROPOSED STANDING

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

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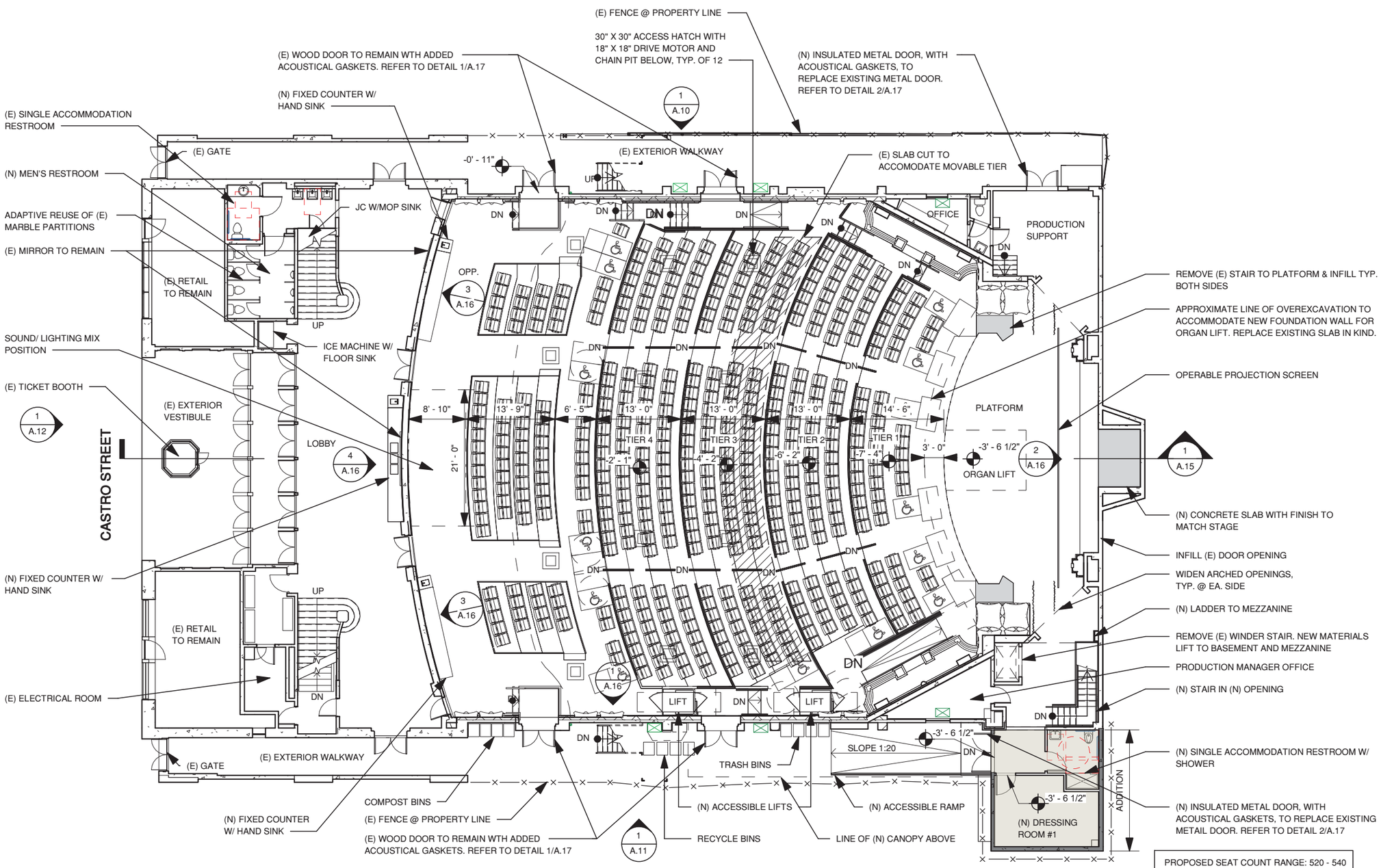


PROPOSED SEAT COUNT RANGE: 520 - 540
(INCLUDES 14 ADA POSITIONS)

## 1 GROUND FLOOR PLAN - PROPOSED SEATED

1/16" = 1'-0"


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PROJECT NAME

**CASTRO THEATER**

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SHEET TITLE

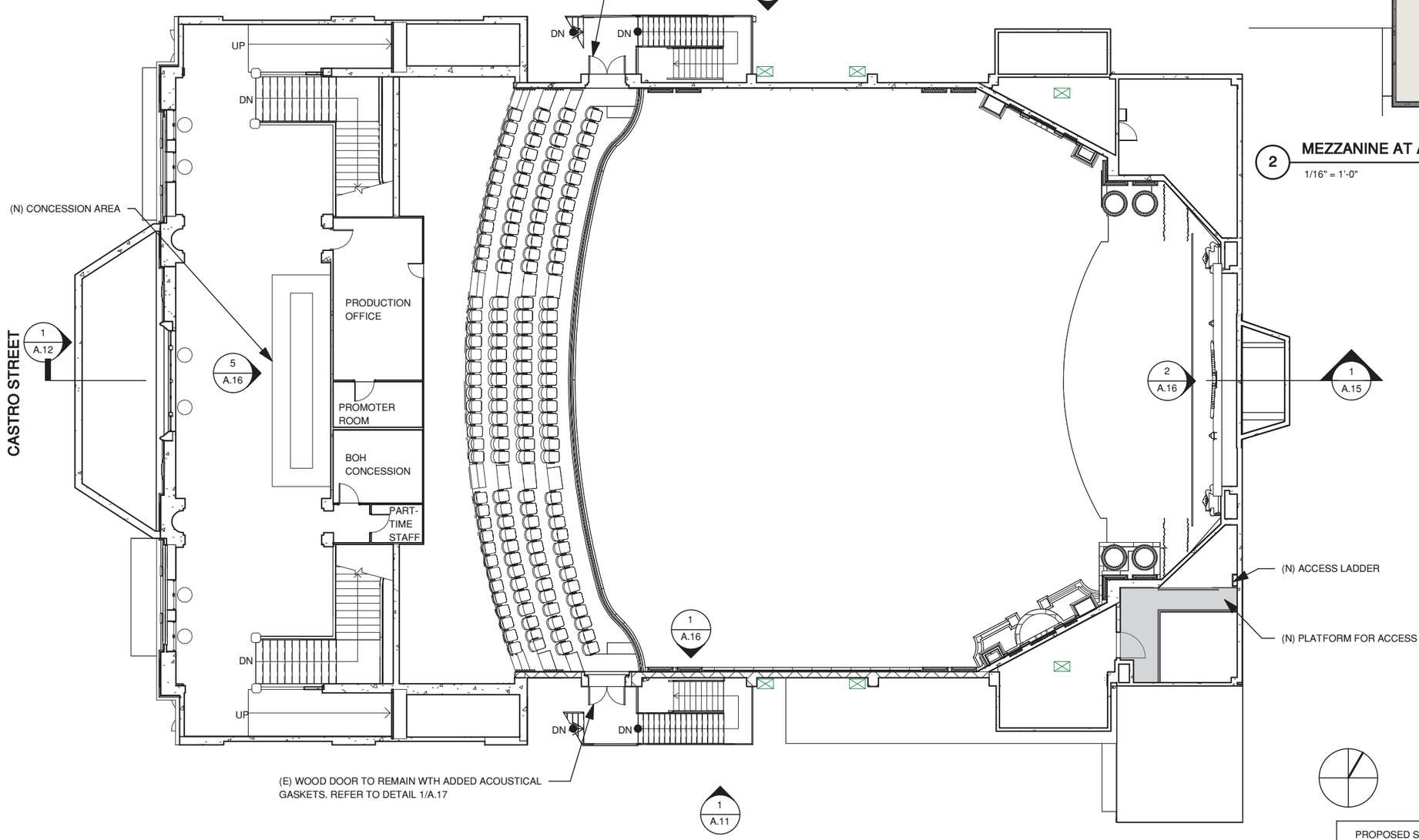
**GROUND FLOOR PLAN - PROPOSED SEATED**

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

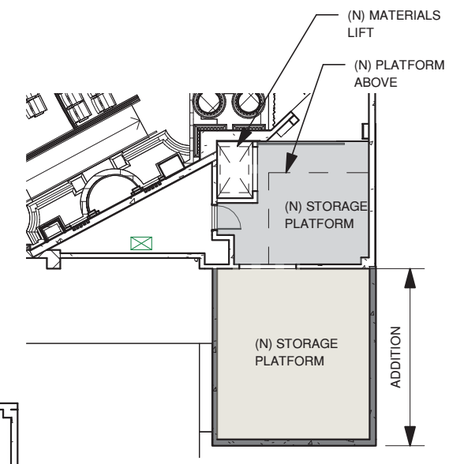
**A.5B**

3/31/2023 4:46:40 PM




1 UPPER LOBBY / LOGE PLAN - PROPOSED

1/16" = 1'-0"




2 MEZZANINE AT ADDITION

1/16" = 1'-0"

PROPOSED SEAT COUNT RANGE:
NO CHANGE FROM EXISTING

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|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

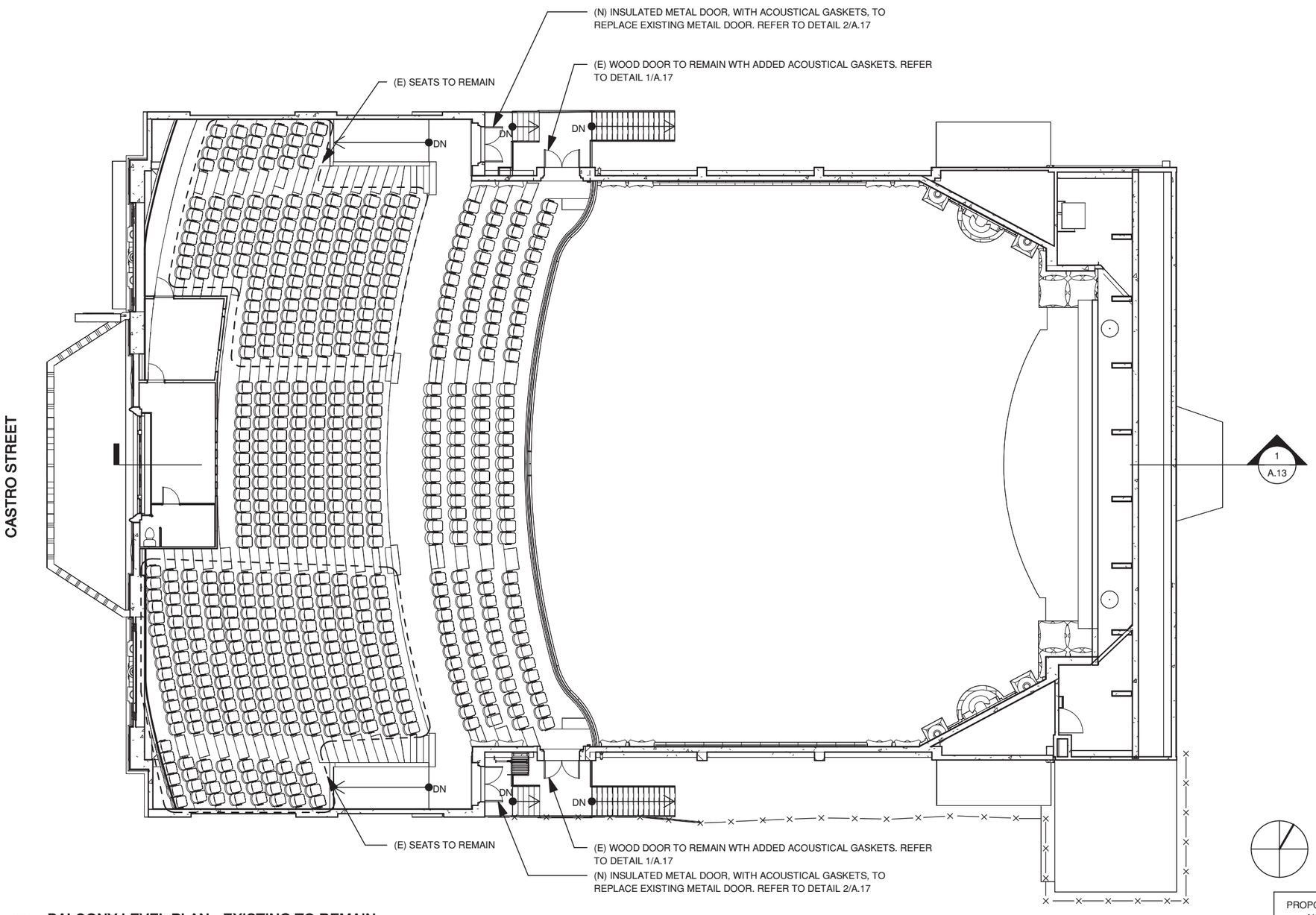
UPPER LOBBY / LOGE PLAN - PROPOSED

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.6

3/31/2023 4:46:45 PM




PROPOSED SEAT COUNT RANGE:
NO CHANGE FROM EXISTING

1 BALCONY LEVEL PLAN - EXISTING TO REMAIN

1/16" = 1'-0"

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PROJECT NAME

CASTRO THEATER
429 CASTRO ST
SAN FRANCISCO, CA 94114

SHEET TITLE

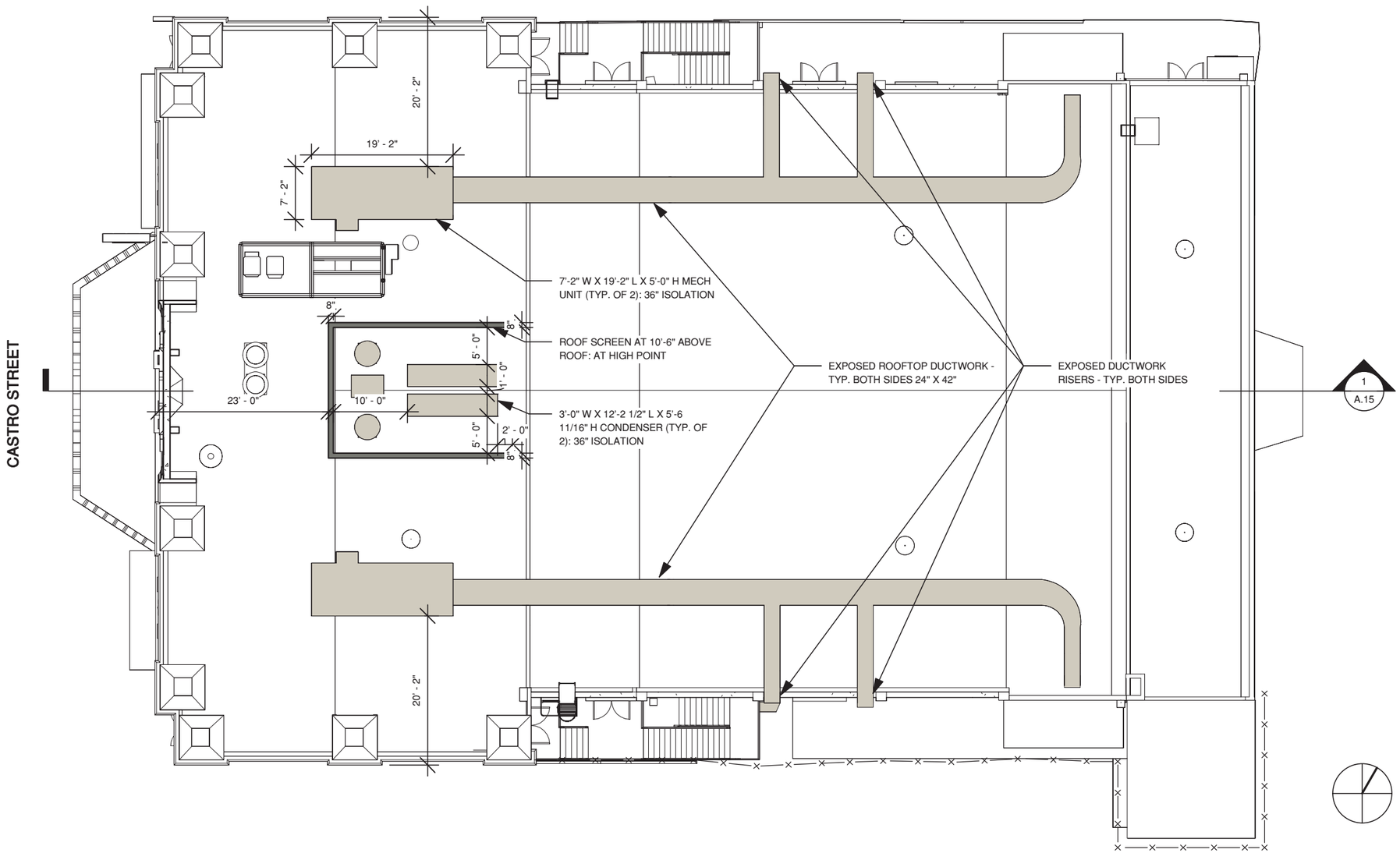
BALCONY LEVEL PLAN - EXISTING TO REMAIN

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.7

3/31/2023 4:46:50 PM




1 ROOF PLAN - PROPOSED

1/16" = 1'-0"

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CASTRO THEATER

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SHEET TITLE

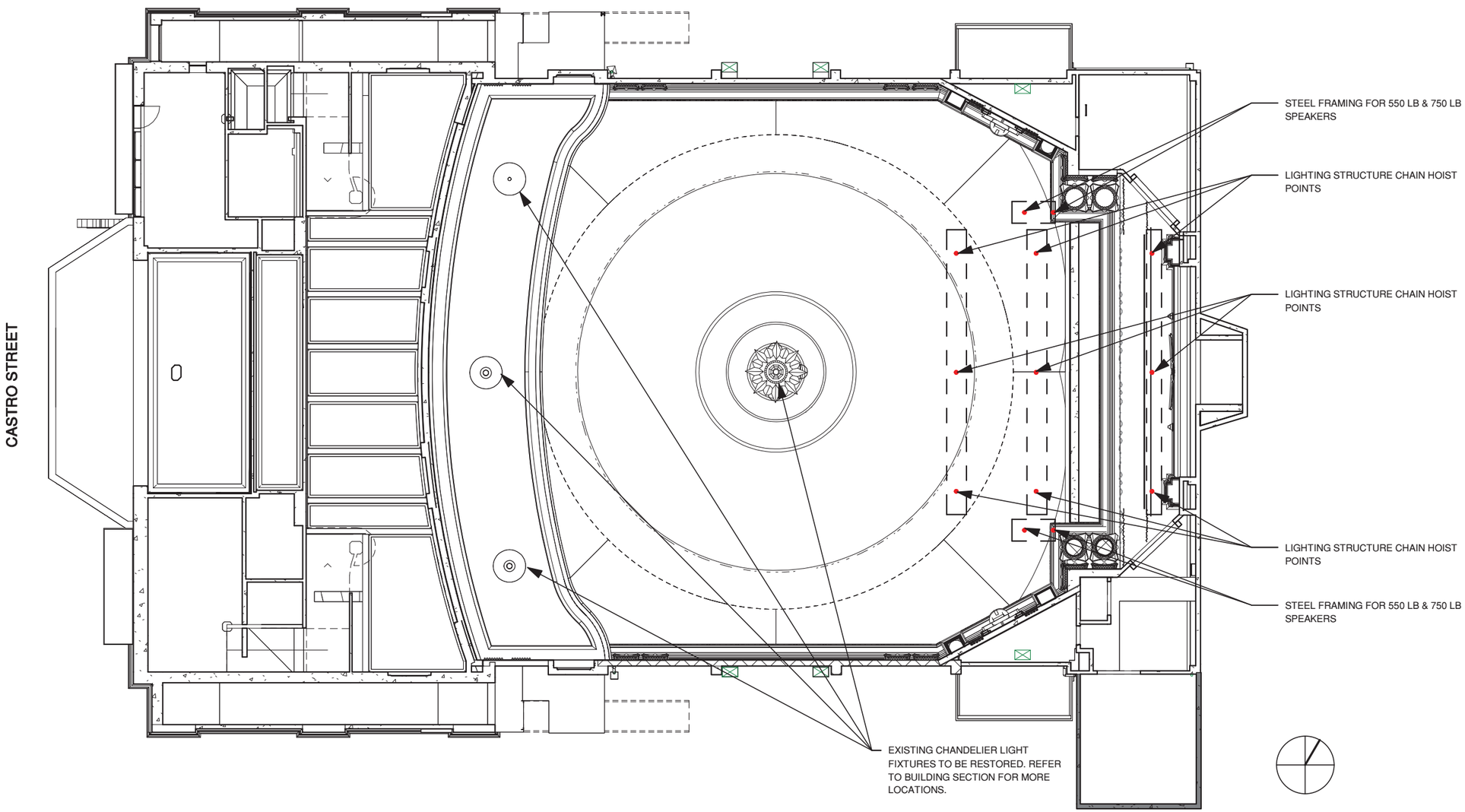
ROOF PLAN - PROPOSED

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.8

3/31/2023 4:46:52 PM




1 REFLECTED CEILING PLAN - PROPOSED

1/16" = 1'-0"

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SHEET TITLE

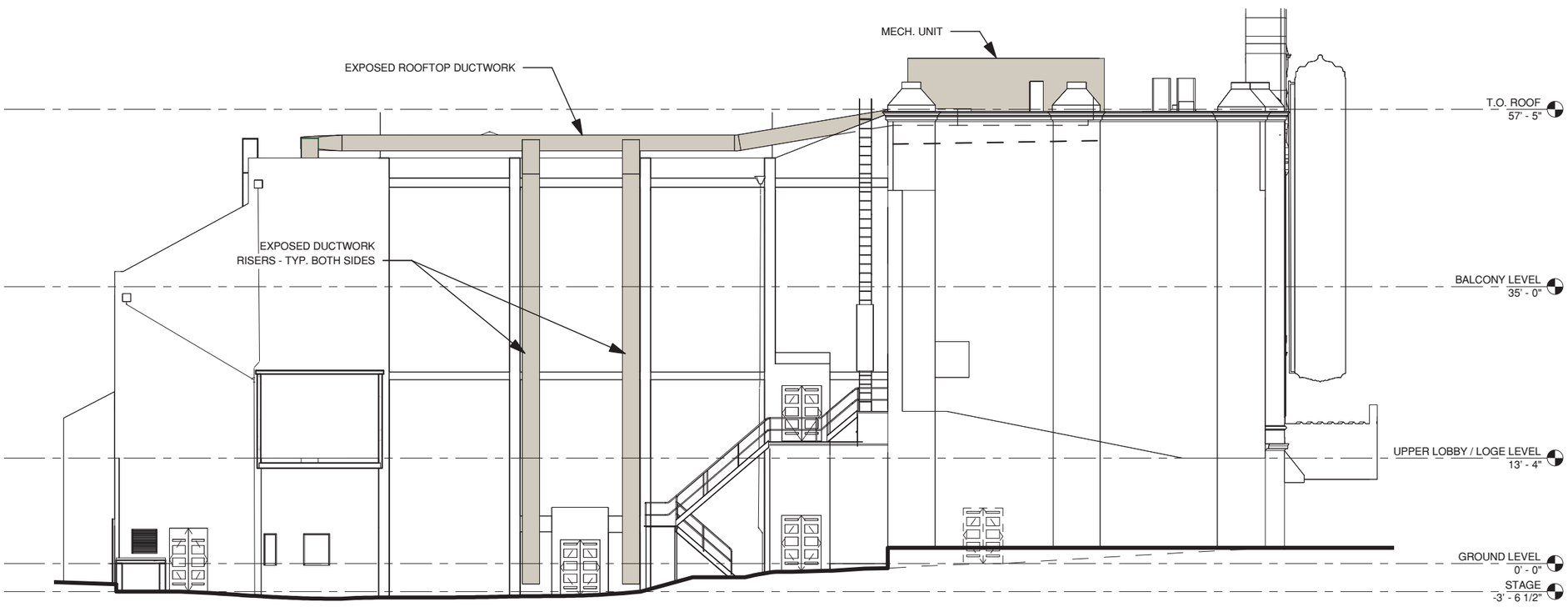
REFLECTED CEILING PLAN - PROPOSED

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.9

3/31/2023 4:46:55 PM




1 NORTH EXTERIOR ELEVATION - PROPOSED

1/16" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS - PROPOSED

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.10

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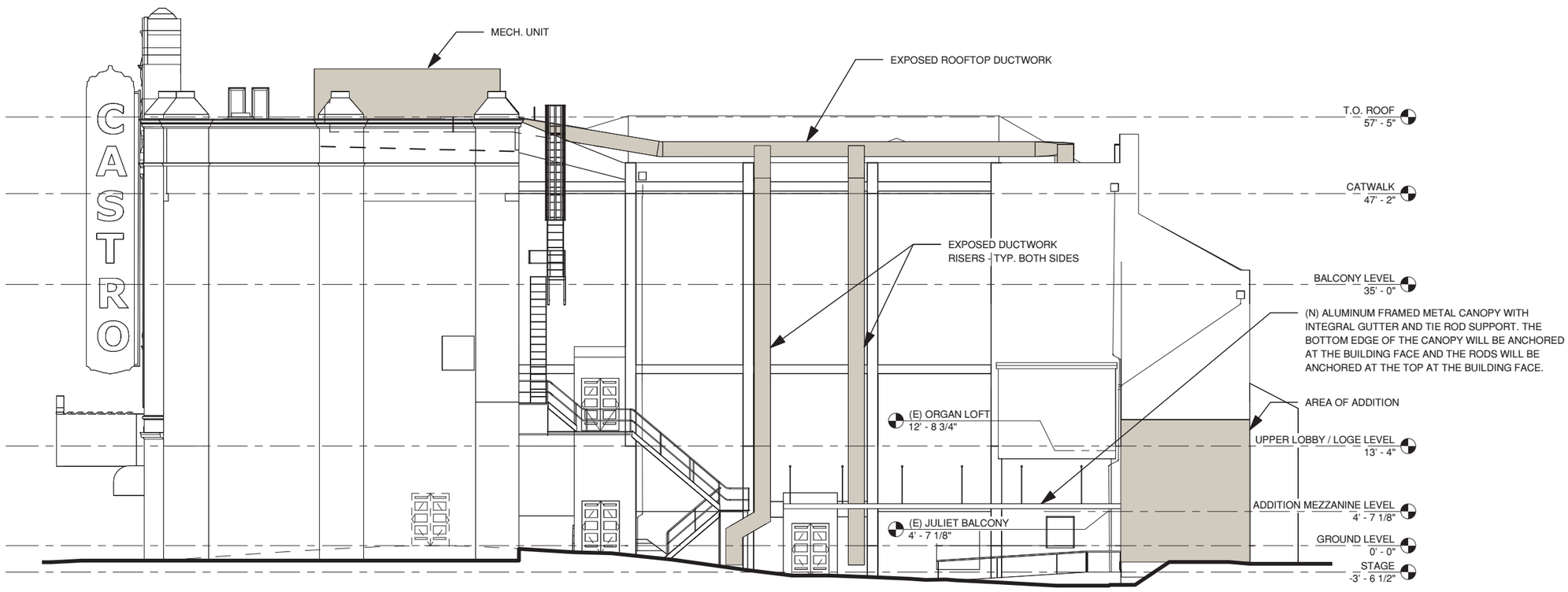


1 SOUTH EXTERIOR ELEVATION - PROPOSED

1/16" = 1'-0"

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SHEET TITLE

EXTERIOR ELEVATIONS - PROPOSED

PROJECT NO. 21-008

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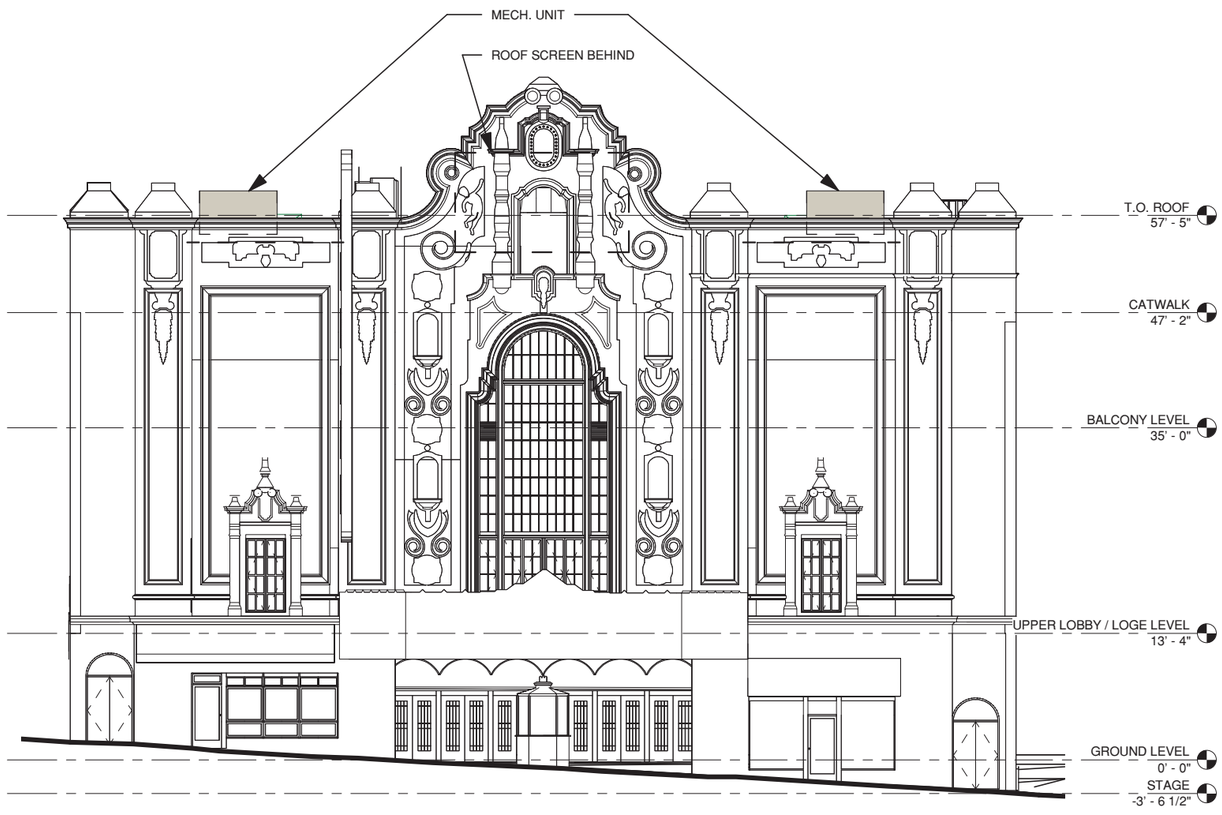
SHEET

A.11

3/31/2023 4:46:59 PM




1 EAST EXTERIOR ELEVATION - PROPOSED

1/16" = 1'-0"

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PROJECT NAME

CASTRO THEATER

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SHEET TITLE

EXTERIOR ELEVATIONS - PROPOSED

PROJECT NO. 21-008

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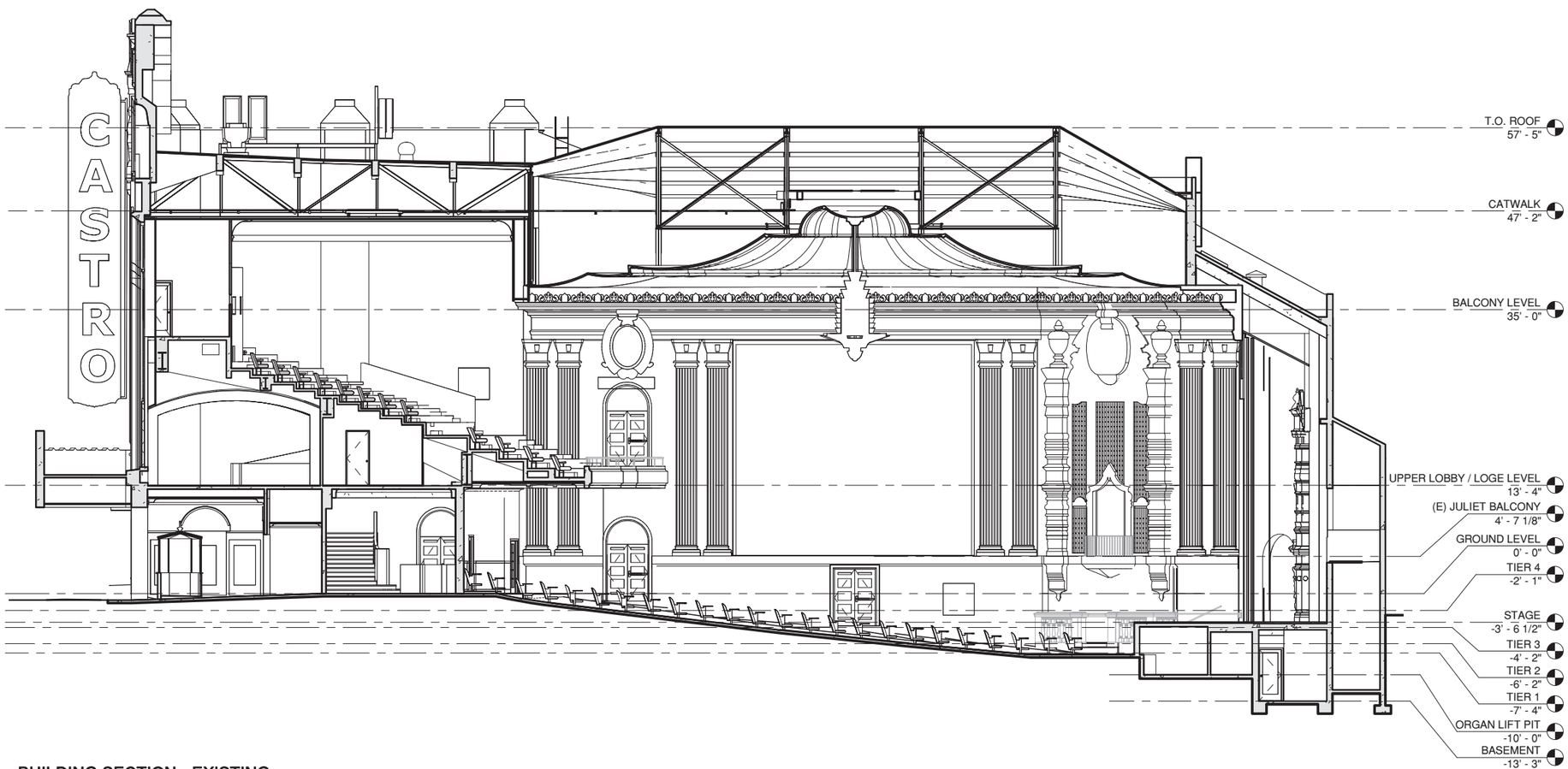
CHECKED BY KW, CW

SHEET

A.12

3/31/2023 4:47:00 PM




1 BUILDING SECTION - EXISTING

1/16" = 1'-0"

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PROJECT NAME

**CASTRO THEATER**

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SHEET TITLE

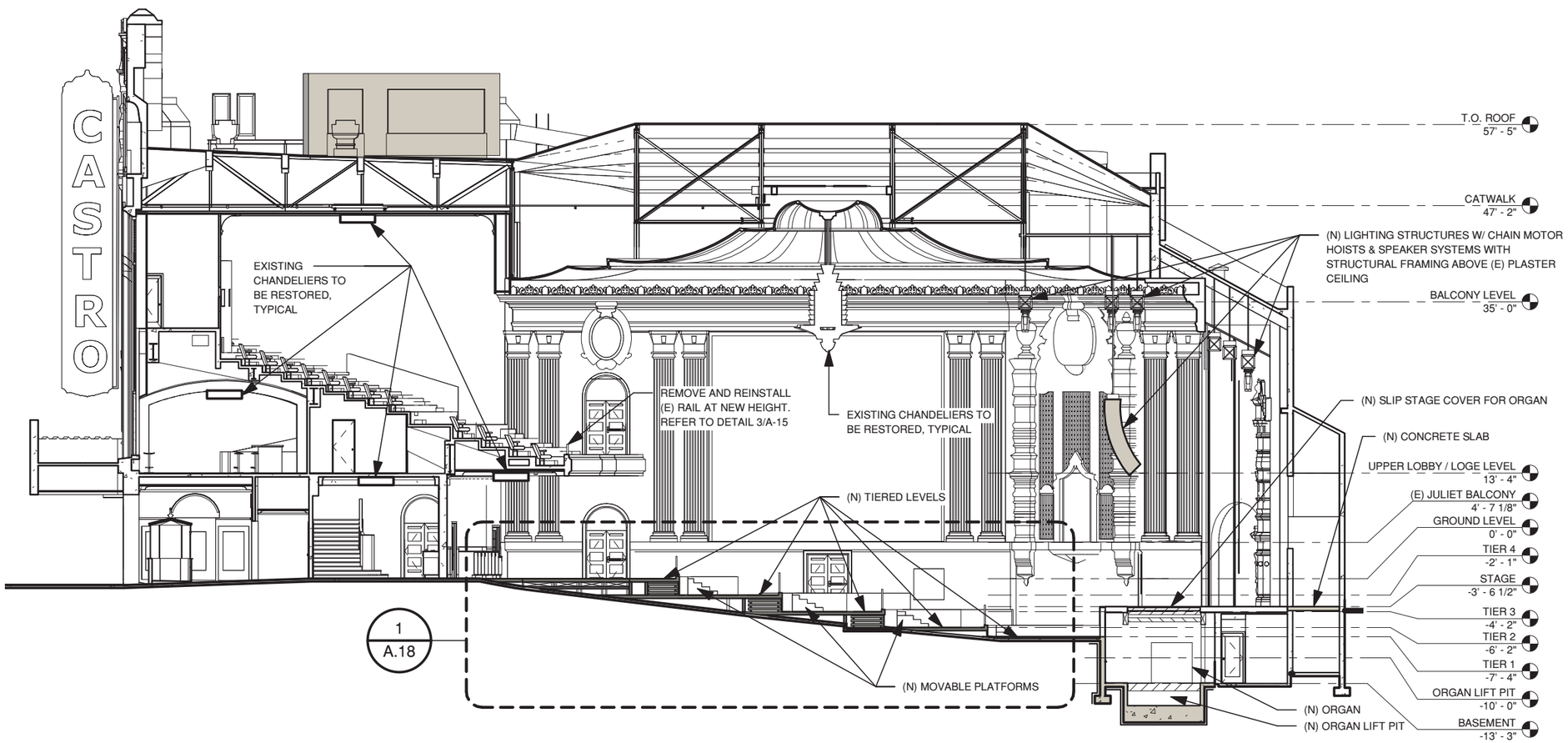
**BUILDING SECTION - EXISTING**

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

# A.13

3/31/2023 4:47:02 PM




1 BUILDING SECTION - PROPOSED STANDING EVENT

1/16" = 1'-0"

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PROJECT NAME

**CASTRO THEATER**

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SHEET TITLE

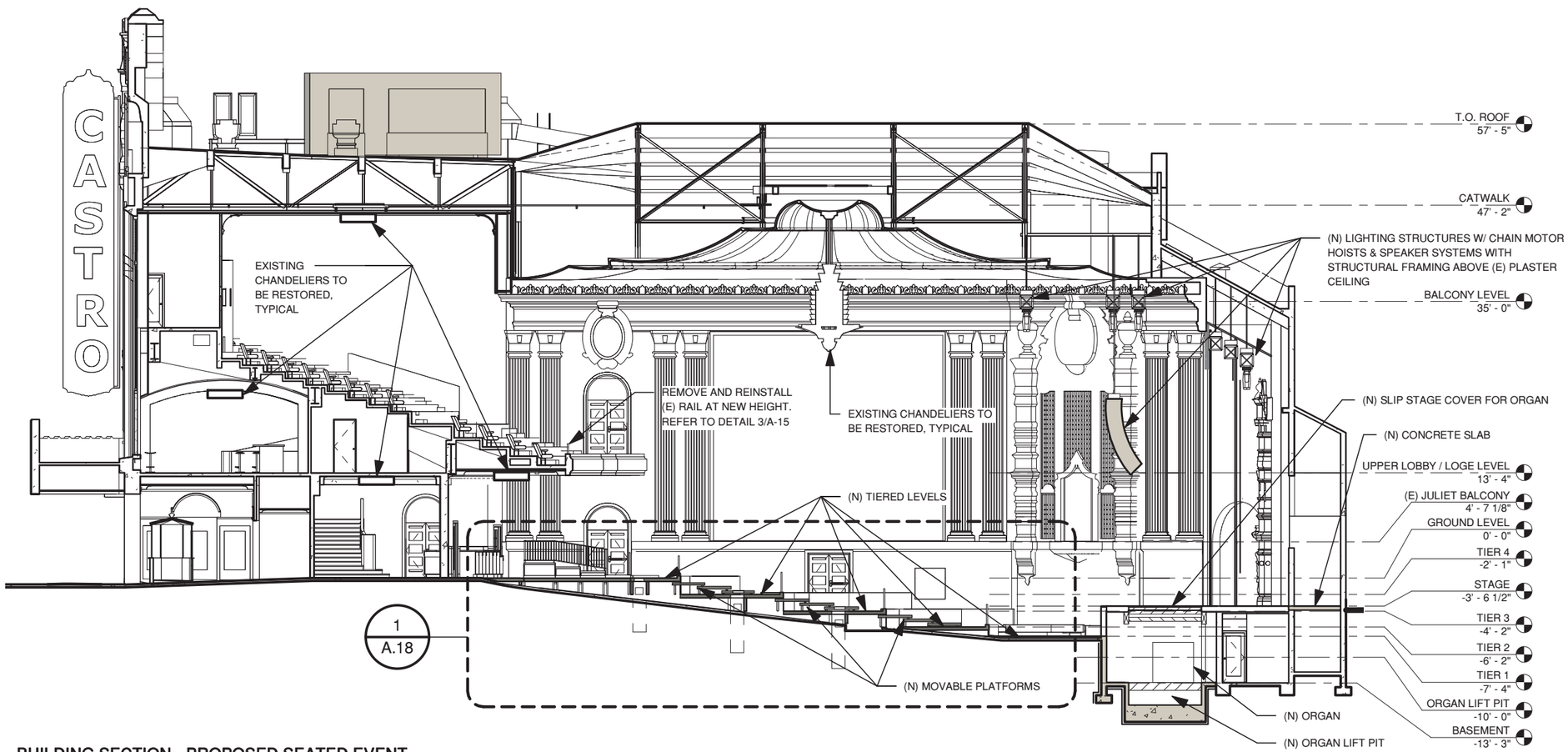
**BUILDING SECTION - PROPOSED**

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

**A.14**

3/31/2023 4:47:16 PM




1 BUILDING SECTION - PROPOSED SEATED EVENT

1/16" = 1'-0"

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PROJECT NAME

**CASTRO THEATER**

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SHEET TITLE

**BUILDING SECTION - PROPOSED**

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
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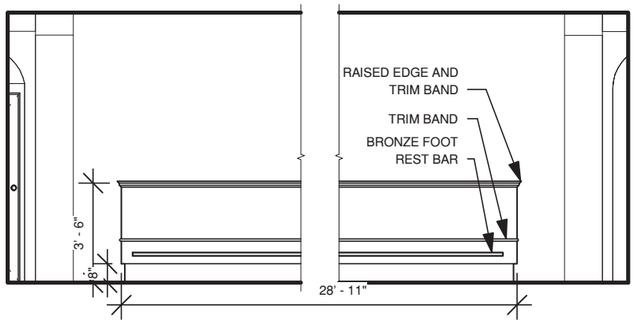
SHEET

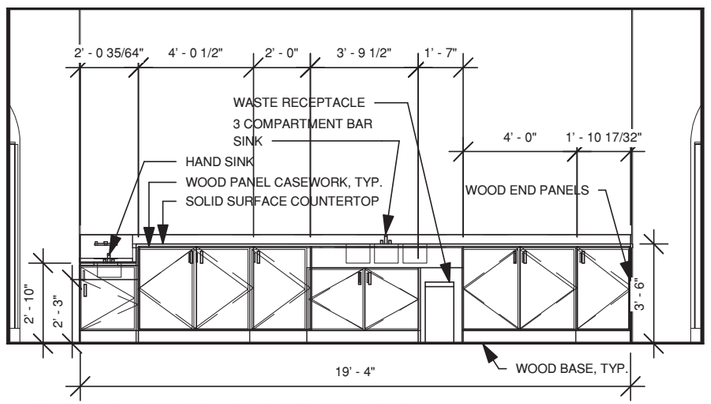
**A.15**

3/31/2023 4:47:36 PM



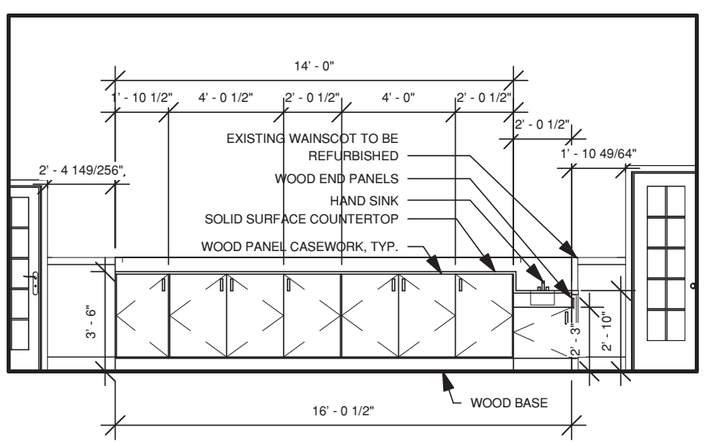

5 FIXED CONCESSION ELEVATION - UPPER LOBBY

3/16" = 1'-0"



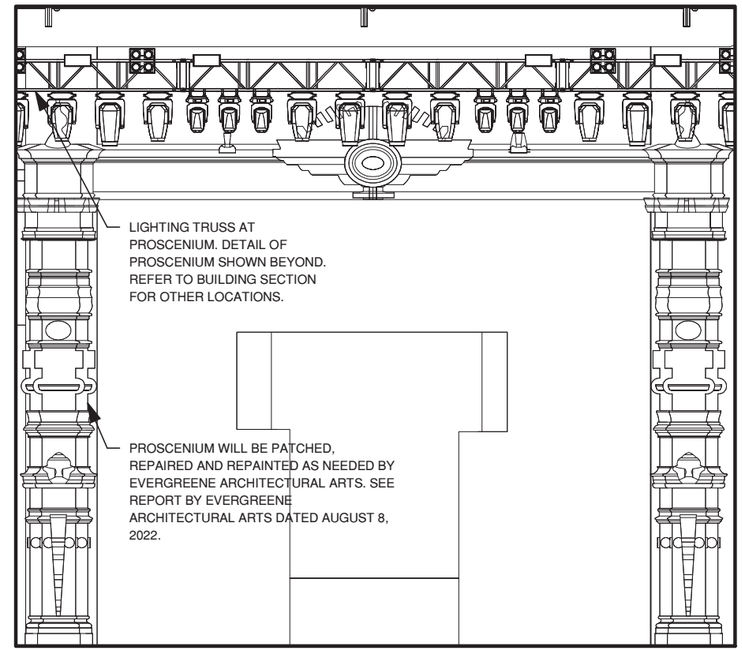

4 FIXED CONCESSION ELEVATION - LOBBY

3/16" = 1'-0"



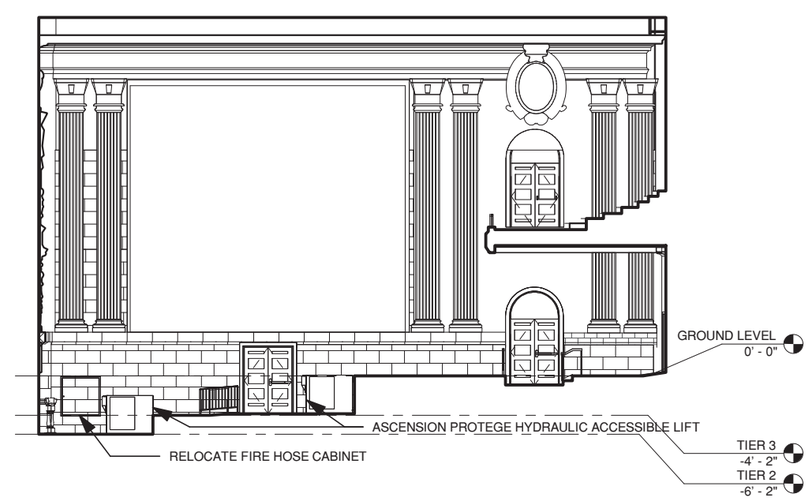

3 FIXED CONCESSION ELEVATION - HOUSE

3/16" = 1'-0"




2 PROPOSED PROSCENIUM ELEVATION

1/8" = 1'-0"




1 PROPOSED ELEVATION ALONG ACCESSIBLE AISLE

1/16" = 1'-0"

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PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

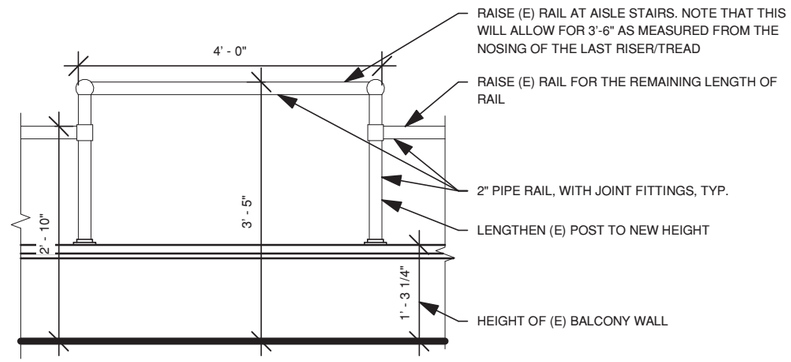
INTERIOR ELEVATIONS - PROPOSED

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

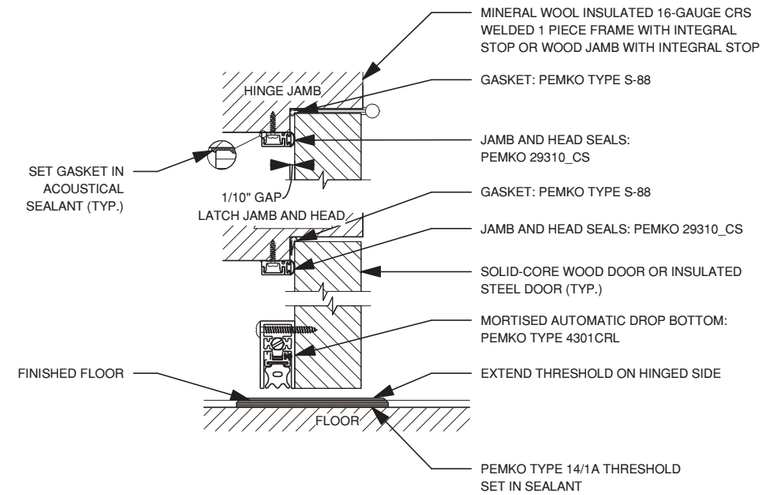
A.16

3/31/2023 4:47:38 PM

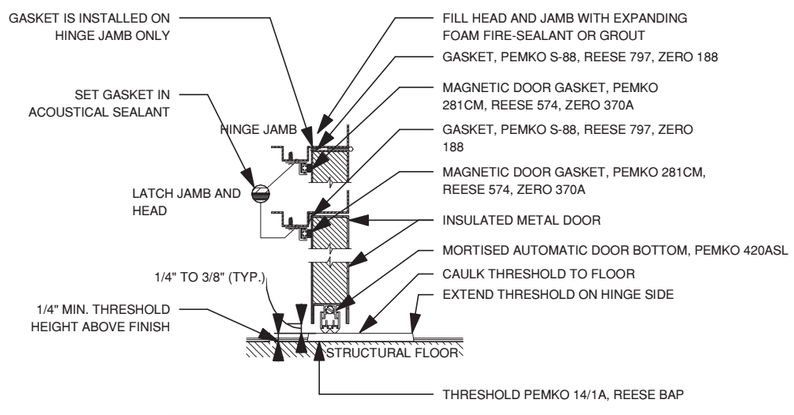



## 3 BALCONY RAIL ELEVATION DETAIL

1/2" = 1'-0"



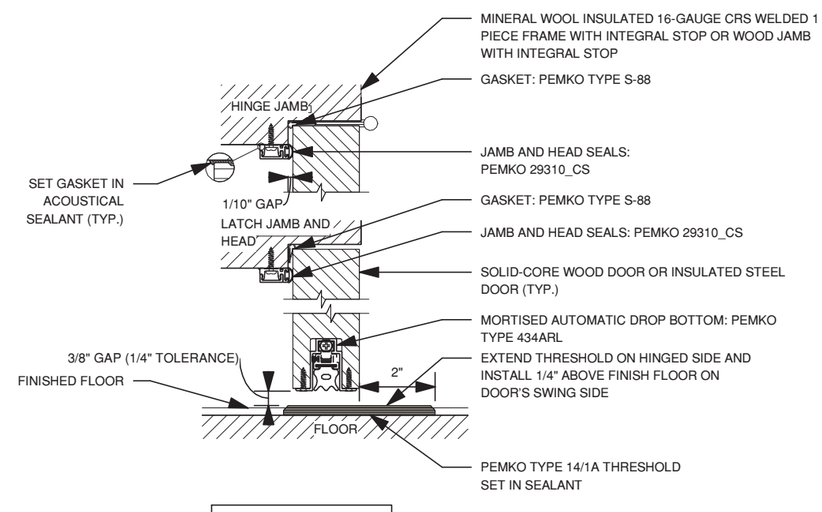

**B. SURFACE MOUNTED BOTTOM (OPTION IF MORTISED BOTTOM IS INFEASIBLE)**




**NOTE: THE EXACT TYPE OF ACOUSTICAL IMPROVEMENTS TO BE DETERMINED BASED ON EXISTING CONDITIONS AND ACOUSTIC TESTING WITH INTENT FOR GASKETS TO BE INCORPORATED IN A REVERSIBLE MANNER**

## 2 SOUND-GASKETED METAL DOOR

3" = 1'-0"




**A. MORTISED BOTTOM**

**NOTE: THE EXACT TYPE OF ACOUSTICAL IMPROVEMENTS TO BE DETERMINED BASED ON EXISTING CONDITIONS AND ACOUSTIC TESTING WITH INTENT FOR GASKETS TO BE INCORPORATED IN A REVERSIBLE MANNER**

## 1 SOUND-GASKETED WOOD DOOR

3" = 1'-0"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PROJECT NAME

**CASTRO THEATER**

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SAN FRANCISCO, CA 94114

SHEET TITLE

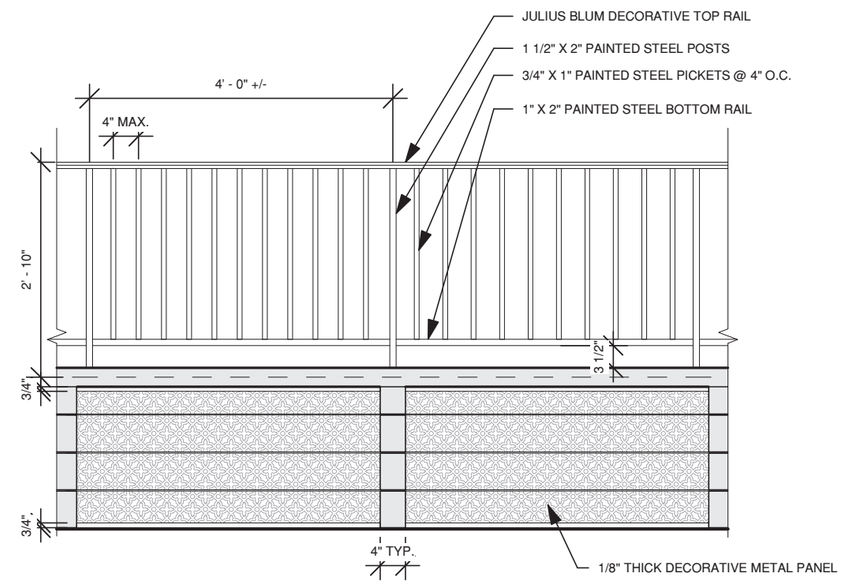
**INTERIOR ELEVATIONS - PROPOSED**

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

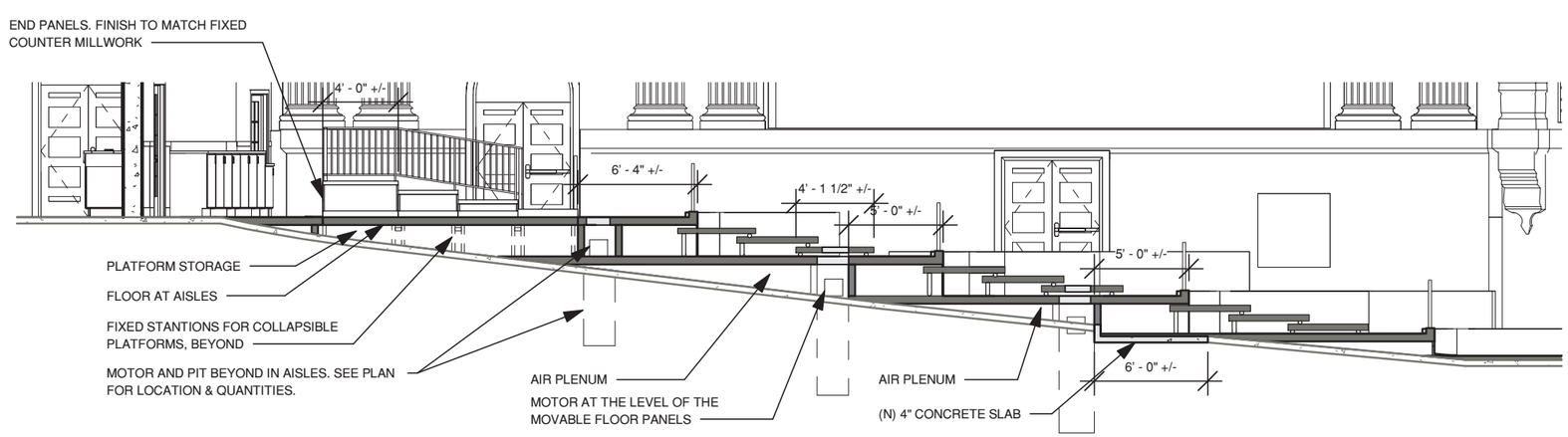
**A.17**

3/31/2023 4:47:39 PM




2 ELEVATION - RAILING

1/2" = 1'-0"




1 SECTION - PROPOSED SEATING PLATFORMS

1/8" = 1'-0"

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|---|---|

PROJECT NAME

CASTRO THEATER

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SAN FRANCISCO, CA 94114

SHEET TITLE

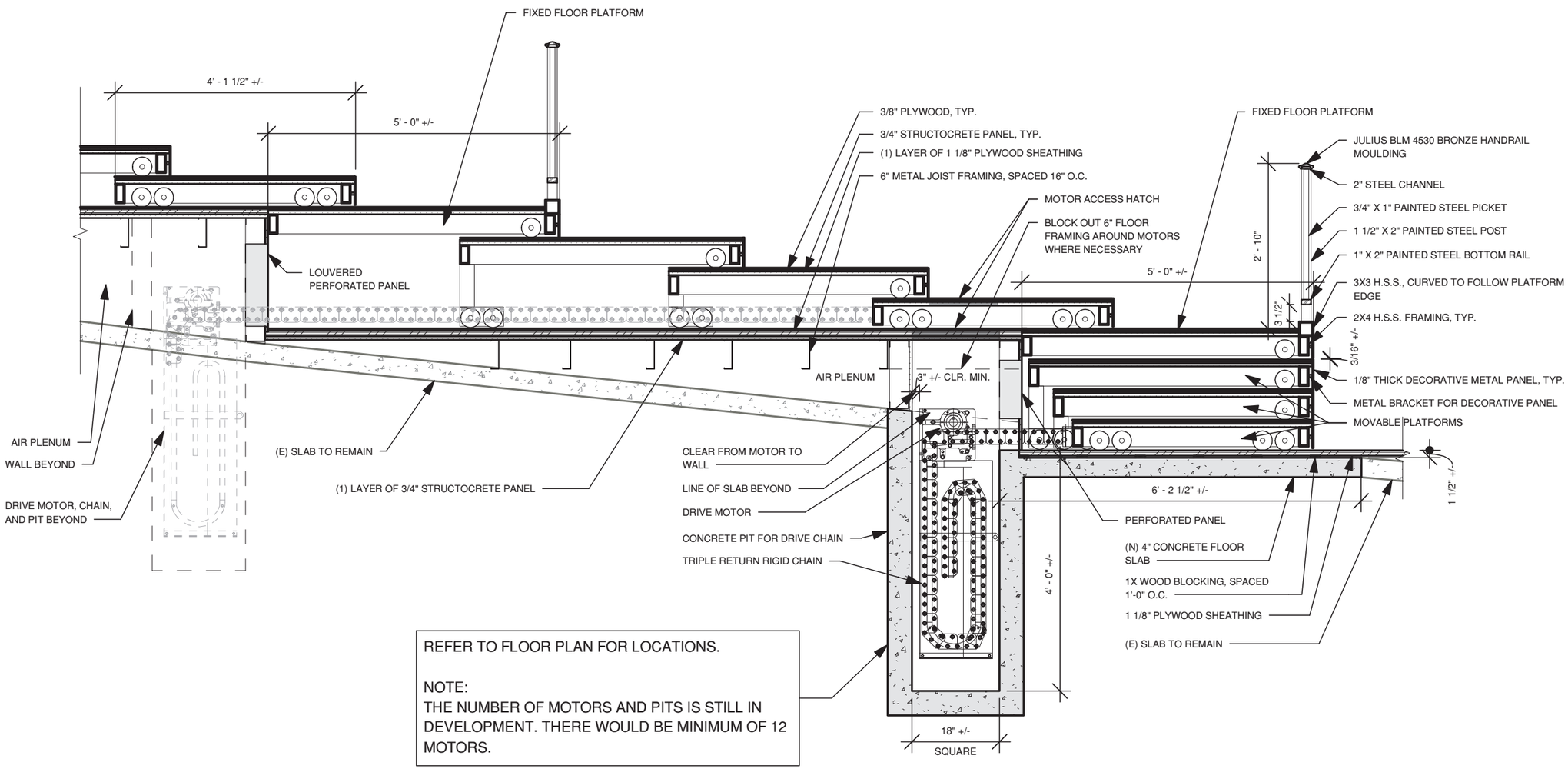
ENLARGED SECTION - PROPOSED SEATED EVENT

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.18

3/31/2023 4:47:39 PM




REFER TO FLOOR PLAN FOR LOCATIONS.

NOTE:
THE NUMBER OF MOTORS AND PITS IS STILL IN DEVELOPMENT. THERE WOULD BE MINIMUM OF 12 MOTORS.

A SECTION THROUGH EXISTING FLOOR SLAB

B SECTION THROUGH MOTOR AND PIT

**GENERAL NOTE:**
THE DETAILS OF THIS FLOOR SYSTEM MAY CHANGE DEPENDING ON THE FINAL MANUFACTURER / FABRICATOR OF THE SYSTEM.

1 ENLARGED SECTION - SEATING PLATFORMS

1/2" = 1'-0"

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PROJECT NAME

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SHEET TITLE

ENLARGED SECTION - PROPOSED SEATED EVENT

PROJECT NO. 21-008
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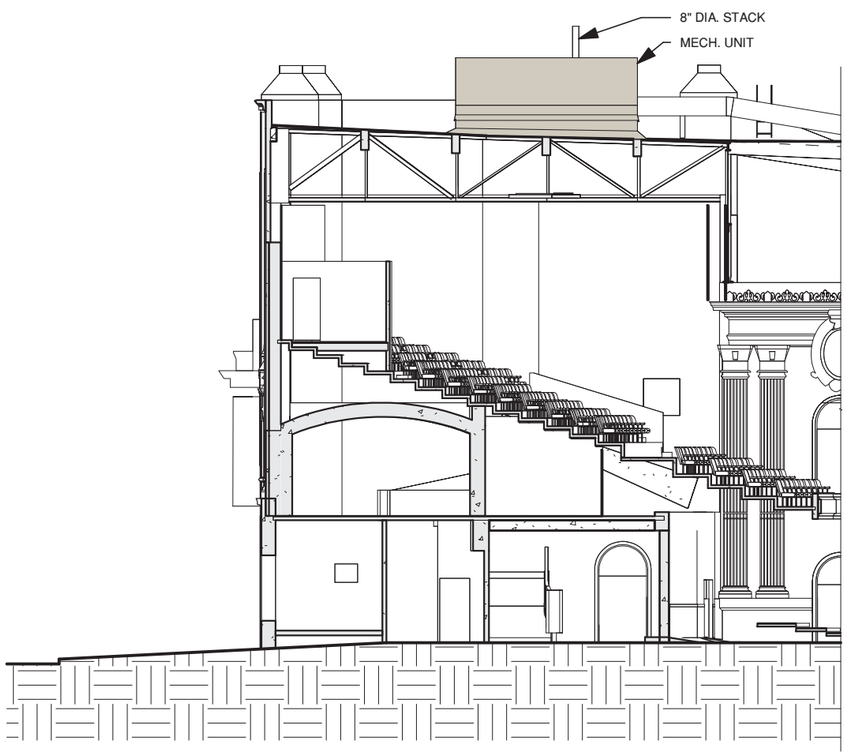
CHECKED BY KW, CW

SHEET

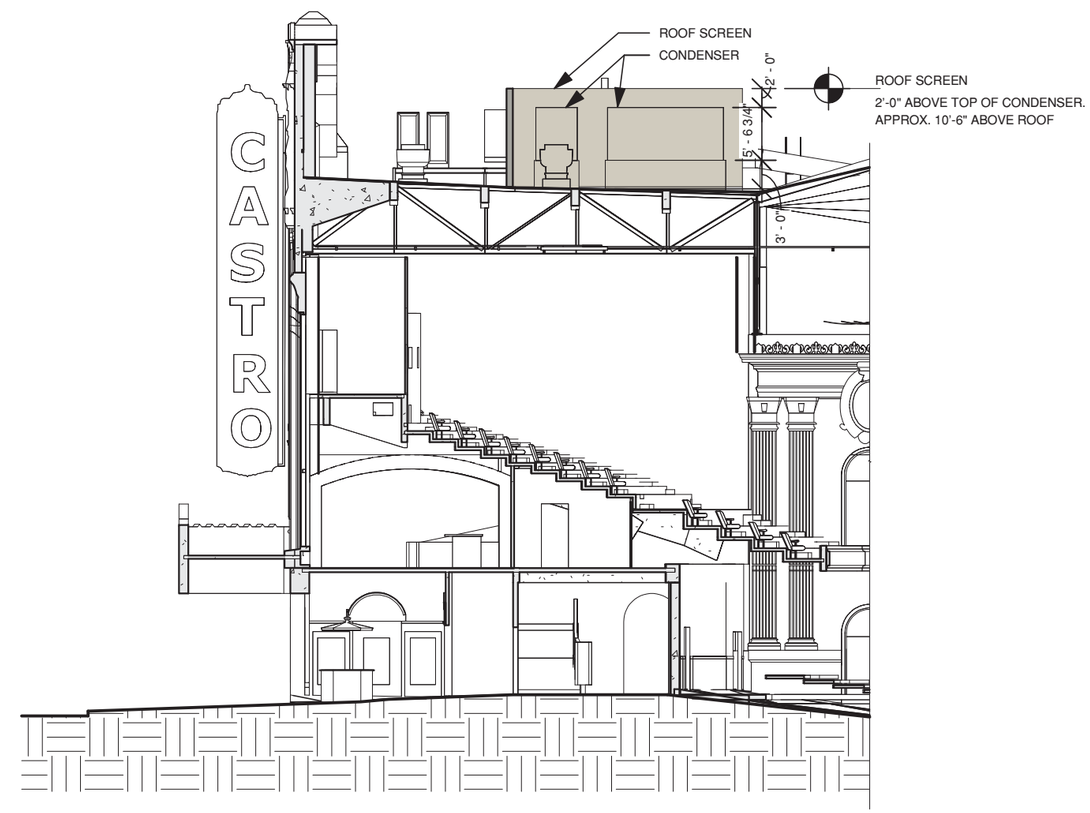
A.19

3/31/2023 4:47:40 PM




2 BUILDING SECTION - PROPOSED

1/16" = 1'-0"




1 BUILDING SECTION - PROPOSED

1/16" = 1'-0"

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PROJECT NAME

CASTRO THEATER

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SHEET TITLE

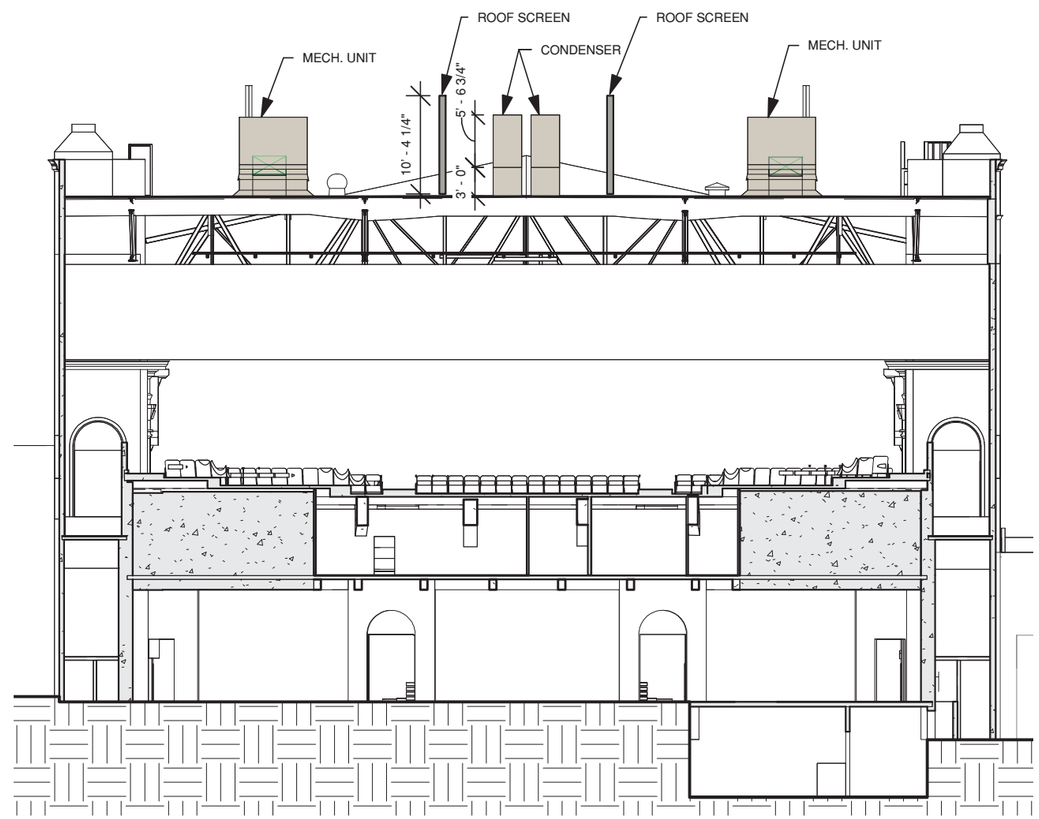
BUILDING SECTIONS - ROOF SCREEN

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.20

3/31/2023 4:47:47 PM




1 BUILDING SECTION - PROPOSED

1/16" = 1'-0"

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|---|---|

PROJECT NAME

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SHEET TITLE

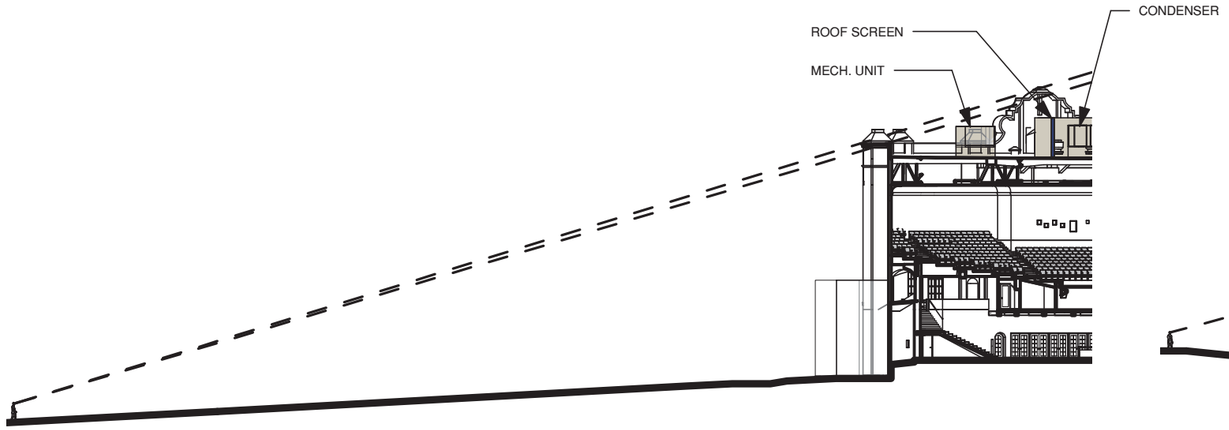
BUILDING SECTIONS - ROOF SCREEN

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

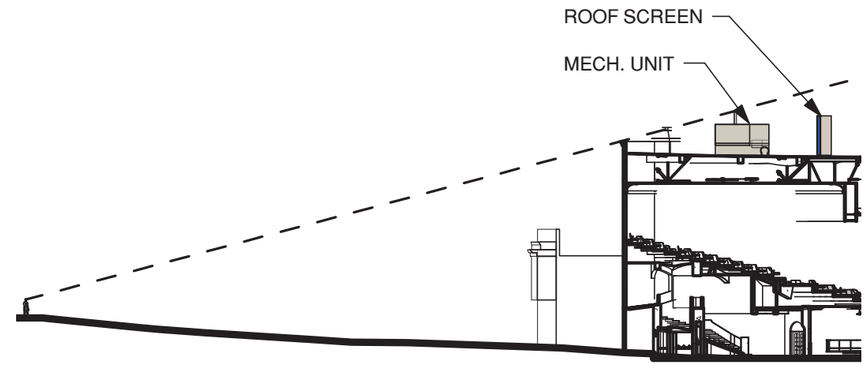
A.21

3/31/2023 4:47:49 PM



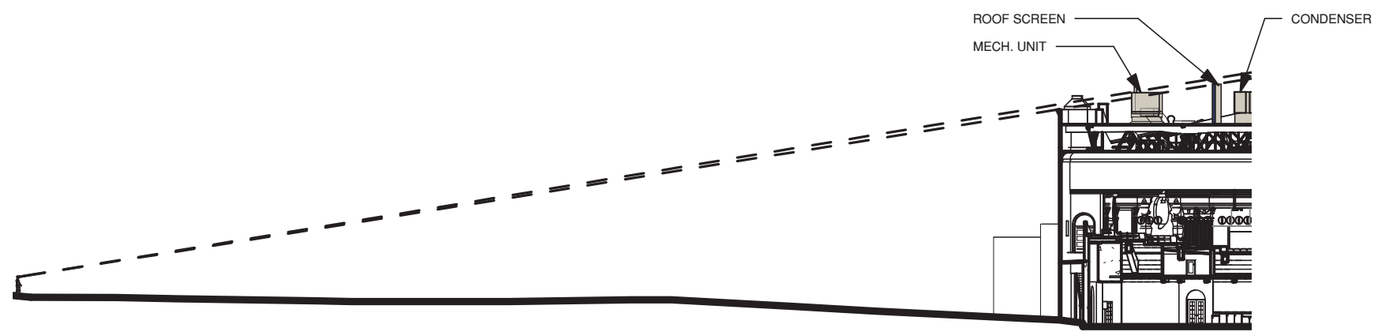

4 BUILDING SECTION - CASTRO STREET - ACROSS SOUTH

1" = 40'-0"



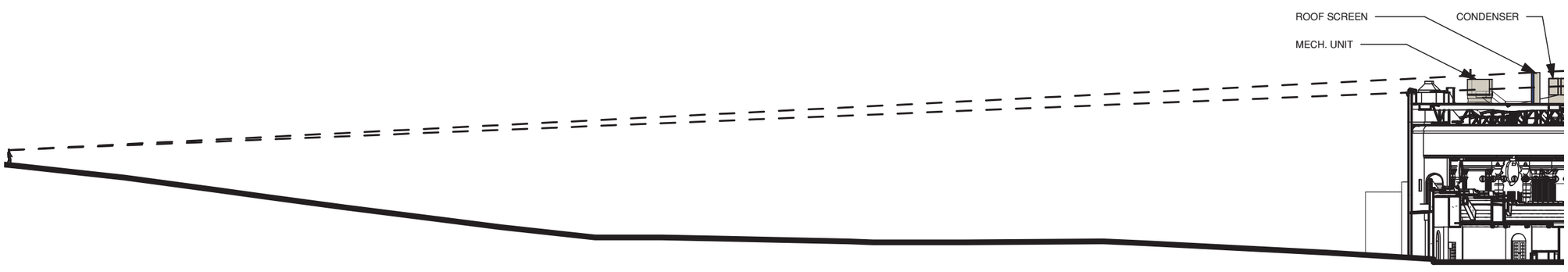

3 BUILDING SECTION - CASTRO AND MARKET STREET - SOUTH END

1" = 40'-0"




2 BUILDING SECTION - CASTRO AND MARKET STREET - NORTH END

1" = 40'-0"




1 BUILDING SECTION - CASTRO AND STATES STREET - SOUTH END

1" = 40'-0"

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| MILESTONE | DATE |
|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

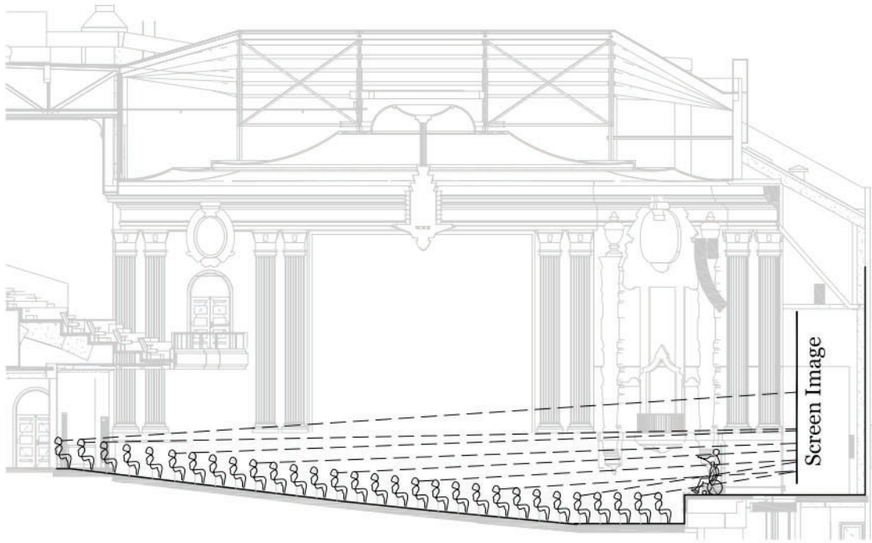
SIGHT LINES - ROOF

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

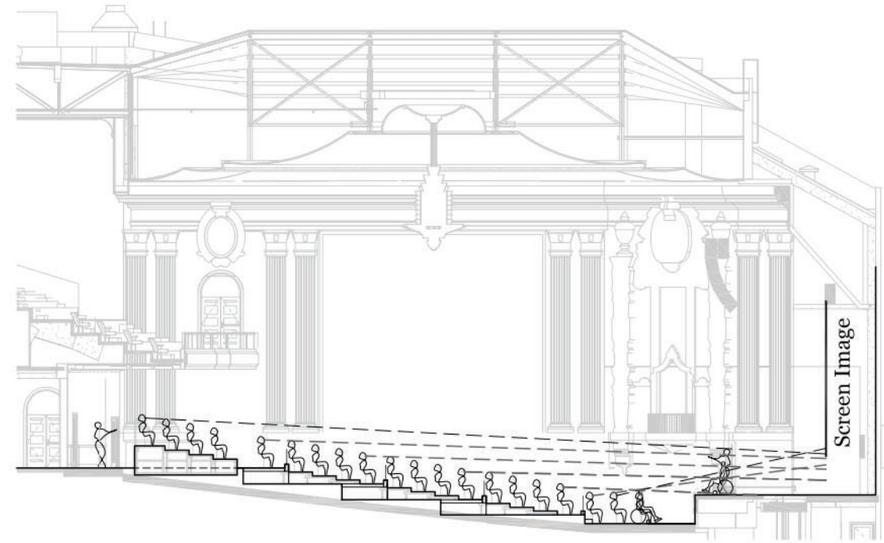
SHEET

A.22

3/31/2023 4:48:04 PM



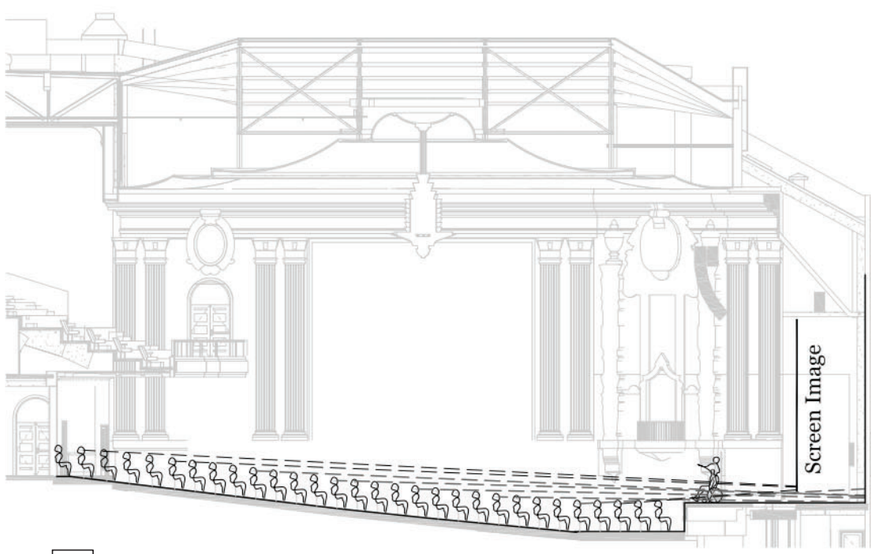

A EXISTING




B PROPOSED

2 CL SECTION - SIGHTLINE OVER ROW DIRECTLY IN FRONT OF VIEWER

1" = 20'-0"

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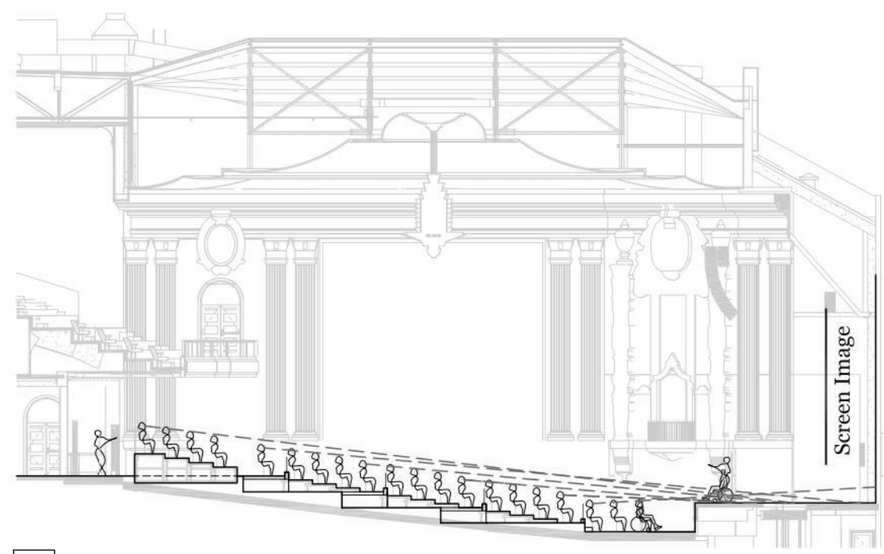


B PROPOSED

2 CL SECTION - SIGHTLINE OVER TWO ROWS IN FRONT OF VIEWER

1" = 20'-0"

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| MILESTONE | DATE |
|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

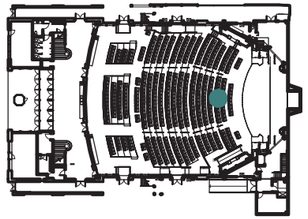
SIGHT LINES - SECTION

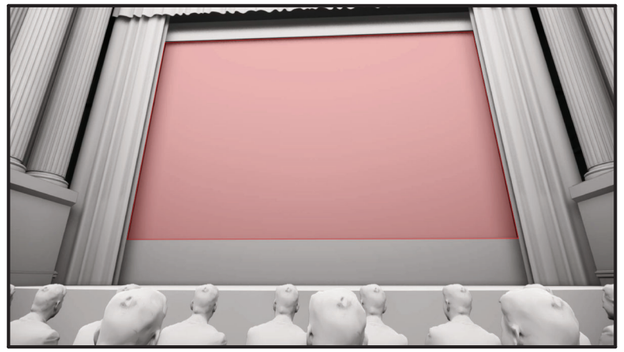
| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.23

3/31/2023 4:48:05 PM





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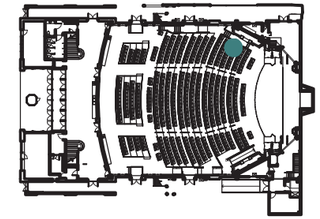

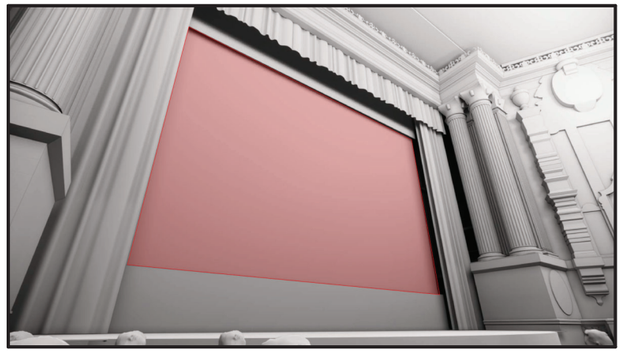

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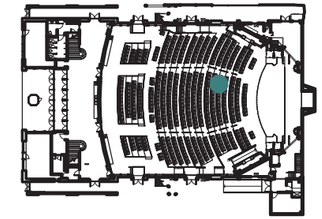
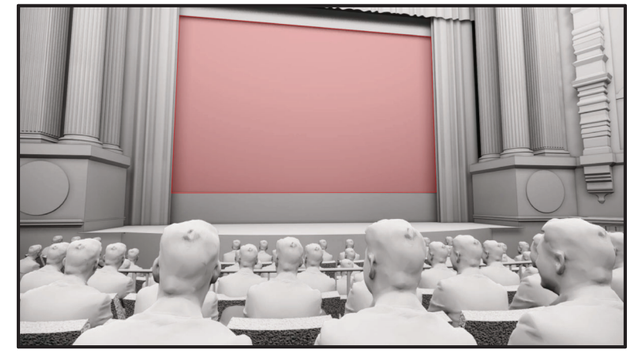
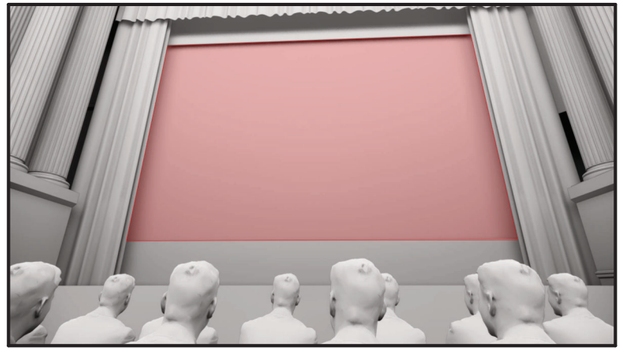




C

2 PROPOSED



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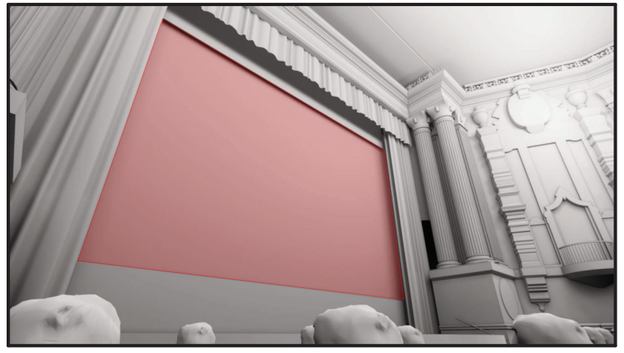

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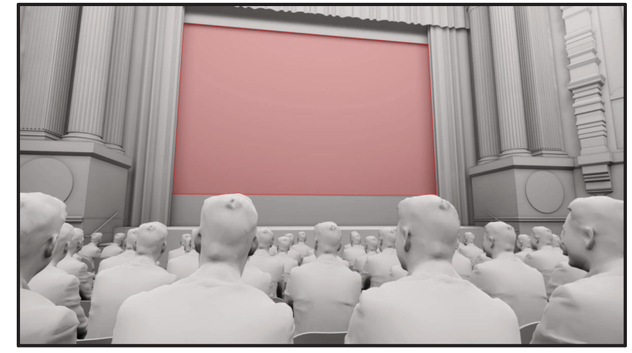

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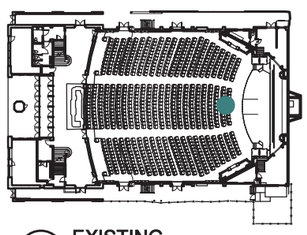

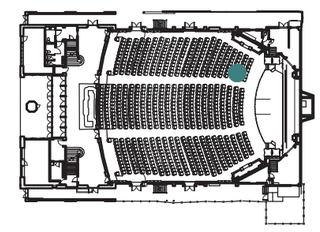

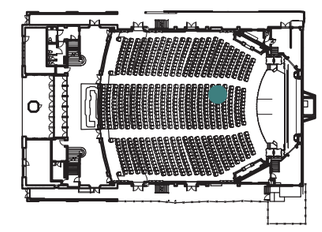

1 EXISTING


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| MILESTONE | DATE |
|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

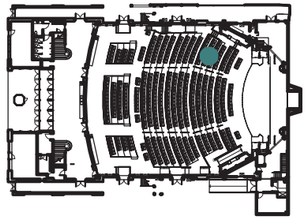
SIGHT LINES - VIEWS

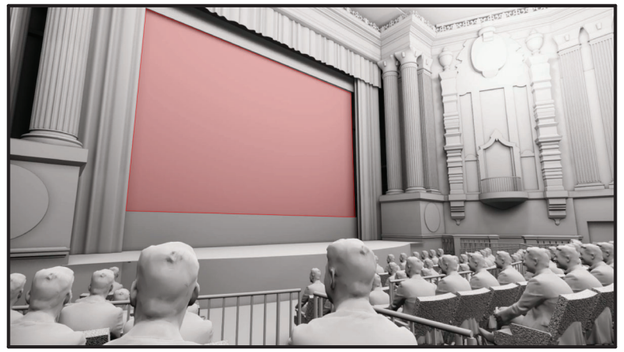
| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.24

3/31/2023 4:48:06 PM





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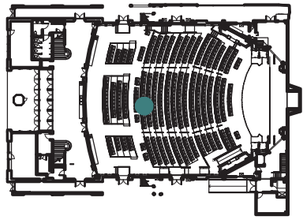

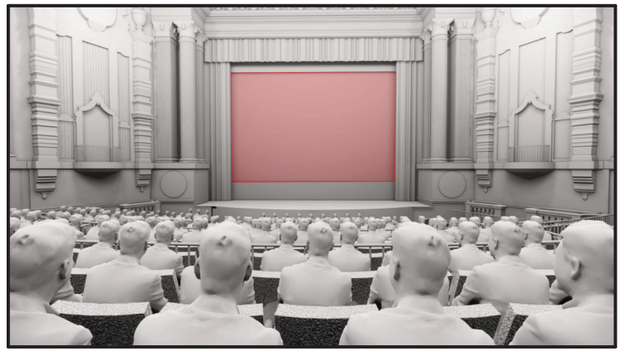

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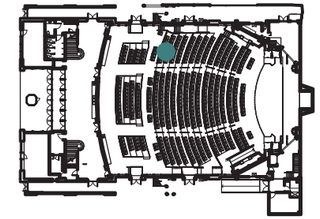
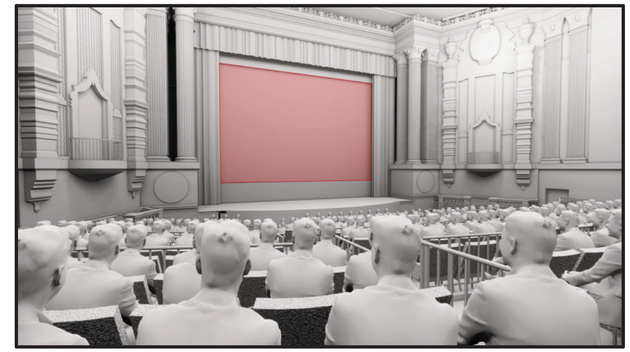
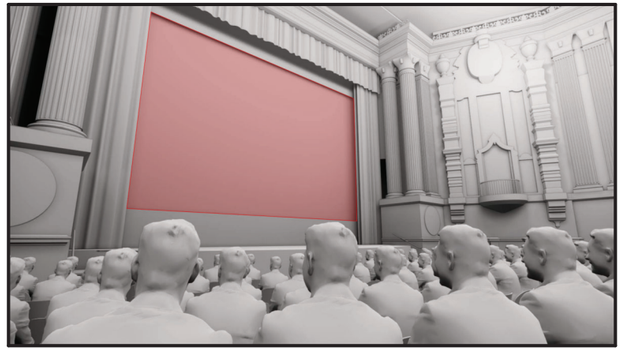




F

2 PROPOSED



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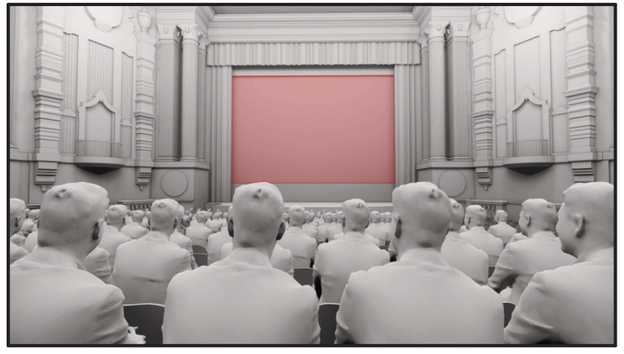

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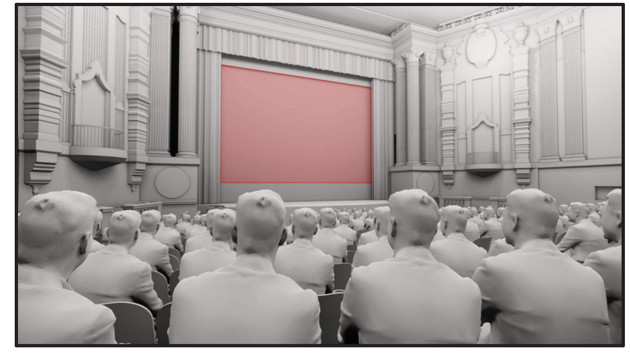

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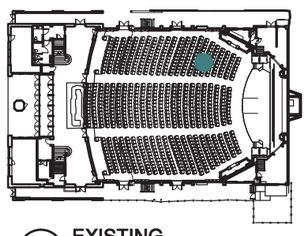

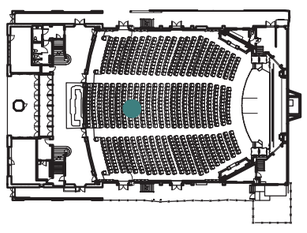

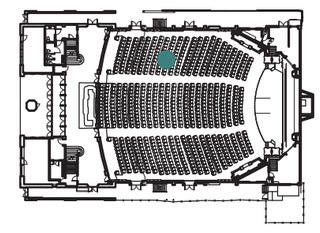

1 EXISTING


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| MILESTONE | DATE |
|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

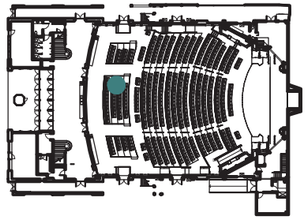
SIGHT LINES - VIEWS

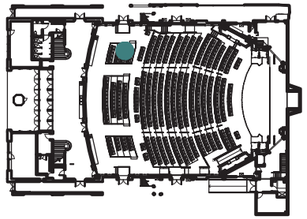
| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

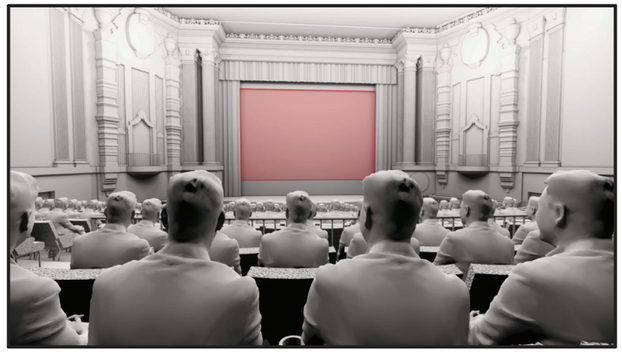
SHEET

A.25

3/31/2023 4:48:08 PM







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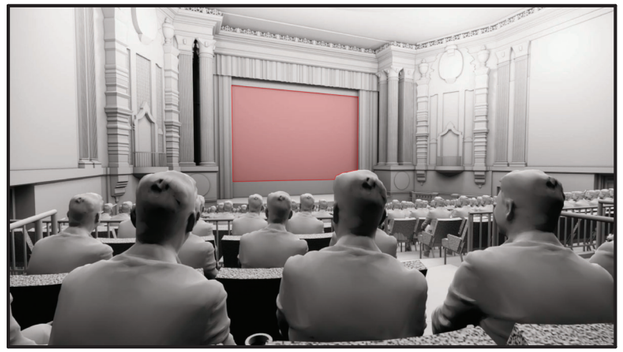
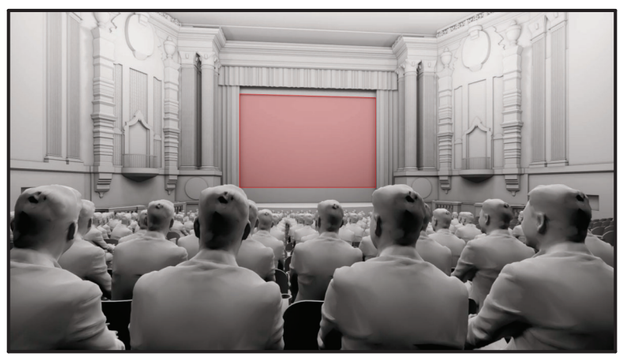


H

2 PROPOSED



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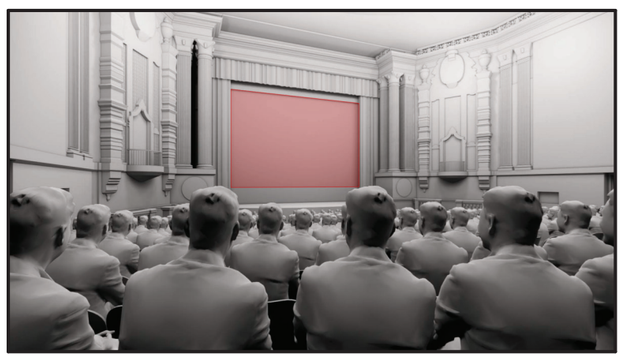

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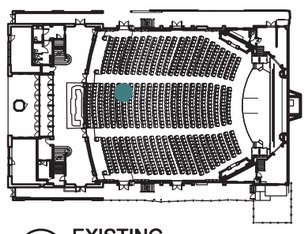

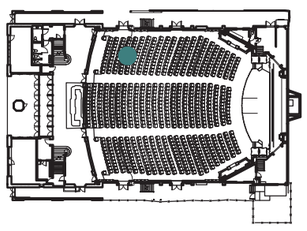

1 EXISTING


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| MILESTONE | DATE |
|---|---|

PROJECT NAME

CASTRO THEATER

429 CASTRO ST

SAN FRANCISCO, CA 94114

SHEET TITLE

SIGHT LINES - VIEWS

| | |
|---|---|
| PROJECT NO. | 21-008 |
| DRAWN BY | KS, PS |
| CHECKED BY | KW, CW |

SHEET

A.26

3/31/2023 4:48:08 PM

City and County of San Francisco
Entertainment Commission

# Permit referral request

3582/085
Dist 8
NCD
2025-009308MIS

To SFPD CPC DPH Fire EC Sound

Date 10/1/2025

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit

Name APESF, LLC

DBA THE CASTRO

Street address 429 CASTRO ST

Hearing date 11/4/2025

**Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.**

Please enter your recommendation below.

Your department SF Planning

Your recommendation:

Recommend approval of Place of Entertainment Permit at 429 Castro St. (dba Castro Theater) per 2022-005675CUA under Motion No. 21334.

Signature *Honora Montano* Date 10/31/2025

City and County of San Francisco
Entertainment Commission

# Permit referral request

To SFPD CPC DPH Fire EC Sound

Date 10/1/2025

We have received the attached application for a permit from the business listed below:

Permit(s) requested POE

Entertainment Commission notes:
We have received the attached application for a Place of Entertainment permit

Name APESF, LLC

DBA THE CASTRO

Street address 429 CASTRO ST

Hearing date 11/4/2025

**Except for Planning, SFPD, and SF Port, we do not need a response before the hearing date.**

Please enter your recommendation below.

Your department SFPD

Your recommendation:

MISSION STATION HAS NO CONCERNS REGARDING THIS LOCATION AT THIS TIME

Signature [signature] Date 10.28.2025