

File No. 230192 Committee Item No. 6
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date April 17, 2023

Board of Supervisors Meeting Date _____

Cmte Board

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
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| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLN Transmittal 020823</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice 040323</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Presentation 040323</u> |
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Completed by: Erica Major Date April 13, 2023

Completed by: Erica Major Date _____

1 [Planning Code - Landmark Designation Amendment - 429-431 Castro Street (the Castro
2 Theatre)]

3 **Ordinance amending the Landmark Designation for Landmark No. 100, 429-431 Castro**
4 **Street (the Castro Theatre), Assessor's Parcel Block No. 3582, Lot No. 085, under**
5 **Article 10 of the Planning Code, to list the exterior features that should be preserved or**
6 **replaced in kind, to add interior features to the designation, and to capture the**
7 **property's full historical significance; affirming the Planning Department's**
8 **determination under the California Environmental Quality Act; and making public**
9 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
10 **findings of consistency with the General Plan, and the eight priority policies of**
11 **Planning Code, Section 101.1.**

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
15 **Board amendment additions** are in double-underlined Arial font.
16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
17 **Asterisks (* * * *)** indicate the omission of unchanged Code
18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. CEQA and Land Use Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. 230192 and is incorporated herein by reference. The Board of
25 Supervisors affirms this determination.

(b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
proposed amendment to the landmark designation of 429-431 Castro Street, situated within

1 Assessor’s Parcel Block No. 3582, Lot No. 085 (“Castro Theatre”), will serve the public
2 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
3 Commission Resolution No. 1303, recommending approval of the proposed amended
4 designation, which is incorporated herein by reference.

5 (c) On February 1, 2023 , the Historic Preservation Commission, in Resolution No.
6 1303, adopted findings that the actions contemplated in this ordinance are consistent, on
7 balance, with the City’s General Plan and with the eight priority policies of Planning Code
8 Section 101.1. The Board adopts these findings as its own.

9
10 Section 2. General Findings.

11 (a) On May 24, 2022, the Board of Supervisors adopted Resolution No. 249-22,
12 initiating amendment of the landmark designation of the Castro Theatre pursuant to Section
13 1004.1 of the Planning Code. On June 3, 2022, the Mayor approved the resolution. Said
14 resolution is on file with the Clerk of the Board of Supervisors in File No. 220550.

15 (b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has
16 authority "to recommend approval, disapproval, or modification of landmark designations and
17 historic district designations under the Planning Code to the Board of Supervisors."

18 (c) Ordinance No. 355-77, enacted in 1977, designated the Castro Theatre (then 429
19 Castro Street), as Landmark No. 100. That ordinance, which is incorporated herein by
20 reference but amended in accordance with Sections 3 and 4, required that the particular
21 features to be preserved include those “included in the [the Landmarks Preservation Advisory
22 Board] resolution,” which it “incorporated herein and made a part hereof as though fully set
23 forth”. The referenced resolution, Resolution No. 152 of the Landmarks Preservation Advisory
24 Board, stated “That the said Landmark should be preserved generally in all of its particular
25 exterior features as existing on the date hereof and as described and depicted in the

1 photographs, case report and other material on file in the Department of City Planning Docket
2 LM 76.10,” but it did not list those features in any detail. Moreover, those features refer only to
3 the building’s exterior. The resolution did not include any of the building’s interior character-
4 defining features as part of the landmark designation.

5 (d) The Landmark Designation Fact Sheet prepared for this landmarking amendment
6 was authored by Planning Department Preservation staff. All preparers meet the Secretary of
7 the Interior’s Professional Qualification Standards for historic preservation program staff, as
8 set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was
9 reviewed for accuracy and conformance with the purposes and standards of Article 10 of the
10 Planning Code.

11 (e) The Historic Preservation Commission, at its regular meeting of February 1, 2023,
12 reviewed Planning Department staff’s analysis of the historical significance of the Castro
13 Theatre set forth in the Landmark Designation Fact Sheet dated February 1, 2023.

14 (f) On February 1, 2023, after holding a public hearing on the proposed landmark
15 designation update and having considered the specialized analysis prepared by Planning
16 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
17 Commission recommended amending the landmark designation of the Castro Theatre under
18 Article 10 of the Planning Code by Resolution No. 1303. Said resolution is on file with the
19 Clerk of the Board in File No. 230192.

20 (g) The Board of Supervisors hereby finds that the Castro Theatre has a special
21 character and special historical, architectural, and aesthetic interest and value, and that its
22 designation as a Landmark will further the purposes of and conform to the standards set forth
23 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
24 the findings of the Landmark Designation Fact Sheet.

1 Section 3. Amendment of Landmark Designation.

2 (a) Pursuant to Section 1004.3 of the Planning Code, the Landmark Designation for
3 429-431 Castro Street (Castro Theatre), Assessor's Block No. 3582, Lot No. 085, is hereby
4 amended as specified in Section 4 of this ordinance.

5 (b) Appendix A to Article 10 of the Planning Code is hereby amended with respect to
6 Landmark No. 100, to indicate that Landmark No. 100 has been amended by this ordinance.

7 (c) In the event there is a conflict between the landmark designation in this ordinance
8 and the landmark designation in Ordinance No. 355-77, the provisions of this ordinance shall
9 prevail.

10
11 Section 4. Required Data.

12 (a) The description, location, and boundary of the Landmark site consists of the city
13 parcel located at 429-431 Castro Street (Castro Theatre), in Assessor's Parcel Block No.
14 3582, Lot No. 085, in San Francisco's Castro/Upper Market neighborhood.

15 (b) The characteristics of the Landmark that justify its designation are described and
16 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
17 Planning Department Record Docket No. 2022-006075DES. In brief, the Castro Theatre is
18 eligible for local designation as it is associated with events that have made a culturally and
19 historically significant contribution to the broad patterns of San Francisco history and
20 architecturally it embodies the distinctive characteristics of a type, period, or method of
21 construction and represents the work of an architect of merit. Built in 1922 – a century ago –
22 the Castro Theatre is the oldest and longest continually operating single-screen movie house
23 in San Francisco, and the most ornate of San Francisco's extant movie palaces. It is
24 considered the flagship theater of the Nasser Family, San Francisco's oldest movie business
25 family. An early work of renowned Bay Area architect Timothy Pflueger, the Castro Theatre

1 was the first theatre he designed and is considered one of his most iconic pieces of work. The
2 theatre anchored early commercial development in the Eureka Valley neighborhood, now
3 known as the Castro. Since the mid-1970s, the Castro Theatre has maintained a deep
4 tradition of LGBTQ programming, including the world’s largest and longest-running LGBTQ
5 film festival.

6 (c) The particular features that should be preserved, or replaced in-kind as determined
7 necessary, are those shown in photographs and/or described in the Landmark Designation
8 Fact Sheet, which can be found in Planning Department Record Docket No. 2022-
9 006075DES, and which are incorporated in this designation by reference as though fully set
10 forth herein. Specifically, the following features are character-defining and shall be preserved
11 or replaced in kind:

12 (1) Exterior form, massing, structure, architectural ornament, and materials of
13 the Castro Theatre, identified as:

14 (A) Overall form and massing;

15 (B) Concrete construction;

16 (C) Use of the Spanish-Colonial style on the theater’s stuccoed west
17 façade;

18 (D) West façade vertical blade sign profile, lettering, neon lighting, and
19 banding;

20 (E) Central west façade marque profile, lettering, neon lighting, and
21 banding;

22 (F) Central bay arched mullioned wood window;

23 (G) Two-leaf, mullioned windows in flanking bays;

24 (H) Tile-clad freestanding ticket booth in recessed arcade with poster
25 cases, glazed tile art, and unglazed tile walkway;

- 1 (I) Glazed wood entry doors (five pairs);
- 2 (J) Presence of storefronts flanking theatre lobby entrance; and
- 3 (K) West façade glazed tile bulkheads.

4 (2) The character-defining interior features of the Castro Theatre are those
5 depicted in photos and written description in the Landmark Designation Fact Sheet, all of
6 which have been accessible to the public, including:

- 7 (A) Lobby space featuring coffered ceiling, wood paneled doors to
8 auditorium and to office space, mirrors, and chandeliers;
- 9 (B) Stairs to the mezzanine on both north and south sides of the lobby;
- 10 (C) Mezzanine balcony with stepped floor and presence of seating,
11 including the 1922 fixed seats;
- 12 (D) Vast interior auditorium volume with raked floor, aisles, and
13 presence of seating;
- 14 (E) Cast-plaster auditorium ceiling;
- 15 (F) Classically inspired sgraffito murals;
- 16 (G) Organ screens on stage return walls;
- 17 (H) Corinthian-pilaster framed proscenium;
- 18 (I) Art-deco metal auditorium chandelier;
- 19 (J) Presence of stage with organist lift;
- 20 (K) Mezzanine lobby space featuring wall niches, a barrel- and rib
21 vaulted ceiling with chandeliers, and stenciled borders;
- 22 (L) Ramps from mezzanine lobby to mezzanine; and
- 23 (M) Art-deco drinking fountain in lobby against glazed tile wall.

24
25

1 Section 5. Effective Date.

2 This ordinance shall become effective 30 days after enactment. Enactment occurs
3 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
4 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
5 Mayor’s veto of the ordinance.

6

7 APPROVED AS TO FORM:
8 DAVID CHIU, City Attorney

8

9 By: /s/ Andrea Ruiz-Esquide
10 Andrea Ruiz-Esquide
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code - Landmark Designation Amendment - 429-431 Castro Street (the Castro Theatre)]

Ordinance amending the Landmark Designation for Landmark No. 100, 429-431 Castro Street (the Castro Theatre), Assessor's Parcel Block No. 3582, Lot No. 085, under Article 10 of the Planning Code, to list the exterior features that should be preserved or replaced in kind, to add interior features to the designation, and to capture the property's full historical significance; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Under Article 10, Section 1004 of the Planning Code, the Board of Supervisors may, by ordinance, designate an individual structure that has special character or special historical, architectural or aesthetic interest or value as a City landmark. Unless prohibited by state law, once a structure has been named a landmark, any construction, alteration, removal or demolition for which a City permit is required necessitates a Certificate of Appropriateness from the Historic Preservation Commission. (Planning Code § 1006; Charter of the City and County of San Francisco, § 4.135.) Thus, landmark designation generally affords a high degree of protection to historic and architectural structures of merit in the City. There are currently more than 300 individual landmarks in the City under Article 10, in addition to structures and districts in the downtown area that are protected under Article 11. (See App. A to Article 10.)

Amendments to Current Law

This ordinance amends the Planning Code to amend one of the properties that is currently listed as an individual landmark under Article 10: 429-431 Castro Street, known as the Castro Theatre, situated within Assessor's Parcel Block No. 3582, Lot No. 085, in San Francisco's Castro/Upper Market neighborhood. The Castro Theater originally received landmark designation in 1977 by ordinance No. 355-77. That ordinance incorporated by reference a resolution of the Landmarks Preservation Advisory Board describing the historic character and features of the building, but it did not list those features in any detail. Moreover, those features referred only to the building's exterior. The resolution – and therefore ordinance No. 355-77 – did not include any of the building's interior character-defining features as part of the landmark designation.

This ordinance amends that ordinance to list with more detail and specificity the exterior character-defining features to be preserved, and to add interior character-defining features as well. The ordinance finds that the Castro Theatre is eligible for local designation as it is associated with events that have made a culturally and historically significant contribution to the broad patterns of San Francisco history and architecturally it embodies the distinctive characteristics of a type, period, or method of construction and represents the work of an architect of merit. Built in 1922 – a century ago – the Castro Theatre is the oldest and longest continually operating single-screen movie house in San Francisco, and the most ornate of San Francisco’s extant movie palaces. It is considered the flagship theater of the Nasser Family, San Francisco’s oldest movie business family. An early work of renowned Bay Area architect Timothy Pflueger, the Castro Theatre was the first theatre he designed and is considered one of his most iconic pieces of work. The theatre anchored early commercial development in the Eureka Valley neighborhood, now known as the Castro. Since the mid-1970s, the Castro Theatre has maintained a deep tradition of LGBTQ programming, including the world’s largest and longest-running LGBTQ film festival.

As required by Section 1004, the ordinance lists the particular features that shall be preserved, or replaced in-kind as determined necessary.

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February 8, 2023

Ms. Angela Calvillo, Clerk
Honorable Supervisor Mandelman
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2022-006075DES:
429-431 Castro Street / Castro Theatre Landmark Designation Amendment
Board File No. 220550

Dear Ms. Calvillo and Supervisor Mandelman,

On February 1, 2023, the Historic Preservation Commission (hereinafter "HPC") conducted a duly noticed public hearing at a regularly scheduled meeting to consider Supervisor Mandelman's ordinance (Board File No. 220550) to amend the landmark designation of the Castro Theatre (429-431 Castro Street). At the hearing the HPC voted to adopt a resolution to recommend landmark designation amendment pursuant to Article 10 of the Planning Code.

The Commission's proposed modifications were as follows:

- Include the original upper balcony fixed seats as a character defining feature.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

Please find attached documents related to the HPC's action. Also attached is an electronic copy of the proposed ordinance, drafted by Deputy City Attorney Andrea Ruiz-Esquide. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Andrea Ruiz-Esquide, City Attorney's Office
Erica Major, Office of the Clerk of the Board
Jackie Thornhill, Legislative Aide (Supervisor Mandelman)
Richard Sucre, Planning Department, Preservation Team Lead
Alex Westhoff, Planning Department, Preservation Planner
Bos.legislation@sfgov.org
Board.of.Supervisors@sfgov.org

Attachments:

Draft Article 10 Landmark Designation Amendment Ordinance
Historic Preservation Commission Resolution No. 1303 (Recommendation)
Planning Department Executive Summary dated February 1, 2023
Article 10 Landmark Designation Fact Sheet

1 [Planning Code - Landmark Designation Amendment - 429-431 Castro Street (the Castro
2 Theatre)]

3 **Ordinance amending the Landmark Designation for Landmark No. 100, 429-431 Castro**
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7 **property's full historical significance; affirming the Planning Department's**
8 **determination under the California Environmental Quality Act; and making public**
9 **necessity, convenience, and welfare findings under Planning Code, Section 302, and**
10 **findings of consistency with the General Plan and the eight priority policies of Planning**
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12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
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18 subsections or parts of tables.

19 Be it ordained by the People of the City and County of San Francisco:

20 Section 1. CEQA and Land Use Findings.

21 (a) The Planning Department has determined that the actions contemplated in this
22 ordinance comply with the California Environmental Quality Act (California Public Resources
23 Code Sections 21000 *et seq.*). Said determination is on file with the Clerk of the Board of
24 Supervisors in File No. _____ and is incorporated herein by reference. The Board of
25 Supervisors affirms this determination.

(b) Pursuant to Planning Code Section 302, the Board of Supervisors finds that the
proposed amendment to the landmark designation of 429-431 Castro Street, situated within

1 Assessor's Parcel Block No. 3582, Lot No. 085 ("Castro Theatre"), will serve the public
2 necessity, convenience, and welfare for the reasons set forth in Historic Preservation
3 Commission Resolution No. _____, recommending approval of the proposed
4 amended designation, which is incorporated herein by reference.

5 (c) On February 1, 2023, the Historic Preservation Commission, in Resolution No.
6 _____, adopted findings that the actions contemplated in this ordinance are
7 consistent, on balance, with the City's General Plan and with the eight priority policies of
8 Planning Code Section 101.1. The Board adopts these findings as its own.

9
10 Section 2. General Findings.

11 (a) On May 24, 2022, the Board of Supervisors adopted Resolution No. 249-22,
12 initiating amendment of the landmark designation of the Castro Theatre pursuant to Section
13 1004.1 of the Planning Code. On June 3, 2022, the Mayor approved the resolution. Said
14 resolution is on file with the Clerk of the Board of Supervisors in File No. 220550.

15 (b) Pursuant to Charter Section 4.135, the Historic Preservation Commission has
16 authority "to recommend approval, disapproval, or modification of landmark designations and
17 historic district designations under the Planning Code to the Board of Supervisors."

18 (c) Ordinance No. 355-77, enacted in 1977, designated the Castro Theatre (then 429
19 Castro Street), as Landmark No. 100. That ordinance, which is incorporated herein by
20 reference but amended in accordance with Sections 3 and 4, required that the particular
21 features to be preserved include those "included in the [the Landmarks Preservation Advisory
22 Board] resolution," which it "incorporated herein and made a part hereof as though fully set
23 forth". The referenced resolution, Resolution No. 152 of the Landmarks Preservation Advisory
24 Board, stated "That the said Landmark should be preserved generally in all of its particular
25 exterior features as existing on the date hereof and as described and depicted in the

1 photographs, case report and other material on file in the Department of City Planning Docket
2 LM 76.10,” but it did not list those features in any detail. Moreover, those features refer only to
3 the building’s exterior. The resolution did not include any of the building’s interior character-
4 defining features as part of the landmark designation.

5 (d) The Landmark Designation Fact Sheet prepared for this landmarking amendment
6 was authored by Planning Department Preservation staff. All preparers meet the Secretary of
7 the Interior’s Professional Qualification Standards for historic preservation program staff, as
8 set forth in Code of Federal Regulations Title 36, Part 61, Appendix A. The report was
9 reviewed for accuracy and conformance with the purposes and standards of Article 10 of the
10 Planning Code.

11 (e) The Historic Preservation Commission, at its regular meeting of February 1, 2023,
12 reviewed Planning Department staff’s analysis of the historical significance of the Castro
13 Theatre set forth in the Landmark Designation Fact Sheet dated February 1, 2023.

14 (f) On February 1, 2023, after holding a public hearing on the proposed landmark
15 designation update and having considered the specialized analysis prepared by Planning
16 Department staff and the Landmark Designation Fact Sheet, the Historic Preservation
17 Commission recommended amending the landmark designation of the Castro Theatre under
18 Article 10 of the Planning Code by Resolution No. _____. Said resolution is on file with
19 the Clerk of the Board in File No. _____.

20 (g) The Board of Supervisors hereby finds that the Castro Theatre has a special
21 character and special historical, architectural, and aesthetic interest and value, and that its
22 designation as a Landmark will further the purposes of and conform to the standards set forth
23 in Article 10 of the Planning Code. In doing so, the Board hereby incorporates by reference
24 the findings of the Landmark Designation Fact Sheet.

1 Section 3. Amendment of Landmark Designation.

2 (a) Pursuant to Section 1004.3 of the Planning Code, the Landmark Designation for
3 429-431 Castro Street (Castro Theatre), Assessor's Block No. 3582, Lot No. 085, is hereby
4 amended as specified in Section 4 of this ordinance.

5 (b) Appendix A to Article 10 of the Planning Code is hereby amended with respect to
6 Landmark No. 100, to indicate that Landmark No. 100 has been amended by this ordinance.

7 (c) In the event there is a conflict between the landmark designation in this ordinance
8 and the landmark designation in Ordinance No. 355-77, the provisions of this ordinance shall
9 prevail.

10
11 Section 4. Required Data.

12 (a) The description, location, and boundary of the Landmark site consists of the city
13 parcel located at 429-431 Castro Street (Castro Theatre), in Assessor's Parcel Block No.
14 3582, Lot No. 085, in San Francisco's Castro/Upper Market neighborhood.

15 (b) The characteristics of the Landmark that justify its designation are described and
16 shown in the Landmark Designation Fact Sheet and other supporting materials contained in
17 Planning Department Record Docket No. 2022-006075DES. In brief, the Castro Theatre is
18 eligible for local designation as it is associated with events that have made a culturally and
19 historically significant contribution to the broad patterns of San Francisco history and
20 architecturally it embodies the distinctive characteristics of a type, period, or method of
21 construction and represents the work of an architect of merit. Built in 1922 – a century ago –
22 the Castro Theatre is the oldest and longest continually operating single-screen movie house
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2 theatre anchored early commercial development in the Eureka Valley neighborhood, now
3 known as the Castro. Since the mid-1970s, the Castro Theatre has maintained a deep
4 tradition of LGBTQ programming, including the world’s largest and longest-running LGBTQ
5 film festival.

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11 or replaced in kind:

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13 the Castro Theatre, identified as:

- 14 (A) Overall form and massing;
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- 16 (C) Use of the Spanish-Colonial style on the theater’s stuccoed west
17 façade;
- 18 (D) West façade vertical blade sign profile, lettering, neon lighting, and
19 banding;
- 20 (E) Central west façade marque profile, lettering, neon lighting, and
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- 23 (G) Two-leaf, mullioned windows in flanking bays;
- 24 (H) Tile-clad freestanding ticket booth in recessed arcade with poster
25 cases, glazed tile art, and unglazed tile walkway;

- 1 (I) Glazed wood entry doors (five pairs);
- 2 (J) Presence of storefronts flanking theatre lobby entrance; and
- 3 (K) West façade glazed tile bulkheads.

4 (2) The character-defining interior features of The Castro Theatre are those
5 depicted in photos and written description in the Landmark Designation Fact Sheet, all of
6 which have been accessible to the public, including:

- 7 (A) Lobby space featuring coffered ceiling, wood paneled doors to
8 auditorium and to office space, mirrors, and chandeliers;
- 9 (B) Stairs to the mezzanine on both north and south sides of the lobby;
- 10 (C) Mezzanine balcony with stepped floor and presence of seating;
- 11 (D) Vast interior auditorium volume with raked floor, aisles, and
12 presence of seating;
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20 vaulted ceiling with chandeliers, and stenciled borders;
- 21 (L) Ramps from mezzanine lobby to mezzanine; and
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25 This ordinance shall become effective 30 days after enactment. Enactment occurs

1 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
2 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
3 Mayor's veto of the ordinance.

4

5 APPROVED AS TO FORM:
6 DAVID CHIU, City Attorney

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8 By: /s/ Andrea Ruiz-Esquide
9 Andrea Ruiz-Esquide
10 Deputy City Attorney

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LANDMARK RESOLUTION RECOMMENDATION RESOLUTION NO. 1303

HEARING DATE: FEBRUARY 1, 2023

Record No.: 2022-006075DES
Project Address: 429-431 Castro Street
Zoning: Castro Street Neighborhood Commercial (NCD) Zoning District
65-B Height and Bulk District
Block/Lot: 3582/085
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: Bay Properties Inc.
PO Box 330235
San Francisco, CA 94133
Staff Contact: Alex Westhoff - 628-652-7314
Alex.Westhoff@sfgov.org

RESOLUTION TO RECOMMEND TO THE BOARD OF SUPERVISORS LANDMARK DESIGNATION AMENDMENT OF THE CASTRO THEATRE, ASSESSOR'S PARCEL BLOCK NO. 3582, LOT NO. 085, ARTICLE 10 LANDMARK NUMBER 100, CONSISTENT WITH THE PURPOSES AND STANDARDS OF ARTICLE 10.

1. WHEREAS, on May 10, 2022, Supervisor Mandelman introduced a proposed Resolution under Board of Supervisors (hereinafter "Board") File No. 220550 to initiate the Landmark designation amendment process for the Castro Theatre, 429-431 Castro Street, Assessor's Parcel Block No. 3582, Lot No. 085; and
2. WHEREAS, on May 23, 2022, the Board of Supervisors at its Land Use and Transportation Committee meeting recommended unanimously to Recommend to the full Board approval of the Resolution to initiate Landmark designation amendment (Board File No. 220550); and
3. WHEREAS, on May 24, 2022, the Board voted unanimously to adopt the Resolution to initiate Landmark designation amendment, and on June 3, 2022, Resolution No. 249-22 became effective (Board File No. 220550); and
4. WHEREAS, Department Staff, who meet the Secretary of Interior's Professional Qualification Standards, prepared the Landmark Designation Fact Sheet for the Castro Theatre, which was reviewed for accuracy and

conformance with the purposes and standards of Article 10; and

5. WHEREAS, the Historic Preservation Commission, at its regular meeting of February 1, 2023, reviewed Department staff's analysis of the Castro Theatre historical significance pursuant to Article 10 as part of the Landmark Designation Executive Summary dated February 1, 2023, and recommended Landmark designation amendment through this Resolution; and
6. WHEREAS, the Historic Preservation Commission finds that the amended Landmark designation for the Castro Theatre is in the form prescribed by the Historic Preservation Commission and contains supporting historic, architectural, and/or cultural documentation; and
7. WHEREAS, the Historic Preservation Commission finds that the amended Landmark designation of the Castro Theatre is proper for its architectural merit given it is an exceptionally fine example of 1920s theatre design and represents a major work by prominent San Francisco architect Timothy Pfleuger; and
8. WHEREAS, the Historic Preservation Commission finds that the amended Landmark designation of the Castro Theatre is also proper for its association with the film industry as the oldest and longest continually operating single-screen movie house in San Francisco, and one of San Francisco's few remaining movie palaces; and
9. WHEREAS, the Historic Preservation Commission finds that the amended Landmark designation of the Castro Theatre is also proper for its Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) historical significance as an internationally renowned cinematic hub for countless film festivals and movie premieres, drawing global attention to diverse topics surrounding LGBTQ identity, culture, history, politics, and more; and
10. WHEREAS, the Historic Preservation Commission finds that the Castro Theatre meets one of the Historic Preservation Commission's four priority areas for designation: property types associated with under-represented social and/or cultural groups; and
11. WHEREAS, the Historic Preservation Commission finds that the amended Landmark designation of the Castro Theatre advances the objectives outlined in Historic Preservation Commission (HPC) Resolution No. 1127, adopted in July 2020, otherwise called *Centering Preservation Planning on Racial and Social Equity*, which states goals for how the Commission and the Planning Department can develop proactive strategies to address structural and institutional racism and center their work and resource allocation on racial and social equity, focused on preservation; and
12. WHEREAS, the Historic Preservation Commission finds that the Castro Theatre meet the eligibility requirements of Section 1004 of the Planning Code and warrants consideration for Article 10 landmark designation; and
13. WHEREAS, the Historic Preservation Commission finds that the boundaries and the list of character-defining features, as identified in the Landmark Designation Fact Sheet, should be considered for preservation under the proposed landmark designation as they relate to the Castro Theatre's historical significance and retain historical integrity as follows:

- Exterior form, massing, structure, architectural ornament, and materials of the Castro Theatre, identified as:
 - Overall form and massing;
 - Concrete construction;
 - Use of the Spanish-Colonial style on the theater’s stuccoed west façade;
 - West façade vertical blade sign profile, lettering, neon lighting, and banding;
 - Central west façade marque profile, lettering, neon lighting, and banding;
 - Central bay arched mullioned wood window;
 - Two-leaf, mullioned windows in flanking bays;
 - Tile-clad freestanding ticket booth in recessed arcade with poster cases, glazed tile art, and unglazed tile walkway;
 - Glazed wood entry doors (five pairs);
 - Presence of storefronts flanking theatre lobby entrance; and
 - West façade glazed tile bulkheads.

- The character-defining interior features of The Castro Theatre are those depicted in photos and written description in the Landmark Designation Fact Sheet, all of which have been accessible to the public, including:
 - Lobby space featuring coffered ceiling, wood paneled doors to auditorium and to office space, mirrors, and chandeliers;
 - Stairs to the mezzanine on both north and south sides of the lobby;
 - Mezzanine balcony with stepped floor and presence of seating;
 - Vast interior auditorium volume with raked floor, aisles, and presence of seating;
 - Cast-plaster auditorium ceiling;
 - Classically inspired sgraffito murals;
 - Organ screens on stage return walls;
 - Corinthian-pilaster framed proscenium;
 - Art-deco metal auditorium chandelier;
 - Presence of stage with organist lift;
 - Mezzanine lobby space featuring wall niches, a barrel- and rib vaulted ceiling with chandeliers, and stenciled borders;
 - Ramps from mezzanine lobby to mezzanine; and
 - Art-deco drinking fountain in lobby against glazed tile wall.; and

14. WHEREAS, the Historic Preservation Commission finds one additional character defining feature should be considered for preservation under the proposed landmark designation as it relates to the Castro Theatre's historical significance and retains historical integrity, specifically, the original upper balcony fixed seats (dating from 1922); and
15. WHEREAS, the proposed designation is consistent with the General Plan priority policies pursuant to Planning Code, Section 101.1 and furthers Priority Policy No. 7, which states that landmarks and historic buildings be preserved, and will serve the public necessity, convenience and welfare pursuant to Planning Code, Section 302; and
16. WHEREAS, the Department has determined that landmark designation is exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical); and,

THEREFORE BE IT RESOLVED that the Historic Preservation Commission hereby recommends to the Board of Supervisors approval of landmark designation amendment of the Castro Theatre, Assessor's Parcel Block No. 3582, Lot No. 085 consistent with the purposes and standards of Article 10 of the Planning Code.

I hereby certify that the foregoing Resolution was adopted by the Historic Preservation Commission at its meeting on February 1, 2023.



Jonas P. Ionin
Commission Secretary

AYES: Black, Foley, Johns, So, Nageswaran, Matsuda
NAYS: None
ABSENT: None
RECUSED: Wright
ADOPTED: February 1, 2023



LANDMARK DESIGNATION AMENDMENT RECOMMENDATION EXECUTIVE SUMMARY

HEARING DATE: February 1, 2023

Continued from October 5, 2022 and December 7, 2022

Record No.: 2022-006075DES
Project Address: 429-431 Castro Street
Landmark: No. 100
Zoning: CASTRO STREET NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT
65-B Height and Bulk District
Block/Lot: 3582/085
Project Sponsor: Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
Property Owner: Bay Properties Inc.
PO Box 330235
San Francisco, CA 94133
Staff Contact: Alex Westhoff - 628-652-7314
Alex.Westhoff@sfgov.org

Recommendation: Recommend Landmark Designation Amendment to the Board of Supervisors

Property Description

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 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 gross square feet of floor area.

Project Description

The Historic Preservation Commission is requested to make a recommendation to the Board of Supervisors regarding amendment of the Landmark Designation of 429-431 Castro Street, known as the Castro Theatre

(Landmark No. 100) to include both exterior and interior character defining features, and to capture the property's full historical significance. The Landmark designation amendment refines the building's statement of significance to acknowledge the building's important role as the longest running single-screen movie theater in San Francisco and for its association with Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) history. The Landmark designation amendment was initiated by the Board of Supervisors.

On May 10, 2022, Supervisor Mandelman introduced a proposed resolution under Board of Supervisors (hereinafter "Board") File No. 220550 to initiate landmark designation amendment process for the Castro Theatre, 429-431 Castro Street. At the Land Use Committee of the Board Hearing on May 23, 2022, the committee voted unanimously to Recommend to the full Board approval of the Resolution to initiate the Landmark Designation amendment. On May 24, 2022, the Board voted unanimously to approve the Resolution, and on June 3, 2022 with the Mayor's Signature, Resolution 249-22 became effective. On July 19, 2022 Supervisor Mandelman introduced a proposed resolution under Board File No. 220861 to extend by 90 days the prescribed time within which the Historic Preservation Commission may render its decision on the proposed landmark designation amendment. On July 26, 2022 the Board of Supervisors voted unanimously to adopt the resolution and on August 4, 2022 with the Mayor's Signature, Resolution 361-22 became effective. On November 8, 2022, Supervisor Mandelman introduced a proposed resolution under Board File No. 221150 to extend by six months the prescribed time within which the Historic Preservation Commission may render its decision on the proposed landmark designation amendment. On November 15, 2022, the Board of Supervisors voted unanimously to adopt the resolution and on November 17, 2022 with the Mayor's Signature, Resolution 495-22 became effective.

Compliance With Planning Code

Article 10 of the Planning Code

The executive summary and analysis under review was prepared by Department preservation staff, who meet the Secretary of the Interior's professional qualifications. The Department has determined that the subject property meets the requirements for eligibility as an individual landmark pursuant to Article 10 of the Planning Code. The justification for its inclusion is explained in detail in the attached Landmark Designation Fact Sheet, and briefly in this Executive Summary.

Significance: Built in 1922, the Castro Theatre is the oldest and longest continually operating single-screen movie house in San Francisco, and the most ornate of San Francisco's extant movie palaces. The theatre is considered the flagship theater of the Nasser Family, San Francisco's oldest movie business family. An early work of renowned Bay Area architect Timothy Pflueger, the Castro Theatre was the first theatre he designed and is considered one of his most iconic pieces of work. The theatre anchored early commercial development in the Eureka Valley neighborhood, now known as the Castro. Since the mid-1970s, the Castro Theatre has maintained a deep tradition of LGBTQ programming, including the world's largest and longest-running LGBTQ film festival. Countless independent movies have premiered at the theatre, drawing global attention to diverse topics surrounding LGBTQ identity, culture, history, politics, and more.

The 2016 Citywide Historic Context Statement for LGBTQ History in San Francisco, written by Donna J. Graves and Shayne E. Watson for the San Francisco Planning Department, provided a detailed historical context of the Castro neighborhood's LGBTQ significance. This context statement was used as a basis to assess the Castro Theatre's historical context, particularly as it related to broader trends and events pertinent to LGBTQ history both locally

and nationally/globally. To further augment this context, Planning Department staff conducted additional research, including review of a selected bibliography, compiled by Gerard Koskovich (Public Historian and founding member of the GLBT Historical Society). Other referenced context statements included the Eureka Valley Historic Context Statement (Elaine B. Stiles, 2017) and the San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement (Andrew Murray and Katie Tom, 2006).

Underrepresented Landmark Types: The proposed landmark designation amendment addresses a previously identified underrepresented landmark type: specifically, a property associated with underrepresented racial/ethnic/social groups. The proposed landmark designation amendment recognizes the Castro Theatre for its association with LGBTQ history.

To date, only eight of San Francisco’s designated Landmarks are recognized for their association with LGBTQ history. These Landmarks are:

- Landmark No. 227: Castro Camera Shop and Harvey Milk Residence (573-575 Castro Street), and
- Landmark No. 241: Jose Theater/NAMES Project Building (2362 Market Street), and
- Landmark No. 264: Twin Peaks Tavern (401 Castro Street), and
- Landmark No. 287: Paper Doll (524 Union Street), and
- Landmark No. 291: Japanese YWCA (1830 Sutter Street), and
- Landmark No. 292: Lyon-Martin House (651 Duncan Street), and
- Landmark No. 295: San Francisco Eagle Bar (396-398 12th Street), and
- Landmark No. 307: Site of Compton’s Cafeteria Riot (Intersection of Turk and Taylor Streets).

Integrity: Castro Theatre (429 Castro Street) maintains a high level of integrity. See Page 3 of attached Landmark Designation Fact Sheet for further analysis.

Character-Defining Features: Exterior and interior character-defining features of Castro Theatre (429 Castro Street) are identified in the attached Landmark Designation Fact Sheet on Page 4.

Boundaries of the Landmark: The proposed Landmark encompasses Castro Theatre (429 Castro Street) (Assessor’s Block No. 3582, Lot No. 085).

General Plan: The Urban Design Element of the San Francisco General Plan contains the following relevant objectives and policies:

OBJECTIVE 2

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

Policy 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.

Designating significant historic resources as local landmarks will further continuity with the past because the buildings will be preserved for the benefit of future generations.

Planning Code Section 101.1 – Eight Priority Policies establishes and requires review of permits for consistency with said policies. On balance, the proposed designation is consistent with the priority policies, and furthers Policy Number 7, which states that landmarks and historic buildings be preserved.

Landmark Designation Procedures

Action by Historic Preservation Commission.

The Historic Preservation Commission on February 4, 2009, by Resolution No. 001, adopted the National Register Criteria as its methodology for recommending landmark designation of historic resources. Under the National Register Criteria, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, feeling, materials, workmanship, and association, and that are associated with events that have made a significant contribution to the broad patterns of our history; or that are associated with the lives of persons significant in our past; or that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of an architect of merit, or that possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or properties that have yielded, or may likely yield, information important in prehistory or history.

Article 10 of the Planning Code.

Section 1004 of the Planning Code authorizes the landmark designation of an individual structure or other feature or an integrated group of structures and features on a single lot or site, having special character or special historical, architectural or aesthetic interest or value, as a landmark. Section 1004.1 also outlines that landmark designation may be initiated by the Board of Supervisors or the Historic Preservation Commission and the initiation shall include findings in support. Section 1004.2 states that once initiated, the proposed designation is referred to the Historic Preservation Commission for a report and recommendation to the Board of Supervisors to approve, disapprove or modify the proposal.

Pursuant to Section 1004.3 of the Planning Code, if the Historic Preservation Commission approves the designation, a copy of the resolution of approval is transmitted to the Board of Supervisors and without referral to the Planning Commission. The Board of Supervisors shall hold a public hearing on the designation and may approve, modify or disapprove the designation.

Section 1004(b) requires that the designating ordinance approved by the Board of Supervisors shall include the location and boundaries of the landmark site, a description of the characteristics of the landmark which justify its designation, and a description of the particular features that should be preserved.

If the Historic Preservation Commission approves the proposed designation recommendation, a copy of the resolution of approval is transmitted to the Board of Supervisors, which holds a public hearing on the designation and may approve, modify or disapprove the designation (Section 1004.3). If the Historic Preservation Commission disapproves the proposed designation, such action shall be final, except upon the filing of a valid appeal to the Board of Supervisors within 30 days (Section 1004.4).

Public/Neighborhood Input

As of the time of publishing this case report, the Planning Department received nearly 700 public comment letters which have expressed support for expanding the Landmark designation of the Castro Theatre to include the interior. Over 600 of these utilized a form letter template from the Castro Theatre Conservancy's website – "Save the Castro Theatre". These letters also included members of the Historic Preservation Commission, Planning Commission, and Board of Supervisors as recipients. The Board of Supervisors staff also transmitted over 35 letters of support for the May 2022 Landmark Designation Amendment. No letters of opposition to the landmark designation were received from members of the public.

Issues & Other Considerations

- Interior Character-Defining Features: Inclusion of interior features as character-defining is warranted as these features relate to the Castro Theatre's architectural, historical and cultural significance. Of San Francisco's six extant movie palaces, the Castro Theatre retains the highest degree of integrity regarding its interior and exterior. The ground and upper story lobbies remain intact with few changes since the original period of significance. Furthermore, the vast auditorium is highly decorated with ornate features including its ceiling, proscenium, rondel and sgraffito murals, chandelier, and organ screens. Additionally, the distinctive configuration of the seats, aisles, raked floor and stage are linked to the theatre's cultural identity as the setting where notable directors, actors, musicians, writers, community leaders and more have made substantive contributions to LGBTQ community building.
- Integrity: The Castro Theatre maintains a high level of integrity, regarding both its interior and exterior, to convey its historical and cultural significance. The Castro Theatre has occupied the subject property from 1922-present and thus retains full integrity regarding location. The exterior has been subject to few alterations. The blade sign and current marquee were installed in 1937 though still within the first period of significance. The two storefronts have been altered though remain in the same location to convey the presence of storefronts per Pflueger's original design. Character-defining interior features have generally been well-preserved. Thus, the theatre has retained high degrees of integrity in design, materials and workmanship to convey its significance as one of San Francisco's few remaining, and the most intact, of the movie palaces. Regarding setting, while there have been significant changes to surrounding buildings since the first period of significance, the commercial character of the surrounding Castro Street corridor has been retained. While the neighborhood more recently underwent extensive streetscape improvements, other physical aspects of the neighborhood such as topography remain the same and thus the property retains integrity in setting. Given few interior alterations, the theatre retains a high degree of integrity in feeling and association as the longest

continually operating single screen movie palace in San Francisco, and one of the world's most renowned movie theatres for LGBTQ programming.

- Property Owner Input: Pursuant to Article 10, Section 1004.2 of the Planning Code, the City must provide written notice to the property owner 10 days prior to the recommendation hearing, during which the HPC considers whether to recommend landmark designation to the Board of Supervisors.

The Assessor's Summary identifies Bay Properties Inc. as the property owner. The hearing notice was mailed to Bay Properties Inc. on September 15, 2022 for the hearing originally scheduled for October 5, 2022. In January 2023, comment letters were received from representatives of both the Nasser family (the property owners), and Another Planet Entertainment (the sponsors), both of which were addressed to the Historic Preservation Commission President. The letters discussed the venue's recent financial challenges, and proposed plans to both revitalize the physical theatre space and diversify the programming and types of events. Both letters discouraged the inclusion of the seats as character defining features in the landmark designation amendment.

- Proposed Project: Unrelated to this designation amendment, the Department has received a proposed project at the Castro Theater (see Record No. 2022-005675COA/CUA).

Environmental Review Status

The Planning Department has determined that actions by regulatory agencies for protection of the environment (specifically in this case, landmark designation) are exempt from environmental review, pursuant to CEQA Guidelines Section 15308 (Class Eight - Categorical).

Basis for Recommendation

The Department recommends that the Historic Preservation Commission recommend the landmark designation amendment of Castro Theatre (429 Castro Street) for its association with Eureka Valley commercial development, the film entertainment industry, and San Francisco LGBTQ history; as well as for its architectural merit. Built in 1922, the Castro Theatre is the oldest and longest continually operating single-screen movie house in San Francisco, and one of San Francisco's few remaining movie palaces. An early work of renowned Bay Area architect Timothy Pflueger and his first theatre, the Castro Theatre's interior and exterior are highly stylized. For over one-hundred years the Castro Theatre has been under continuous ownership of the Nasser family, San Francisco's oldest movie business family. The theatre anchored early commercial development in the Eureka Valley neighborhood, now known as the Castro. The Castro Theatre's mid-1970s shift in programming is deeply emblematic of the Castro neighborhood's evolution into one of the world's best known LGBTQ enclaves. It has since served as home to countless film festivals and movie premiers, drawing global attention to diverse topics surrounding LGBTQ identity, culture, history, politics, and more.

Attachments

Draft Resolution Recommending Landmark Designation
Exhibit A – Landmark Designation Fact Sheet – Castro Theatre

Exhibit B – Draft Landmark Designation Ordinance

Exhibit C – Original Landmark Designation Report dated October 20, 1976

Exhibit D – Environmental Determination

Exhibit E – Maps and Context Images

Exhibit F – Drawings for the New Castro Theatre, 1920-1921 (courtesy of San Francisco Museum of Modern Art)

Exhibit G – Board of Supervisors Resolution No. 249-22

Exhibit H – Board of Supervisors Resolution No. 361-22

Exhibit I – Board of Supervisors Resolution No. 495-22



ARTICLE 10 LANDMARK DESIGNATION FACT SHEET



Castro Theatre, 429 Castro Street (2019)
Image Source: Page & Turnbull

Historic Name:	The Castro Theatre
Address:	429-431 Castro Street
Block/ Lot(s):	3582/085
Parcel Area:	15,489 sq ft

Zoning:	Castro Street Neighborhood Commercial (NCD) Zoning District
Year Built:	1922
Architect:	Timothy Pflueger
Prior Historic Studies/ Other Designations:	<p>1976 : Department of City Planning surveyed the building</p> <p>1977 : Designated as Article 10 San Francisco City Landmark Number 100</p> <p>2004 : <i>Sexing the City : The Development of Sexual Identity Based Subcultures in San Francisco, 1933-1979</i> Historic Context Statement identified the property as a site of significance to GLBT History</p> <p>2006 : Identified in the California Register-Eligible San Francisco Neighborhood Movie Theater Historic District (Discontiguous)</p> <p>2013 : Identified as Contributor to the California Eligible Castro Street Commercial Historic District</p> <p>2015 : <i>Citywide Historic Context Statement for LGBTQ History</i> in San Francisco identified the property for its Lesbian, Gay Bisexual, Transgender and Queer (LGBTQ) association</p> <p>2017 : <i>Eureka Valley Historic Context Statement</i> identified the property for its association with Eureka Valley History</p>
Prior HPC Actions:	The Landmark Preservation Advisory Board (precursor to the Historic Preservation Commission) recommended landmark designation of the Castro Theatre in 1976. This led to the Castro Theatre being designated as City Landmark Number 100 in 1977. The landmark designation was limited to preservation of its exterior features.
Significance Criteria:	<p><i>Events:</i> Associated with events that have made a significant contribution to the broad patterns of our history.</p> <p><i>Architecture/Design:</i> Embodies the distinctive characteristics of a type, period, or method of construction, and/or represents the work of an architect of merit.</p>
Periods of Significance:	1922-1937, 1976-2004
Statement of Significance:	Built in 1922, the Castro Theatre is the oldest and longest continually operating single-screen movie house in San Francisco and the most ornate of San Francisco’s extant movie palaces. The theater is considered the flagship theater of the Nasser Family, San Francisco’s oldest movie business family. An early work of renowned Bay Area architect Timothy Pflueger, the Castro Theatre was the first theater he designed and is considered one of his most iconic pieces of work. The theater anchored early commercial development in the Eureka Valley neighborhood, now known as the Castro. Since the mid-1970s, the Castro Theatre has maintained a deep tradition of LGBTQ programming, including the world’s largest and longest-running LGBTQ film festival. Countless independent movies have premiered at the theater, drawing global attention to diverse topics surrounding LGBTQ identity, culture, history, politics, and more.

Assessment of Integrity:	<p>The seven aspects of integrity as defined by the National Park Service (NPS) and the National Register of Historic Places (NRHP) are location, design, materials, workmanship, setting, feeling, and association.¹</p> <p>The Castro Theatre maintains a high level of integrity in both its interior and exterior which conveys its historical and cultural significance. The Castro Theatre has occupied the subject property from 1922 to the present and thus retains full integrity regarding location. The exterior has been subject to few alterations. The vertical blade sign and current marquee were installed in 1937 though still within the first period of significance. The two storefronts have been altered though they remain in the same location thus conveying the presence of storefronts per Pflueger’s original design. Character-defining interior features have generally been well-preserved. Thus, the theater has retained high degrees of integrity in design, materials and workmanship to convey its significance as one of the few remaining and the most intact of San Francisco’s movie palaces. Regarding setting, while there have been significant changes to surrounding buildings since the first period of significance, the commercial character of the surrounding Castro Street corridor has been retained. While the neighborhood more recently underwent extensive streetscape improvements, other physical aspects of the neighborhood such as topography remain the same and thus the property retains integrity in setting. Given few interior alterations, the theater retains a high degree of integrity in feeling and association as the longest continually operating single screen movie palace in San Francisco, and one of the world’s most renowned movie theater for LGBTQ programming.</p>
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¹ “How to Apply the National Register Criteria for Evaluation,” National Register Bulletin, U.S. Department of the Interior, National Park Service, 1995, p. 44.

<p>Character-Defining Features:</p>	<p>Exterior:</p> <ul style="list-style-type: none">• Overall form and massing• Concrete construction• Use of the Spanish-Colonial style on the theater’s stuccoed west façade• West façade vertical blade sign profile, lettering, neon lighting, and banding• Central west façade marque profile, lettering, neon lighting, and banding• Central bay arched mullioned wood window• Two-leaf, mullioned windows in flanking bays• Tile-clad freestanding ticket booth in recessed arcade with poster cases, glazed tile art, and unglazed tile walkway• Glazed wood entry doors (five pairs)• Presence of storefronts flanking theater lobby entrance• West façade glazed tile bulkheads <p>Interior:</p> <ul style="list-style-type: none">• Lobby space featuring coffered ceiling, wood paneled doors to auditorium and to office space, mirrors, and chandeliers• Stairs to the mezzanine on both north and south sides of the lobby• Mezzanine balcony with stepped floor and presence of seating• Vast interior auditorium volume with raked floor, aisles, and presence of seating• Cast-plaster auditorium ceiling• Classically inspired sgraffito murals• Organ screens on stage return walls• Corinthian-pilaster framed proscenium• Art-deco metal auditorium chandelier• Presence of stage with organist lift• Mezzanine lobby space featuring wall niches, a barrel- and rib vaulted ceiling with chandeliers, and stenciled borders• Ramps from mezzanine lobby to mezzanine• Art-deco drinking fountain in lobby against glazed tile wall
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Statement of Significance Summary

Significance Criteria

The Castro Theatre is eligible for designation as a San Francisco Landmark for association with significant historic events (Criterion A) and architecture (Criterion C).

Events: Associated with events that have made a significant contribution to the broad patterns of our history (National Register Criterion A).

Eureka Valley Neighborhood History

The Eureka Valley Historic Context Statement was adopted by the San Francisco Historic Preservation Commission in 2017. The Castro Theatre aligns with the Context Statement theme “Becoming a District of the City (1906-1941)” as an anchor for early and continued neighborhood commercial development in the Eureka Valley neighborhood (now known as the Castro).

Film Entertainment

The Castro Theatre is one of only six extant San Francisco movie palaces, and the only one which has continually operated as a movie theater since it opened, now over 100 years ago. These highly stylized venues were constructed between World War I and the Great Depression to celebrate the film industry which was quickly gaining foothold as one of the most popular forms of entertainment at the time. The Castro Theatre was the first and finest major theater built by the Nasser family, San Francisco’s oldest multigenerational movie business family, and is considered their flagship theater. Of these six remaining palaces, the Castro Theatre is the most intact.

LGBTQ History

The Citywide Historic Context Statement for LGBTQ History in San Francisco was adopted by the San Francisco Historic Preservation Commission in 2016. This 400+ page document includes subthemes outlining events and trends associated with the development of San Francisco’s LGBTQ communities. The Castro Theatre’s historical and cultural significance is strongly related to the following four subthemes:

- **Evolution of LGBTQ Enclaves and Development of New Neighborhoods (1960s to 1980s)**
Social, political, and cultural changes associated with LGBTQ migration, organizing, and activism in San Francisco from the 1960s through the 1980s led to the emergence of new queer neighborhoods and changes to existing enclaves.
- **Gay Liberation, Pride, and Politics (1960s to 1990s)**
Conceptualizing gay rights, and organizing for them, evolved and became more complex in the 1960s to the 1980s. Homophile activists had worked on the premise that rights would be gained by arguing that sexual behavior was a private matter and only one small part of their identity; in all other ways they were the same as straight people—and should therefore be equal to them.
- **Building LGBTQ Communities (1960s to 1990s)**
Advances in gay liberation helped further the growth of LGBTQ communities, including both the associated physical spaces and the events and traditions that shaped them. The growing spectrum of activities and institutions including sports, visual arts, music, film, literature, education, religion, sex-based, and more were reflective of San Francisco’s diverse and expanding LGBTQ communities.

- **San Francisco and the AIDS Epidemic (1981 to 1990s)**

The AIDS epidemic is among the most significant events to shape the LGBTQ history of the 20th and 21st centuries. The social, psychological, and financial costs are stunning, and the epidemic has wrought enormous changes in medical research, healthcare delivery, and gay culture. Killing a significant number of gay and bisexual men and transgender women, the toll of the disease underscored major issues associated with homophobia and discrimination, medical research, and the provision of healthcare in the U.S. It also brought to the fore the ability of communities to rally in the face of discrimination and death. The San Francisco model of HIV/AIDS care, which utilized medical facilities and community-based organizations to mobilize compassionate and respectful treatment, became a global standard.

Architecture/Design: Structures that embody the distinctive characteristics of a type, period, or method of construction; or that represent the work of an architect of merit; or that possess high artistic values (National Register Criterion C).

The Castro Theatre represents an early and distinctive work of renowned Bay Area architect; Timothy Pflueger. It was Pflueger's first theater and was constructed early in his career.

Overview

Built in 1922, the Castro Theatre’s historic and cultural significance is multi-layered. Located near the geographic heart of the Castro, the theater has long served as an economic and social anchor for the neighborhood, once known as Eureka Valley. Under the continuous ownership of the Nassers, San Francisco’s oldest movie business family, the theater is the City’s longest operating single-screen movie palace. Its ornate and largely unaltered exterior and interior represent an early and iconic masterpiece of renowned Bay Area architect Timothy Pflueger. Since 1976 the theater has served as a haven for the LGBTQ community, drawing both local patrons and international audiences alike. Home to myriad long-running film festivals, countless independent movies have premiered at the theater, drawing global attention to diverse topics surrounding LGBTQ identity, culture, history, politics, and more.

The Castro Theatre’s historical significance is discussed in relationship to specific associations, under National Register of Historic Places criteria, as follows.

Criterion A – Events

Eureka Valley Historical Associations: Becoming a District of the City (1906-1941)

Eureka Valley, now commonly known as the Castro, is a landlocked neighborhood near the geographic center of San Francisco. In the early part of the twentieth century, Eureka Valley was developing as a suburban district of the city, well connected by transit. However, through the 1906 earthquake and fires, World War 1, and the economic boom of the 1920s and the Great Depression, the neighborhood transitioned to a self-sustaining urban district. Local amenities included a developed commercial district, as well as neighborhood recreation and entertainment venues.²



1939 photo of Castro Street looking south from Market Street.
Image Source: Image Source: OpenSFHistory / wnp4.1284

Eureka Valley was largely spared from direct effects of the Great 1906 Earthquake and Fires. While this catastrophe devastated much of the city, the fire stopped several blocks east of the neighborhood allowing it

² Elaine B Stiles, *Eureka Valley Historic Context Statement*, December 2017, page 80.

to remain fairly intact. However, the post-1906 boom did largely impact the neighborhood. Eureka Valley was amongst San Francisco's western neighborhoods which grew denser as earthquake refugees settled in the area.³

Along with the residential development boom, the early twentieth century also saw the neighborhood's most intensive period of commercial development. While 18th Street had served as the primary commercial corridor in the neighborhood through the 1910s, Market Street began to see commercialization around this time. This commercialization further continued along Castro Street between 18th and Market Streets, where the Castro Theatre now lies.

The development and operation of the theater is credited as being central to the broader neighborhood development, contributing to the boosting of nearby home real estate values.⁴ The building anchored the northern portion of the Castro Street commercial corridor, linking commercial growth on Market Street with the major commercial intersection of Castro and 18th Streets.⁵

The construction of the Castro Theatre reflects the growing urbanity of the Eureka Valley neighborhood. Its construction, along with the development of two major Castro Street bank branches and a handful of automotive related businesses, reflect the establishment of Eureka Valley as an identifiable district within San Francisco.⁶ The Castro Theatre is recognized as the most prominent extant theater in the district.⁷

³ Ibid, page 82.

⁴ Curbed SF, "The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark." Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>.

⁵ Stiles, *Eureka Valley Historic Context Statement*, page 89.

⁶ Ibid, pages 89-90.

⁷ Ibid, page 90.

Film Entertainment History Associations: San Francisco Movie Palaces (1915-1930)

In photographer's Ave Pildas's 1980 book, *Movie Palaces*, he states:

"The end of World War 1 (1918) saw the beginning of an unparalleled flamboyance. There was money to spend, things to buy, and the freedom to dream. The decade of the twenties was a time to exploit affluence, and the Movie Palace stood out as a shrine to this indulgence."

The Castro Theatre (429 Castro Street), constructed in 1922 by Timothy Pflueger, is one of San Francisco's six extant movie palaces, all of which were built between 1912 and 1931.⁸ The Castro Theatre has been under continuous ownership by the Nasser family who have operated movie theater throughout San Francisco for over one-hundred years, now spanning several generations. The family's involvement with the San Francisco movie theater industry began in 1907. Lebanese immigrant Abraham Nasser turned the family's neighborhood market on Collingwood and Eighteenth Streets into a storefront nickelodeon by night, called the Liberty. For five cents, patrons could watch moving pictures on a blank wall, sitting on folding chairs.⁹ As the endeavor proved to be financially viable, Nasser put his seven sons in charge of running the nickelodeon.¹⁰



The Nasser's first theater at 4200 18th St.
(circa 1909)
Image Source: OpenSFHistory / wnp67.0053

Nickelodeons are considered the first permanent movie theaters and are associated with San Francisco film entertainment from 1900-1915. At the turn of the century, vaudeville was the most popular form of entertainment. In 1896, however, a motion picture projector premiered at a music hall in New York, which quickly led to vaudeville companies displaying motion pictures between regular acts. Movies started quickly gaining a foothold in the U.S., and surpassed vaudeville in popularity. Early movie theaters were developed as modifications to existing retail storefronts or vaudeville theater.¹¹ The concept of the nickelodeon began with two theater owners in Pittsburgh, who showed movies throughout the day in their storefront theater, charging an admission of only five cents.¹²

Nickelodeons became quite popular, with an estimated eight thousand theaters throughout side streets of the United States by 1908, with as many as 26 million people a week attending nickelodeons around this time period.¹³ However, safety concerns surrounded these establishments, including lack of ventilation and fire

⁸ Andrew Murray and Katie Tom, *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement (Discussion Draft)*, April 2006, page 16.

⁹ Theresa Poletti, *Art Deco San Francisco, The Architecture of Timothy Pflueger* (New York: Princeton Architectural Press, 2008), page 37.

¹⁰ Aidin Vaziri, "How the Castro Won Its Landmark Stature". *San Francisco Chronicle*, June 26, 2022.

¹¹ Murray and Tom, *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement (Discussion Draft)*, page 6.

¹² *Ibid*, page 7.

¹³ *Ibid*.

hazards from flammable silver nitrate film, leading to stricter building code requirements. This included a requirement to construct projection booths with fire-resistant materials.¹⁴

In addition to safety concerns, society was also losing interest in nickelodeons, partially due to middle- and upper-class attitudes that nickelodeons were associated with working-class and poor people whose cultural expressions they saw as disorderly and disreputable. Along with the end of World War I came a time of increased societal opulence. Grander movie palaces were being developed throughout the world circa mid-to late 1910s and increasing in popularity in the early 1920s.¹⁵

Nickelodeons were generally constructed by building contractors, and were modest in scale, with small seating capacities, few features, and simple interior and exterior design.¹⁶ By contrast, movie palaces were often constructed by more prominent architects and designers with the intent to showcase film in a highly stylized environment where the ambiance itself was part of the entertainment. The high merit of architectural and interior design was a concerted attempt to mirror the fantasy realm of the screen.¹⁷ To support a luxurious movie going experience, movie palaces included features such as lavish lobbies and auditoriums, powder rooms, restrooms, and smoking lounges. Additional amenities included symphony orchestras, printed programs, and uniformed hospitality staff to ensure patrons' needs were met.¹⁸ Ticket prices were higher generally 10 to 20 cents, though remained affordable to the middle class.¹⁹

In 1910, the Nasser family closed the Liberty and opened the original Castro Theatre, in the building that is now Cliff's Variety Store (485 Castro Street). This theater seated 600 and featured both films and vaudeville performances.²⁰ By 1920, the family also owned two small theaters in the Mission District.²¹ Given the growing audience, the family was interested in expanding the Castro Theatre, and were able to obtain a loan from Humboldt Bank to do so. At the time Eureka Valley, was a booming neighborhood with Market Street serving as a streetcar corridor from the financial district and thus an expanding network of potential theater patrons.

Three of Abraham Nasser's sons, William, Elias and George, had gotten Timothy Pflueger's name from Humboldt Bank and approached him about the design of the Castro Theatre as it exists today. Pflueger was not a well-known architect at the time, only having passed his California architecture licensing exam in June 1920, and shortly after becoming a partner with J.R. Miller, for whom he previously had been working as a draftsman.²² The Castro Theatre was thus an early initial focus and Pflueger's first movie theater.²³

¹⁴ Poletti, *Art Deco San Francisco, The Architecture of Timothy Pflueger*, page 37.

¹⁵ *Ibid*, page 39.

¹⁶ Murray and Tom, *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement (Discussion Draft)*, April 2006, page 13.

¹⁷ Steven Levin, *Castro Theater – Final Case Report*, October 1976, page 2

¹⁸ Murray and Tom, *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement (Discussion Draft)*, April 2006, page 14.

¹⁹ *Ibid*, page 8.

²⁰ Curbed SF, "The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark." Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>.

²¹ Poletti, *Art Deco San Francisco, The Architecture of Timothy Pflueger*, page 37

²² Poletti, *Art Deco San Francisco, The Architecture of Timothy Pflueger*, page 27-32.

²³ *Ibid*, page 37.

The Castro Theatre opened to the public on June 22, 1922.²⁴ With the *San Francisco Chronicle* opening advertisement describing it as “one of the finest monuments to motion pictures in America”.²⁵ The grand opening was a sold-out event, attended by then-Mayor Sunny Jim Rolph Jr. Among other features, the event included the screening of Paramount’s race car flick *Across the Continent*.²⁶

Starting with the opening night, live music was central to the theater’s regular programs. A San Francisco Symphony Orchestra violinist was chosen to conduct the new Castro orchestra. Music equipment included a Knabe piano and a Robert Morton orchestral organ.²⁷ In 1950 the original organ was replaced by a C.G. Conn 651 organ (not extant). The incorporation of organ music into the movie-watching experience which continues today is thus deeply tied to the Castro Theatre’s long history.



Above: 1922 opening advertisement.
Image Source: San Francisco Chronicle

²⁴ San Francisco Theatres, “The Castro Theatre: history and exterior views.” Accessed June 18, 2022 via <https://sanfranciscotheatres.blogspot.com/2017/08/castro-theatre.html>.

²⁵ Ibid.

²⁶ Curbed SF, “The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark.” Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>.

²⁷ Gross, “Departure to Roman Design Followed in San Francisco House”. *Motion Picture News*, Nov-Dec 1922., page 2346.

A small fire in early 1937 led Pflueger to make some minor interior changes, largely aesthetic.²⁸ These include restoration of the auditoriums sgraffito murals (extant), installation of new seats and lighting fixtures, a new sound system, and the installation of a Pflueger-designed massive central metal Art Deco light figure (extant) replacing the original chandelier.²⁹ Furthermore, the existing neon vertical blade sign and the current marquee were installed.³⁰

For its first few decades, the Castro Theatre filled its role as a neighborhood movie theater, drawing families from the neighborhood as recurring customers. Popular movies of the times were shown, with films of interest to both adults and children. During the Great Depression, the management offered free dishes with admission as an incentive at a financially challenging time. During the 1950s-1960s however, patronage dropped, likely due to the introduction of television, and the theater faced financial struggles.³¹ The decline in population of the city and neighborhood was also a factor in the sparser attendance during this era.



Above: 1922 Opening Night Photo. Below: 1922 Photo of Ground Floor Lobby with internal windows (non-extant).

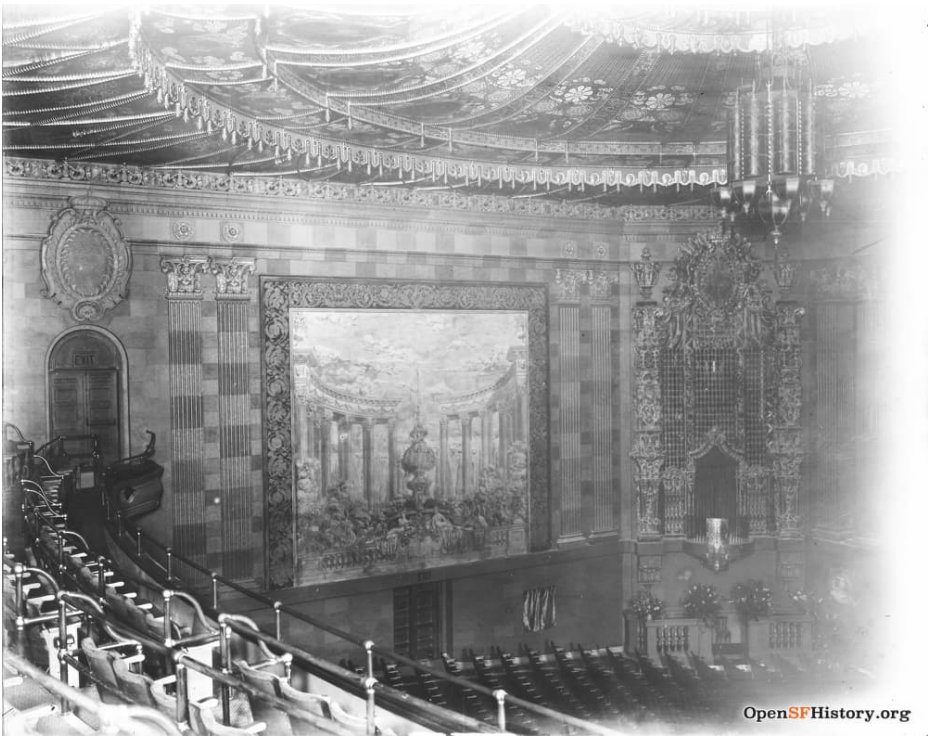
Image Source: OpenSFHistory / wnp27.4923 and wnp5.50469

²⁸ Levin, *Castro Theater – Final Case Report*, October 1976, page 2

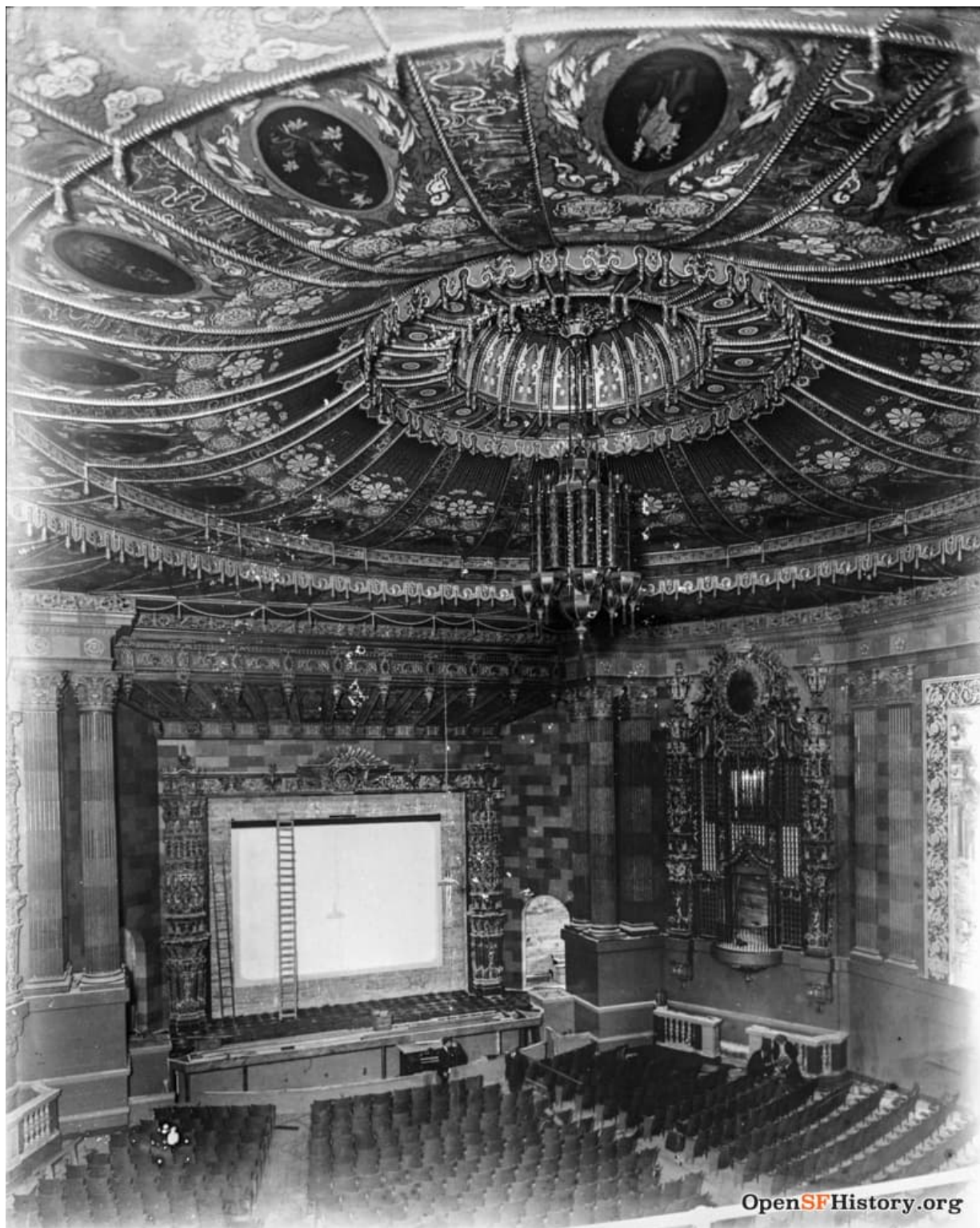
²⁹ Page and Turnbull, *The Castro Theatre: Site and Construction Chronology*, 2022, page 1.

³⁰ Vaziri, "How the Castro Won Its Landmark Stature". *San Francisco Chronicle*, June 26, 2022.

³¹ Edward Guthmann, "75, Castro Theatre Still Making Memories". *San Francisco Chronicle*, June 18, 1997.



Above: 1922 Second Floor. Below: 1922 View from balcony
Image Source: OpenSFHistory / wnp5.50470 and wnp5.50468



1922 View of screen and original proscenium
Image Source: OpenSFHistory / wnp67.0013

OpenSFHistory.org

The following is a list of San Francisco’s extant movie palaces³²:

Theater	Address	Date of Construction	Architect
Alexandria	5400 Geary Boulevard	1912	Reid Brothers
Alhambra	2330 Polk Street	c. 1926	Timothy Pflueger
Castro	429 Castro Street	1922	Timothy Pflueger
El Capitan	2353 Mission Street	1928	William Crim
El Rey	1970 Ocean Avenue	1931	Timothy Pflueger
New Mission	2550 Mission Street	1916	Reid Brothers

While the buildings on the above list remain extant, most now house non-theater uses, with the Castro and New Mission being the only exceptions. However, the New Mission Theatre did close in 1993 and became a furniture store. Due to community lobbying, the building was protected from demolition, and it was purchased and significantly rehabilitated by the Alamo Drafthouse Cinema, who reopened it as a multi-screen movie theater in 2015. Thus, the Castro Theatre is the only one of San Francisco’s movie palaces which has continually operated as a theater since it was erected.

Of the six movie palaces remaining in the city, the Castro has been the least altered with respect to both its interior and exterior. While the Alexandria’s interior retains sufficient integrity, the feeling of a single-screen theater was partly lost due to modifications including interior remodeling.³³ Exterior changes to the Alhambra include the removal of the free-standing ticket booth, the addition of modern glass doors enclosing the former exterior lobby, and alterations to the ground level façade include granitized marble facing.³⁴ El Captain’s interior was completely demolished when the building was converted to a parking lot.³⁵ El Rey’s exterior alterations include the loss of its original neon signage and some sheet metal ornament.³⁶ Lastly, the New Mission Theatre is no longer a single screen movie theater as the original auditorium has been divided. Given the minimal alterations since the 1937 vertical blade sign and marquee installation, the Castro Theatre can be considered the most intact of San Francisco’s extant movie palaces since its period of significance.

³² Murray and Tom, *San Francisco Neighborhood Movie Theater Non-Contiguous Multiple Property Historic District Context Statement (Discussion Draft)*, April 2006, page 16.

³³ San Francisco Planning Department, *Final Mitigated Negative Declaration: 5400 Geary Boulevard*, November 24, 2010, amended May 27, 2011, page 48

³⁴ Vincent Marsh with edits by the Landmark Preservation Board Staff, *Alhambra Theater Final Case Report*, June 1995, page 5.

³⁵ Sam Scott with edits by the Landmark Preservation Board Staff, *El Captain Theater and Hotel Final Case Report*, May 1995, pages 3-5.

³⁶ San Francisco Planning Department, *El Rey Theater Landmark Designation Report*, January 2017, page 40.

LGBTQ Cultural Associations

*"The Castro Theatre has really been the Radio City Music Hall for gay people. It was a cult temple for people who love movies and pageantry. It was a tribe." – John Waters (2022)*³⁷

Details on the Castro Theatre's significance in relationship to the four identified LGBTQ Historic Context Statement subthemes is described below:

- **Evolution of LGBTQ Enclaves and Development of New Neighborhoods (1960s to 1980s)**

The United States National Park Service's 2016 *LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender, and Queer History* identifies the Castro neighborhood as one of the best-known American LGBTQ neighborhoods, and one that is used to measure what is or is not an LGBTQ neighborhood.³⁸ From the 1960s onward, the Castro emerged as a place of belonging for LGBTQ people, albeit in a context of external oppression and internal conflicts.³⁹ Prior to the large influx of gay residents, the neighborhood was a predominantly Irish-Catholic community. During the 1950s and 1960s, however, families began to leave the neighborhood to purchase homes in the Sunset District and Bay Area suburbs, as a result of the GI Bill offering World War II service members access to home mortgages.⁴⁰ Shortly afterwards, gay people began inhabiting the neighborhood in large numbers.

Openly gay merchants are known to have operated in the neighborhood as early as the 1950s. In the early 1960s more gay bars, restaurants, and other LGBTQ-oriented businesses began opening in the neighborhood.⁴¹ The 1970s saw a larger influx of gay people, particularly gay men, with some migrating from the nearby Haight-Ashbury, as well as Polk Street which was had previously served as a San Francisco LGBTQ epicenter. In 1972, the Twin Peaks Tavern bar at Market and Castro rebranded itself as one of the first gay bars in the country with picture windows, a symbolic step towards burgeoning LGBTQ acceptance as patrons could now be publicly seen by outsiders.⁴² The neighborhood's Victorian homes were being restored by new community members, thus improving its architectural and aesthetic character. Along with the demographic change came the neighborhood name change from the official "Eureka Valley" to "the Castro", inspired by the theater's iconic red vertical blade sign.⁴³ By the mid-1970s the Castro was established as gay San Francisco's cultural, economic, and political hub.⁴⁴ By 1980, an estimated 17 percent of San Francisco's population identified as lesbian or gay and the number of Castro gay businesses grew exponentially, in addition to LGBTQ non-profit and political associations.⁴⁵

³⁷ Tony Bravo, "Will the Castro Theatre Remain an LGBTQ Landmark as New Management Takes Over". *SF Chronicle Datebook*, February 11, 2022.

³⁸ Jen Jack Gieseking, "LGBTQ Spaces and Places", in Megan E. Springate, ed., *LGBTQ America: A Theme Study of Lesbian, Gay, Bisexual, Transgender and Queer History* (National Park Service), 2016, page 14-13.

³⁹ Gerard Koskovich and Jen Reck, *Castro LGBTQ Cultural District, CHHESS Report: History & Heritage Section (Draft)*, June 2022.

⁴⁰ Donna J. Graves and Shayne E. Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco*, March 2016, page 170.

⁴¹ Koskovich and Reck, *Castro LGBTQ Cultural District, CHHESS Report: History & Heritage Section (Draft)*, June 2022.

⁴² Gary Kamiya, *Cool Gray City of Love* (New York: Bloomsbury, 2013), page 320-321.

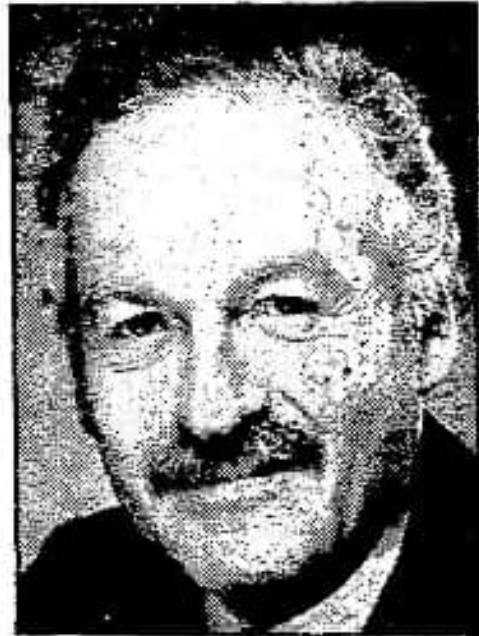
⁴³ Scott Jordan Harris. *World Film Locations: San Francisco* (Chicago: Intellect Books, 2013).

⁴⁴ Ibid.

⁴⁵ Koskovich and Reck, *Castro LGBTQ Cultural District, CHHESS Report: History & Heritage Section (Draft)*, June 2022.

The Castro Theatre’s mid-1970s shift in programming is deeply emblematic of the Castro neighborhood’s evolution into one of the world’s best-known LGBTQ enclaves and forms the basis for extending significance to Criteria A.

By the late 1960s the Castro Theatre was failing as a neighborhood second-run movie house. However, shifting neighborhood demographics with the influx of LGBTQ+ populations offered a new clientele and thus opportunities for economic and cultural revival of the space. Programs such as Hollywood classics, independent film premieres, and occasional live shows were introduced to appeal to a largely gay audience. The year 1976 was pivotal as the theater shifted to featuring films of a more experimental and artistic nature. This shift was driven by Mel Novikoff’s Theater Company leasing the venue from the Nassers who had been running the theater since its 1922 opening.⁴⁶ Novikoff (1922-1987) was a San Francisco film exhibitor, known as a pioneer in specialty films and purveyor of art house cinema. Starting in 1961, Novikoff served as manager of other San Francisco movie theaters including the Surf Theatre in the Outer Sunset, the Clay and the Lumiere. Collectively theaters under Novikoff’s management, including the Castro, were known as the Surf Theaters chain.⁴⁷ Under his direction, began a new era of film programming for the Castro Theatre which included foreign films, film festivals, and specialty first runs. Films targeted specifically to LGBTQ viewers were now being shown for the first time.⁴⁸



Mel Novikoff.
Image Source: San Francisco Chronicle, 1988.

Along with the programming shift came a concerted effort by Novikoff to address deferred maintenance of the physical fabric of the theater which had largely been untouched since Pflueger’s 1937 remodel. Interior peeling paint, as well as dust and cigarette smoke covering interior murals and cameos were among the contributors to the theater’s then derelict condition.⁴⁹ Novikoff’s improvements included a \$20,000 investment in refurbishments and updates. Novikoff also spearheaded the original landmarking endeavor as a means to protect the building from threatened demolition. Novikoff enlisted Harvey Milk as an ally in the effort, just prior to Milk being elected to the San Francisco Board of Supervisors.⁵⁰ This led to the 1977 designation of the Castro Theatre as San Francisco Landmark number 100 for its architecture and design,

⁴⁶ Steven Levin, *Castro Theater – Final Case Report*, October 1976, page 1.

⁴⁷ Peter Stack, “Surf Theaters Sold to Regency Owner”. *San Francisco Chronicle*. March 29, 1988.

⁴⁸ Curbed SF, “The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark.” Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>.

⁴⁹ San Francisco Theatres, “The Castro Theatre: history and exterior views.” Accessed June 18, 2022 via <https://sanfranciscotheatres.blogspot.com/2017/08/castro-theatre.html>.

⁵⁰ Gary Morris, “The Church of Camp : San Francisco’s Castro Theatre.” *Bright Lights Film Journal* (September 1, 1996). Accessed June 30, 2022 via <https://brightlightsfilm.com/church-camp-san-franciscos-castro-theatre>.

and as the first and finest major theater built by the Nassers, San Francisco's oldest movie-business family.⁵¹

Another pivotal event under Novikoff's management was the installation of the Wurlitzer pipe organ (not extant). Building of the organ began in 1979 by Ray Taylor and his sons, and took three years to install. The organ remained privately owned, but provided music preludes before community events and film screenings.⁵² Relatedly, David Hegarty has served as senior staff organist since 1978.⁵³ The original organ has also since been removed and currently an even larger hybrid digital/pipe Organ has been developed for the theater and is pending installation.⁵⁴

Starting in 1976, programming of Hollywood classics such as *The Women*, *Gone With the Wind* and *The Wizard of Oz* (all released in 1939) attracted gay audiences to the Castro Theatre. In many cases patrons arrived in costumes mimicking or mocking film characters, often as a critical statement about outdated attitudes towards gender, race and class seen in response to the films. Movie goers often further expressed these attitudes through laughter, booing, hissing, or reciting dialogues throughout the films.⁵⁵

Such practices also shaped the perceptions of non-LGBTQ audience members. Author Rebecca Solnit frequented the Castro Theatre as a teenager in the 1970s, recalling "The gay men in the dark with me educated me over the years about reading the sexual subtexts and preposterous elements of movies, about how to enjoy the homoeroticism of Westerns, the spectacle of over-the-top femininity, the endless supply of unlikely plot twists and overwrought emotions. They taught me with sniggers and murmurs and sighs up and down the rows."⁵⁶

Novikoff's refurbishment drew attention, including a request from then Mayor George Moscone that San Francisco International Film Festival organizers show films for a second night at that year's 21st annual event.⁵⁷ This festival is now considered the longest running film festival in the Americas, featuring more than 150 films from more than 50 countries for two weeks in the spring, with the Castro Theatre continuing as a primary venue.⁵⁸ Other film festivals which made their homes at the Castro Theatre include the San Francisco Silent Film Festival, Berlin and Beyond, and Noir City.⁵⁹

The San Francisco Jewish Film Festival (established 1980) is a three-week-long annual film festival and is the oldest Jewish film festival in the world,⁶⁰ with the Castro Theatre serving as its primary venue since 1988. The festival's programming has consistently sought to advance representation of groups

⁵¹ Curbed SF, "The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark." Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>.

⁵² "David H. Hegarty, Organist" Accessed July 24, 2022 via <https://davidhegarty.com/>

⁵³ Ibid.

⁵⁴ Jay Barmann, "Castro Theatre's Massive New Hybrid Organ May Get Installed in Time for Cinemas to Reopen". *Hoodline*, January 25, 2021.

⁵⁵ Koskovich, personal communication with Alex Westhoff, August 24, 2022.

⁵⁶ Rebecca Solnit, *Infinite City: A San Francisco Atlas* (Berkeley, Calif.: University of California Press, 2010), page 30.

⁵⁷ Vaziri, "How the Castro Won Its Landmark Stature". *San Francisco Chronicle*, June 26, 2022.

⁵⁸ SF Tourism Tips, "San Francisco Film Festivals 2022: Explore the Talent and Creativity of Today's Independent Filmmakers". Accessed July, 7, 2022 via <https://www.sftourismtips.com/san-francisco-film-festivals.html>

⁵⁹ San Francisco Theatres, "The Castro Theatre: history and exterior views." Accessed June 18, 2022 via <https://sanfranciscotheatres.blogspot.com/2017/08/castro-theatre.html>.

⁶⁰ "AJFF Slips to No. 2". *Atlanta Jewish Times*, August 23, 2016.

misunderstood in mainstream cultural production around Judaism, including Soviet Jews, Jewish women, gay Jews, Jews of color, and Palestinians.⁶¹ Also noteworthy is the San Francisco South Asian Film Festival, now considered the oldest South Asian Festival in the U.S., which has featured films at the Castro Theatre since it premiered there in 2003.⁶²

The Castro Theatre revival, along with the establishment of the Castro Street Fair in 1974 and the relocation of gay Halloween festivities from Polk Street and North Beach to the Castro in 1976, are credited as being pivotal in solidifying the neighborhood's gay identity and contributing to making the neighborhood an internationally recognized center for LGBTQ community-building and cultural production.⁶³ The Castro has since served not only as a beacon to San Francisco Bay Area gays, but also as a key destination for LGBTQ tourism, with both the neighborhood and the Castro Theatre highlighted for this reason in hundreds of travel guides published in numerous languages since the 1980s.⁶⁴ Since the 1970s, the Castro Theatre itself has had notable representation in nonfiction and fiction books; doctoral dissertations and master's theses; and film and pop culture. These materials circulate among local, national, and international audiences, establishing the theater as a symbol of the neighborhood, and further solidifying the Castro in the global spotlight as an LGBTQ enclave.⁶⁵ The theater even appears as a cover illustration on at least 10 books published between 1996 and 2020.⁶⁶ The exceptional frequency and range of such representations make the Castro Theatre one of the most widely recognized movie theaters anywhere in the world.



1982 Castro Halloween photo
(with Castro Theatre in background).
Image Source: OpenSFHistory/wnp72.8556

- **Gay Liberation, Pride, and Politics (1960s to 1990s)**

As one of San Francisco's most iconic and longest operating queer cultural spaces, the Castro Theatre has been an important venue for the advancement of LGBTQ liberation in many ways. Its prominent location in the Castro neighborhood was key to its importance as a community gathering space. In 1978

⁶¹ Peter L. Stein, "Why San Francisco is Home to the World's Oldest Jewish Film Festival". *Forward*, July 26, 2021.

⁶² 3rd i Films, "3rd International South Asian Film Festival", Accessed July 7, 2022 via: <https://www.thirdi.org/>

⁶³ Graves and Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco*, page 170.

⁶⁴ Gerard Koskovich, *Castro Theatre: LGBTQ Intangible Cultural Heritage - Selected Bibliography*, 2022, page 1.

⁶⁵ *Ibid.*

⁶⁶ *Ibid.*



Castro Theatre on the one-year anniversary of the assassination of Supervisor Harvey Milk & Mayor George Moscone, November 27, 1979. Photo Credit: Daniel Nicoletta

when Harvey Milk and George Moscone were assassinated, the Theatre was closed and the marquee lettering read “In Remembrance of Moscone and Milk”. The first candlelight march to City Hall was held, with the theater’s outdoor foyer serving as the meeting location.⁶⁷

Countless films have been shown at the Castro Theatre on topics related to LGBTQ culture, history, politics and activism. For example, the 1981 Frameline festival opening night featured the world premiere of *Greetings from Washington D.C.*⁶⁸ This was a short documentary about the 1979 first national march on Washington for Gay and Lesbian Rights.⁶⁹

Additionally, the theater has been home to many fundraising events for organizations helping to advance LGBTQ equality. For example, in 1977 “Moon Over Miami” was held to help Florida’s gay community during anti-gay activist Anita Bryant’s Save our Children campaign.⁷⁰ Furthermore in 1978 a dance event

⁶⁷ Edward Guthmann, “75, Castro Theatre Still Making Memories”. *San Francisco Chronicle*, June 18, 1997.

⁶⁸ Vaziri, “How the Castro Won Its Landmark Stature”. *San Francisco Chronicle*, June 26, 2022.

⁶⁹ IMDB, “Greetings from Washington D.C.”. Accessed June 29, 2022 via <https://www.imdb.com/title/tt0219717/>

⁷⁰ Phyllis Burke, *Family Values: A Lesbian Mother’s Fight for Her Son* (New York City: Vintage Books, 1994), page 56.

was held as a benefit the Bay Area Committee Against the Briggs Initiative, the failed California ballot proposition which sought to ban gay and lesbian people from serving as public school teachers.⁷¹

For the annual Castro Halloween party in 1989, the Castro Theatre management gave the anonymous queer cultural activist network Boy With Arms Akimbo/Girl With Arms Akimbo permission to use the poster cases to display its street art series "Continuity of Courage: 69/79/89". This series drew parallels between the bravery of LGBTQ people during the Stonewall Riots, the White Night Riot and the Castro Sweep Police Riot when the SFPD invaded the Castro on October 6, 1989. In addition to the poster cases, merchant window space, light poles, newsboxes and other spaces within the public realm were used to showcase the art. The Castro Theatre had been closed at the time as it had suffered damage from the Loma Preita earthquake.⁷²

In addition, the theater has hosted memorial services for significant LGBTQ community members, including Vito Russo (1946-1990), author of *The Celluloid Closet: Homosexuality in the Movies* (1981) and celebrated AIDS activist; Frameline programmer Mark Finch (1961–1995); drag performer Arturo Galster (1959–2014); and rainbow-flag designer Gilbert Baker (1951–2017).⁷³ Furthermore, a portion of Russo's ashes were placed at the theater in the 1990s after his death.⁷⁴ Specifically a group of his friends including Oscar-winning San Francisco filmmaker Rob Epstein and Allen Sawyer, who served as manager of the Castro Theatre from 1976 to 1982, inserted the ashes behind the soundproofing along the back wall of the balcony, to the right facing the projection booth at about eye level.⁷⁵

- **Building LGBTQ Communities (1960s to 1990s)**

As a cultural, economic and social hub in the heart of San Francisco's Castro neighborhood, the theater has served as a cornerstone for local LGBTQ communities and for queer visitors from around the world. Furthermore, through offering a safe space for LGBTQ-themed entertainment, including films with international distributions, it has supported the development of LGBTQ culture and communities globally.

San Francisco's first gay film series, in the 1970s was organized by Bern Boyle and held at UC Extension's theater (55 Laguna Street).⁷⁶ After this venue discontinued renting to the organizers, the series was moved to the Gay Community Centers (32 Page Street and 330 Grove Street), with the first official gay film festival in the U.S. held at the Grove Street center in 1977.⁷⁷ Films showcased at the festival were developed at Harvey Milk's camera store, located at 573 Castro Street, less than two blocks from the Castro Theatre.

⁷¹ Edward Meade Smith, "Dance Comes to the Castro". *Bay Area Reporter*, September 14, 1978.

⁷² Gerard Koskovich, "Remembering a Police Riot: The Castro Sweep of October 6, 1989" in Winston Leyland, ed., *Out in the Castro, Desire, Promise, Activism* (San Francisco, Leyland Publications, 2002).

⁷³ Gerard Koskovich and Jen Reck, *Castro LGBTQ Cultural District, CHHESS Report: History & Heritage Section (Draft)*, June 2022.

⁷⁴ Edward Guthman, "Opening Some Doors For 'Closet' / At premiere, film makers credit Lily Tomlin's help". *SF Gate*. March 16, 1996.

⁷⁵ Allen Sawyer, personal communication with Gerard Kosovich, August 17, 2022.

⁷⁶ Curbed SF, "The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark." Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>

⁷⁷ Ibid.

Frameline was established in 1977 as a nonprofit in support of LGBTQ film distribution, promotion, and funding. Frameline notably hosts the annual LGBTQ film festival, now the world's largest and longest-running LGBT film exhibition.⁷⁸ The Castro Theatre has served as the primary venue for the festival.⁷⁹ Just a few years after inception the festival became international in scope with 1981's festival accepting foreign entries.⁸⁰ Since its inception, Frameline has acquired titles from filmmakers throughout the world, with a collection of around 4,000 films, showcasing a vast spectrum of topics pertinent to LGBTQ identity, culture, history, politics, and more.⁸¹

As the Castro Theatre is arguably the best-known theater in the world for LGBTQ-themed movie programming, a number of notable films have made their local, national, or international premieres at the venue. Programming has reflected the diversity of the LGBTQ community, with films covering topics specific to queer people of color, transgender people, lesbians, queer youth, and LGBTQ elders.⁸² Particularly notable films which have premiered at the Castro Theatre include (but are not limited to):

- **Word Is Out: Stories of Some of Our Lives**

Mariposa Film Group (December 1977)

The Mariposa Film Group was a San Francisco-based collective who created this film considered the first feature-length documentary about gay and lesbian identity.⁸³ The film includes interviews of 26 gay men and women from across the United States. Over half of the interviewees and around 1,600 patrons attended the premiere, which served as a benefit for Save Our Human Rights Foundation.⁸⁴

- **What Ever Happened to Susan Jane?**

Marc Huestis (February 1982)

A low-budget indie film which became a camp classic. Featuring drag queens and a new wave



1997 exterior shot promoting the 21st Lesbian and Gay Film Festival and *Valley of the Dolls* screening with Barbara Perkins.

Photo Credit: Max Kirkeberg Collection.

⁷⁸ Online Archive of California, "Frameline Film Festival Collection". Accessed June 30, 2022 via: https://oac.cdlib.org/findaid/ark:/13030/c8nc65qz/entire_text/

⁷⁹ Graves and Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco*, page 271.

⁸⁰ "5th Gay Film Festival". *Bay Area Reporter*, April 23, 1981, page 25.

⁸¹ Online Archive of California, "Frameline Film Festival Collection". Accessed July 23, 2022 via: https://oac.cdlib.org/findaid/ark:/13030/c8nc65qz/entire_text/

⁸² Koskovich, personal communication with Alex Westhoff, June 30, 2022.

⁸³ Graves and Watson, *Citywide Historic Context Statement for LGBTQ History in San Francisco*, page 270.

⁸⁴ "'Word is Out' Premieres", *Bay Area Reporter*, December 8, 1977, page 6-7.

soundtrack, the plot includes a suburban housewife visiting San Francisco to track down a high school friend who has immersed herself in San Francisco's alternative culture of the 1980s.⁸⁵

- **The Times of Harvey Milk**

Rob Epstein (November 1984)

The film covered Harvey Milk's political career and the assassination of Milk and San Francisco Mayor George Moscone. The film was the recipient of several awards including a 1985 Academy Award for best documentary, making it the first gay-themed film to win the documentary Oscar.⁸⁶ It had been invited to major international film festivals around the same time, though the West Coast premiere took place at the Castro Theatre as a benefit for the Shanti Project, an HIV/AIDS nonprofit, and the Harvey Milk Film Project.⁸⁷

- **Tongues Untied**

Marlon Riggs (March 1990)

Credited as the first film specifically exploring African-American gay male identity, the film journeys through Rigg's own life. From a childhood damaged by surrounding homophobia, to coming to age in the face of a predominantly white gay community, to the creation of a black gay community. House music, voguing, poetry reciting, and other cultural phenomena of the time are woven into the evocative and critically acclaimed production.⁸⁸

- **The Adventures of Priscilla, Queen of the Desert**

Stephan Elliott (April 1994)

A contemporary twist on the road movie, this Australian comedy follows the adventures of a troupe of drag queens as they take their tour bus across the Outback. A surprise worldwide success, the film won the 1995 Academy Award for best costume design. Priscilla received a triumphal world premiere at the San Francisco International Film Festival at the Castro Theatre, a venue chosen by the distributor and the director to help create international attention for the film and for Australian filmmaking.⁸⁹

- **No Secret Anymore: The Times of Del Martin and Phyllis Lyon**

Joan E. Biren (February 2003)

The first full-length feature film about pioneering lesbian civil rights activist couple Del Martin (1921–2008) and Phyllis Lyon (1924–2020). The film was shot in San Francisco and covers their important stories as well as those of associated people and events which helped support their milestone achievements in LGBTQ civil rights activism. Lyon and Martin, director Joan E. Biren and

⁸⁵ Michael Lasky, "Film Clips: Whatever Happened to Susan Jane?". *Bay Area Reporter*, February 11, 1982.

⁸⁶ IMDB, "The Times of Harvey Milk". Accessed June 30, 2022 via <https://www.imdb.com/title/tt0088275/>

⁸⁷ "This Week". *Bay Area Reporter*, October 25, 1984.

⁸⁸ Cary Alan Johnson, "Not in Knots", *Gay Community News*, February 25-March 3, 1990.

⁸⁹ Daniel Mangin, "The Queer Skinny," *Bay Area Reporter*, April 28, 1994.

others associated with the film attended the premiere.⁹⁰

- **Milk**

Gus Van Sant (October 2008)

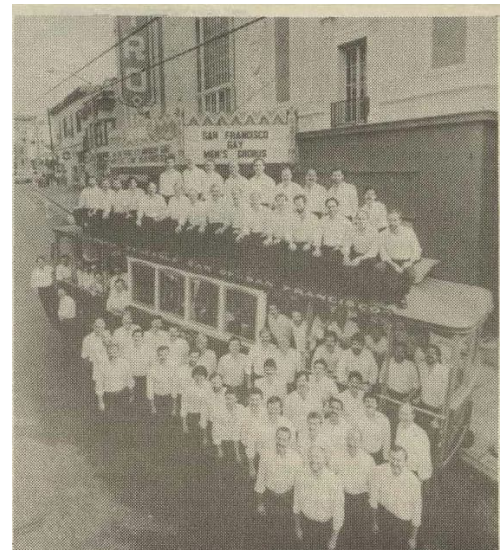
A biopic about the life and murder of Supervisor Harvey Milk (1930–1978), starring Sean Penn, who attended the premiere event. The film was shot on Castro Street in January of that year with street and storefront features temporarily decorated to regain their 1970s appearance.⁹¹ As the theater is shown in the movie, the film crew made exterior improvements including façade repainting and neon restoration.⁹²

In addition to film, the Castro Theatre has supported myriad other types of events. Through offering affordable rental to nonprofit fundraisers and community performers, the theater has served as a crucial venue for the production of queer culture and for the creation of distinctively queer audiences. Early productions include drag artiste Mavis in the Toad Hall Show in 1977.⁹³ The annual Christmas Eve “Home for the Holidays” concert of the San Francisco Gay Men’s Chorus has taken place at the Castro Theatre since 1990.⁹⁴

In February 1984, disco legend and Cockettes cast member Sylvester (1947–1988), a Castro neighborhood resident, performed two concerts at the Castro Theatre on the same night, billed as a ten-year retrospective. While Sylvester was a Los Angeles native, he had made San Francisco his home in the 1970s and became known for his falsetto voice and flamboyant persona. Sylvester had not performed at a major local venue for nearly two years, and his was one of the few live concerts booked at the Castro Theatre for many years. Supporting him was a fourteen-piece orchestra and four vocalists including Jeanie Tracy and Marsha Wash.⁹⁵ Both women had begun their careers as backing vocalists for Sylvester, and went on to achieve individual recognition through later solo projects and



2008 Milk showing. Poster reads: "See the film on Castro St. where it all began!"
Photo Credit: Max Kirkeberg Collection Collection.



The Gay Men’s Chorus outside of the Castro Theatre on Christmas Eve. Image Source; Bay Area Reporter, December 16, 1993.

⁹⁰ Zak Szymanski, “Lyon and Martin to Grace the Silver Screen”. *Bay Area Reporter*. January 23, 2003.

⁹¹ Steven Winn, “‘Milk’ world premiere benefit at Castro Theatre”. *SFGate*. October 29, 2008.

⁹² Vaziri, “How the Castro Won Its Landmark Stature”. *San Francisco Chronicle*, June 26, 2022.

⁹³ Koskovich and Reck, Castro LGBTQ Cultural District, CHHESS Report: History & Heritage Section (Draft), June 2022.

⁹⁴ Ibid.

⁹⁵ Joshua Gamson. *The Fabulous Sylvester* (New York: Picador, 2005), pages 232-233.

collaborations. The show included disco classics and gospel ballads. The performance received two standing ovations with two encores.⁹⁶

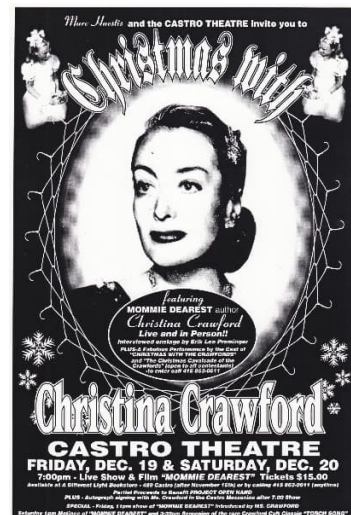
In 1994 filmmaker and event producer Marc Huestis began his long tenure of celebrity events at the Castro Theatre.⁹⁷ His programming lasted over two decades, earning him the title “The Impresario of Castro Street”.⁹⁸ The general format of Huestis’s events consisted of a live drag-show curtain raiser followed by a major Hollywood classic film, then a Q and A session with a star from the film. A few notable events included a 1997 showing of *Valley of the Dolls* with Barbara Perkins⁹⁹ and the 1997 Christmas with Christina Crawford event with a book signing and film showing of *Mommie Dearest*.¹⁰⁰ Dozens of other Hollywood actors participated in Huestis’s events including Linda Blair, Debbie Reynolds, Karen Black, Patty Duke, and Tony Curtis.¹⁰¹ The events sometimes were fundraisers for charities including AIDS organizations.¹⁰²

John Waters, who once called the Castro Theatre “the Radio City Music Hall for gay people,” was also booked by Huestis.¹⁰³ Waters’s previous visits to the theater included the acceptance of a Frameline Award for actor and drag icon Divine in 1988 after Divine passed away.¹⁰⁴ Huestis orchestrated the first ever John Waters X-Mas, a comedy show which took place on December 13, 1996. Waters was quite pleased with the event and a second John Waters X-Mas was held in 2003 also at the Castro Theatre. Waters went on to host John Waters Christmas events in other U.S. cities. Including a 2018 17-city tour, which used the Great American Music Hall as its San Francisco venue.¹⁰⁵

Mel Novikoff passed away in 1987. To honor his contributions to the film industry, the San Francisco International Film Festival named an award after him, for individuals or institutions who have deeply enhanced knowledge and appreciation of world cinema.¹⁰⁶ Shortly



Sylvester at the Castro Theatre.
Image Source: Bay Area Reporter, 1984



1997 Christmas with Christina Crawford Ad.
Event Poster by Rex Ray.

⁹⁶ Ibid.

⁹⁷ Vaziri, “How the Castro Won Its Landmark Stature”. *San Francisco Chronicle*, June 26, 2022.

⁹⁸ Koskovich, personal communication with Alex Westhoff, June 30, 2022.

⁹⁹ Marc Huestis, *Impresario of Castro Street* (San Francisco: Outsider Productions, 2019), 204-205.

¹⁰⁰ Ibid, 214-217.

¹⁰¹ Marc Huestis Presents, “Marc Huestis Presents”. Accessed June 30, 2022 via <https://marchuestispresents.com/the-events/>

¹⁰² Ibid.

¹⁰³ Huestis, *Impresario of Castro Street*, 196-202.

¹⁰⁴ Edward Guthmann, “75, Castro Theatre Still Making Memories”. *San Francisco Chronicle*, June 18, 1997.

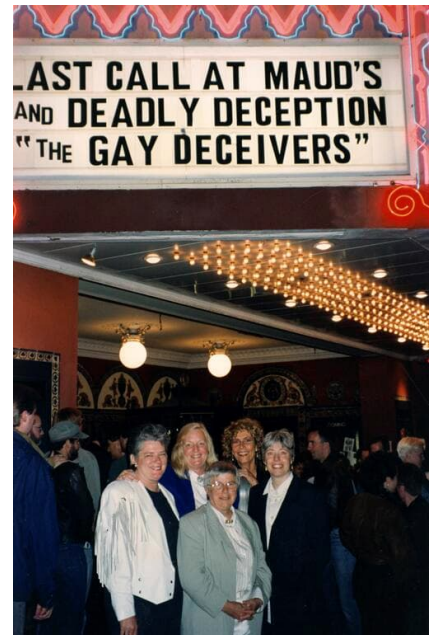
¹⁰⁵ Huestis, *Impresario of Castro Street*, 196-202.

¹⁰⁶ SFFILM, “SFFILM to Honor Celebrated Film Scholar Annette Insdorf with Mel Novikoff Award at 2018 San Francisco International Film Festival”. Accessed August 20, 2022 via <https://sffilm.org/sffilm-to-honor-celebrated-film-scholar-annette-insdorf-with-mel-novikoff->

after Novikoff's death, Blumenthal Theatres assumed the Castro Theatre lease with programmer Anita Monga.¹⁰⁷ Continuing Novikoff's tradition of art-house showings, Monga is credited with transforming the Castro into one of the most profitable independent cinemas in the United States. Under Monga a long list of films premiered at the theater, with a prevailing number of LGBTQ-themed movies. From the late 1980s and 90s, such films included *The Search for Signs of Intelligent Life in the Universe* (1991), *Swoon* (1992), *Last Call at Maud's* (1993), *Sex Is...* (1993), *Totally F***ed Up* (1993), *The Celluloid Closet* (1996), and numerous others.¹⁰⁸ Monga's extensive efforts put the theater at the forefront of New Queer Cinema, a term coined in the 1990s to describe the burgeoning movement in queer-themed independent film making.¹⁰⁹

In 2001, the Nasser family resumed direct operation of the theater, with upgrades including new auditorium seats in movie-palace style, new projectors, new sound systems, bathroom refurbishments, and an expanded stage. The changes were carried out with respect for the original style and function of the space. As a result, the venue continued to retain a high degree of integrity, though adapted in a manner to support the contemporary events and needs.

The orchestra continues to mark the Castro Theatre as a classic movie palace. The raked floors and sloping aisles are original; although the stage alterations and new seats were installed later, they fall within the second period of significance identified in this landmark designation. Through in-person testimonials, public historian Gerard Koskovich has documented the linkages of these features with the intangible cultural heritage of the space, and how the configuration led to community building, audience participation, cultural production, and personal meaning for theater goers. Direct exchanges were regularly made between the stage and house and numerous directors, actors, musicians, writers and community leaders took their places on the seats before being called up to the stage for events.¹¹⁰ In some cases, celebrities made their appearances from the back of the house, descending down



1994 Showing of *Last Call at Maud's*, a documentary film about a long-running Cole Valley lesbian bar, with former Maud's staff. Image Source: SF History Center, SF Public Library.



Drag icon Divine at the Castro Theatre in 1981, after having ridden a motorcycle down the aisle. Image Source: Bay Area Reporter.

award-at-2018-san-francisco-international-film-festival/

¹⁰⁷ Vaziri, "How the Castro Won Its Landmark Stature". *San Francisco Chronicle*, June 26, 2022.

¹⁰⁸ Gary Morris, "Celluloid Solace, Born Again at the Castro Theatre". *Bay Area Reporter*, June 27, 1996.

¹⁰⁹ Eve Oishi, "New Queer Cinema: The Director's Cut". by B. Ruby Rich, *Women's Studies*, 43:5, 2014.

¹¹⁰ Gerard Koskovich, "Castro Theatre Defining Characteristics: Raked Orchestra Seating & Aisles. Compiled, Introduced and Annotated by Gerard Koskovich" (San Francisco, 2022).

the aisles. Koskovich further notes the importance of the space with associated features as “the setting where countless LGBTQ people from San Francisco and around the world have experienced safety, belonging and shared culture in a crowded public place, in some cases for the first time in their lives.”¹¹¹

Monga was fired by the Nassers in 2004, though they continued the then long-established traditions of LGBTQ-themed film showings and other events. Given both Novikoff’s and Monga’s creative vision and leadership, 1976–2004 represents a particularly significant period of time for the theater. Over this nearly thirty-year period, the theater transitioned from a failing second-run neighborhood movie house to an unparalleled internationally renowned cinematic hub. LGBTQ-themed events including but not limited to films, prevailed during this time period, anchoring the Castro Theatre’s relationship with the Castro neighborhood and placing it in the global spotlight as one of the world’s most universally recognized queer cultural spaces. Thus 1976–2004 is identified as a second period of significance of this landmark designation, specifically for its LGBTQ cultural association.

While 2004 was identified as the end period of significance date for this landmark designation, many of the long running traditions, such as the film festivals and LGBTQ programming, continued under the Nassers’ management. The Castro Theatre still plays an unparalleled role as a significant cultural space for San Francisco LGBTQ communities, as well as other communities. Should the landmark designation be revised in the future a later period of significance end date could be considered.

In more recent years, programming has further diversified to feature events including comedy shows, drag events, sing-alongs, and other community activities.¹¹² In 2011, locally renowned drag icon Peaches Christ moved “Midnight Mass,” a cult film series, to the Castro Theatre after the closure of the original venue, the Bridge Theatre in the Richmond. Peaches Christ further introduced other performances including local drag personalities and *RuPaul’s Drag Race* contestants.¹¹³ Corporate events have also utilized the Castro Theatre as a venue, such as the Lesbians Who Tech conference.¹¹⁴

- **San Francisco and the AIDS Epidemic (1981 to 1990s)**

The AIDS epidemic represents a watershed period of evolution within San Francisco’s LGBTQ communities. San Francisco was among the first American cities to face the AIDS crisis, with public health authorities first reporting gay and bisexual men with symptoms of the then-unknown disease in 1981. As the City’s gay epicenter, the Castro neighborhood experienced the full brunt of the pandemic in ways unparalleled in much of the rest of the world. In addition to the unprecedented toll of deaths from the disease, AIDS hysteria in most parts of the United States further reinforced homophobia and discrimination, jeopardizing gay men’s access to housing, employment, health care and more. Federal response to the epidemic at the time was completely lacking, making the importance of local organizing critical.

The Castro Theatre served as an important space for the LGBTQ community through the AIDS epidemic for several reasons. Firstly, it offered a space for AIDS-related programming, including but not limited to AIDS-themed films. Often distributed internationally, films which premiered at the Castro Theatre helped educate the public both locally and globally about the epidemic. Secondly it offered a safe space for the

¹¹¹ Ibid,

¹¹² Vaziri, “How the Castro Won Its Landmark Stature”. *San Francisco Chronicle*, June 26, 2022.

¹¹³ Ibid.

¹¹⁴ Lesbians Who Tech, “San Francisco Summit 2022”. Accessed September 3, 2022 via <https://lesbianswhotech.org/sanfrancisco2022/>

LGBTQ community, providing entertainment to those affected by the disease, friends and family members, at a very dark time. In the midst of grief, depression, and justified anger in reaction to AIDS, the Castro Theatre offered a place of respite and belonging.¹¹⁵ The theater served as a haven for community members to safely congregate at a time where homophobia was particularly rampant.¹¹⁶ Thirdly, for decades a countless number of the venue's events have served as fundraisers for AIDS related organizations, which were of utmost importance given the lack of federal resources made available. Lastly the venue has served as a space for memorials.

In 1985, one of the biggest gay film events in the Castro's history was the world premiere of Arthur Bressan's *Buddies*. This film was the first dramatic movie about AIDS.¹¹⁷ Set in New York City, the plot follows a burgeoning platonic friendship of two gay men, one of whom is dying of AIDS.¹¹⁸ *Buddies* premiered as part of a benefit for the Shanti Project, a local support organization for people with AIDS¹¹⁹. Later AIDS related films to premiere at the Castro Theatre included the 2011 documentary *We Were Here*.¹²⁰

Criterion C – Architecture/Design

The Castro Theatre was Timothy Pflueger's first cinema project and is one of his best-known designs. Created shortly after he obtained his architectural license, the theater represents a harbinger of Pflueger's incorporation of an eclectic assemblage of styles, an approach which continued through his career. The predominantly Spanish Colonial style exhibited by the Castro Theatre represents the most popular design style adapted for theatres contemporary to this time period in California.¹²¹ At the time, it was one of the most lavish theaters in a San Francisco neighborhood, costing \$300,000 to build and containing 2,000 seats.¹²² The theater was one of San Francisco's earliest dedicated to moving pictures, instead of vaudeville. Pflueger's intention was to create an interior more reminiscent of the outdoors, as a break from the generally pretentious feeling of vaudeville theatres.¹²³ Pflueger specifically stated, "The thought that dominated was that this should not be the usual interior, very often oppressive and stuffy, but rather to have this airy refreshing atmosphere of the great outdoors. With this in mind, we set out to create an 'exterior' instead of an 'interior' [based on] the Roman amphitheatre."¹²⁴

The success of the Castro Theatre project paved the way for the architectural firm of Miller & Pflueger to undertake other high-profile cinema commissions, many from the Nasser Brothers who hired the firm to design all of their theaters. These included the Alhambra in San Francisco (1926); theaters in Tulare, Oroville,

¹¹⁵ Koskovich, personal communication with Alex Westhoff, June 30, 2022.

¹¹⁶ Reed Cowan, "As Castro Theatre Turns 100, Longtime Organist Looks Back At Loss and Life." *CBS Bay Area*. June 12, 2022.

¹¹⁷ Curbed SF, "The Epic History of the Castro Theatre, a San Francisco and LGBTQ Landmark." Accessed June 18, 2022 via <https://sf.curbed.com/2016/6/22/12004316/san-francisco-pride-castro-theater-history-pictures>

¹¹⁸ IMDB, "Buddies", Accessed July 1, 2022 via <https://www.imdb.com/title/tt0088864/>

¹¹⁹ Kevin J. Harty, "All the Elements of a Good Movie: Cinematic Responses to the AIDS Pandemic" in Emmanuel S. Nelson, ed., *AIDS: The Literary Response* (New York City: Twayne Publishers), 1992): page 115.

¹²⁰ kamiya

¹²¹ Ibid.

¹²² Poletti, *Art Deco San Francisco, The Architecture of Timothy Pflueger*, page 37

¹²³ Ibid, page 42

¹²⁴ Poletti, *Art Deco San Francisco, The Architecture of Timothy Pflueger*, page 37-45

and Chico (1926–1927); the El Rey in San Francisco (1931); the Paramount in Oakland (1931); the Alameda Theater in Alameda (1932); and the remodeling of the New Mission Theater in San Francisco (1932).¹²⁵

Pflueger’s unique design approach incorporated a flamboyant period-style aesthetic with influences including Chinese, Persian, Moorish, Mesoamerican and more.¹²⁶ At least 26 of Pflueger’s major buildings are extant throughout California, with 17 in San Francisco, in addition to private residences, nightclubs and cocktail lounges.¹²⁷ Twenty of his buildings have been designated historic through National Register, Historic American Building Survey, local government listings, or both.¹²⁸ Pflueger’s other notable projects include San Francisco’s Pacific Coast Stock Exchange, the Pacific Telephone Building in the South of Market neighborhood, San Francisco City College, George Washington High School, Roosevelt Jr. High School, and major buildings for the 1939–1940 Treasure Island Fair.¹²⁹ Pflueger was also involved in the design of the San Francisco Bay Bridge, the San Francisco Art Institute, and the San Francisco Museum of Art.¹³⁰ Lastly other hospitality-related projects included the Bal Tabarin (now Bimbo’s) and portions of hotels including the Fairmont, the St. Francis, and the Mark Hopkins (specifically the iconic “Top of the Mark”).¹³¹

Property Description

Adapted from the original 1976 Landmarks Preservation Advisory Board Case Report, the theater’s interior and exterior is described below.¹³² Since then the property has undergone few alterations in respect to character defining features.

Exterior

The theater occupies roughly 100 feet of frontage on Castro Street. Although the entire bulk of the auditorium is carried out to the sidewalk, the width of Castro Street and the proximity of the theater to the sweeping intersection of Market, Castro and 17th streets plays against its considerable mass and prevents it from appearing overscaled in relation to the much smaller buildings surrounding it.

The Castro Street facade of the building is the only ornamented portion of the exterior; the bulk of the building, which is not particularly visible from the street, is unfinished concrete. This is a common arrangement in theater construction.

The symmetrical facade is divided vertically into three roughly equal portions, the center one of which, framing the entrance, is the most elaborate. The major element of the design is a large-mullioned window nearly as high as the building itself. The window is functional at mezzanine level and blind above, but through concealed fixtures it can be illuminated throughout its entire height. This large window is flanked by two smaller ones at mezzanine level. Both are functional.

¹²⁵ https://citypln-m-extnl.sfgov.org/Commissions/HPC/7_20_2022/Commission%20Packet/2022-005865CRV.pdf

¹²⁶ United States Department of the Interior, *National Register of Historic Places Registration Form: Pflueger, Timothy L., House*, April 2022, section 8 page 12.

¹²⁷ Ibid.

¹²⁸ Ibid.

¹²⁹ Levin, *Castro Theater – Final Case Report*, October 1976, page 1-2.

¹³⁰ Ibid, page 1.

¹³¹ Ibid, page 2.

¹³² Ibid, page 2-4.

The area around the large window is decorated with a shallow relief which is developed into a peak somewhat higher than the remainder of the wall. The effect is strongly suggestive of 18th-century cathedrals in Mexico. The side portions of the facade are each conceived as a single panel topped by additional shallow relief. There is no overhanging cornice, and several decorative finials, visible in early photographs, were removed during Pflueger's 1937 renovations. The facade is painted a very light buff, save for the two panels, which are pale pink. This is the original color scheme.

The first story consists of several storefronts, which have been altered from their original design. The theater entrance, which is set deeply back from the sidewalk, creates a street foyer. Save for its painted finish, this foyer space stands as built, featuring an island-type (free-standing) ticket office. Decorated poster cases adorn the exterior façade as well as interior foyer walls. The wall areas surrounding the poster cases as well as the base of the ticket office are finished in glazed art tile. A blue tiled bulkhead runs along the wall of the exterior façade and foyer.

The doors are oak with glass windows, and the paving is unglazed red-orange clay quarry tiles with red-orange terra cotta tones and a dark blue glaze on the ornament tiles marking the intersecting points on the grid. In 2014 Castro Street underwent significant streetscape improvements which included sidewalk widening. Tiles and paving to match were incorporated into the streetscape design outside of the Castro Theatre for a continuous ground appearance to match the historic tile grid and design, from the curb to foyer space.

The current marquee and vertical blade sign both date from Pflueger's 1937 renovations. The vertical blade sign stands nearly forty feet tall, and is attached to the right edge of the leftmost bay. The north and south



Illuminated Vertical Blade Sign and Marquee.
Image Source: SFNeon.org, 2013

facing sides are identical. The vertical blade features red with blue and gold trim; the word “Castro” appears vertically in white, though outlined with yellow neon tubing illuminated at night, currently with the letters flashing in succession to spell out the theater name. The trim is adorned with blue neon along both vertical edges, plus a yellow neon diamond at the bottom and decorative yellow and red neon in a flower-like shape at top.

The marquee stands roughly twelve feet above grade and projects roughly twelve feet from the front façade. The west-facing main portion of the marquee is nearly 30 feet in length, with the north-facing and south-facing sides projecting outward at a roughly 45-degree angle to form a trapezoidal shape. Centered at the top of the west-facing side is the name Castro in white lettering. All street-facing sides are decoratively painted in red, yellow and blue with a zig-zag pattern at much of the top. The west side includes two lines and the south and north sides three lines each for adjustable lettering to announce current film showings, events, or other pertinent information. The marquee is illuminated with varying neon lights including blue, red, and yellow. Dozens of incandescent light bulbs are fixed along the underside of the marquee, which are generally illuminated at night.

Interior

The interior layout of the Castro is typical of theaters of its general age and size, particularly those built on small sites: all public amenities—foyers, lounges, stairs, etc.—are worked into the spaces beneath the rear of the balcony or behind the balcony. This arrangement limits somewhat the space which can be devoted to these amenities, but it represents the most efficient use of the land. Upon entering the Castro Theatre, one passes into a small foyer extending the full width of the building. This space is quite shallow, being just large enough to serve the seats on the main floor. Staircases at both ends lead from this foyer into the mezzanine and balcony areas. The foyer is fairly plain, with a beamed treatment given to the central portion of the ceiling, mirrors on the wall communicating with the auditorium and wood doors set in archways serving the auditorium, restrooms, manager’s office and exits. An art deco style water fountain is installed against decorative tile along the northern portion of the west wall.

The stairways from this foyer become ramps at the mezzanine level; these then serve the balcony. The ramps are at the sides of the building, and the space between them is occupied by a mezzanine lounge running the full width of the building and featuring windows to the street. The ceiling is slightly vaulted and decorated with stencils. The ceiling is adorned with three chandeliers.

The auditorium, consisting of over 1,400 seats upholstered in red velvet, is laid out with a main floor (approximately 800 seats) and a single balcony (approximately 600 seats). The seating constitutes a defining characteristic of the space as a historic cinema, configured in classic movie palace fashion in gently curved rows. On the orchestra (main floor) level, the seats are affixed to a raked concrete floor overlaid with wood. An aisle runs along each side wall, and two further aisles divide the seating into left, center and right sections. Seating in the balcony is affixed to banked tiers and similarly divided into three sections, but with no aisles at the outside. The sweep of the seating across the orchestra and the balcony not only creates a visual ambiance which immediately marks the space as a grand movie theater but also provides excellent sight lines for viewing films and live performances. The stage includes a set of steps on both sides, and a central platform for the organ, which is elevated from the pit below, with a hydraulic lift.

The proscenium opening is framed by pairs of gilt corinthian columns against gilt corinthian pilasters, topped by a highly decorated lintel from which the curtains hang. The columns and pilasters stand on tall square bases the fronts of which are decorated with painted roundels portraying bust-length images of women with Grecian style hair and clothing, perhaps evoking muses. The opening here is the outermost of the two prosceniums, the screen having been moved forward to accommodate widescreen processes. The area behind the current screen consists of a small, almost square, highly ornamented proscenium; walls which continue the splay of the organ screens; and a heavy beamed ceiling sloping down from the outer opening. The moving of the screen, done about two decades ago, was done with a minimum of damage to this area.

Immediately flanking the present proscenium are ornamental perforated "jali" plaster organ screens with a small balcony at the base of each. Atop each grill is a massive medallion, a motif repeated over each of the side exit doors at the balcony aisle.

The major portion of each side wall of the orchestra level is taken up with a large mural showing a pair of colonnades and a fountain in exaggerated perspective. When such designs are used in theaters and in other places, they are traditionally painted on canvas in a studio, then bonded to the wall. Here, the murals are executed in sgraffito, a wet-plaster process similar to fresco, and have retained their color very well. Spotlights on the balcony rail illuminate these murals at all times.

The Castro Theatre's ceiling is an extraordinary affair designed to resemble the interior of a pavilion-style tent. The swags, ropes, tassels, and fabric panels which would be present in cloth canopy are all recreated in polychromed plaster to a very convincing and highly theatrical effect. The entire surface of the canopy is decorated with slightly Asian-inspired designs in muted shades, primarily green, orange, and copper leaf. From the top of the canopy hangs a large art deco lantern, originally provided with parchment light diffusers, but now adorned with sheet metal reflectors. This fixture in its present form dates from the 1930s, but its character is in keeping with the original work.

The tent ceiling and the sgraffito panels extend to a point defined by the balcony cross-aisle. From this point back, the character of the house changes. The rear of the balcony is a simple box, with a flat ceiling slightly higher than the tent. The walls are treated with black acoustic material likely installed in the 1970s; visible in places under the material is pegboard paneling installed earlier but likewise well after the theater opened. The ceiling is painted in colors and patterns similar to those used in the tent. Although this area was painted in the 1930s, the designs are not markedly different from those on the tent. The ceiling is lit by "umbrella" type fixtures.

Although a number of small details in the auditorium and balcony differ from the original design, the overall effect is that of a 1920s theater. All work has been done with great sympathy, making the Castro the finest extant example of movie palaces from its period in San Francisco.

Property History

Prior to the erection of the Castro Theatre, the site was occupied by the Matear House, an expansive building with verandahs.¹³³ Pursuant to the 1899 Sanborn map, it was a two-story wood-framed residential building. The lot width at the time was roughly 80 feet, and irregularly shaped with a roughly 80 feet depth at the north

¹³³ Stiles, *Eureka Valley Historic Context Statement*, page 30.

and roughly 90 feet at the south. The building was setback over 20 feet from the front property line, with side setbacks as well. Two small accessory structures were sited at the rear of the lot.

According to the 1913–1915 Sanborn maps, a development in roughly the same location with a similar layout existed onsite, suggesting it is the same building. However, the northern portion of the parcel now appears to be subdivided from the rest and improved with a three-unit residential building. Otherwise the lot appears to be merged with the lot previously to its rear, thus L-shaped with a 120 foot maximum lot depth. The adjacent lot to the south where the parking lot for the Castro Theatre currently is located, generally appears unimproved with the exception of a few small one-story structures.

The 1950 Sanborn map depicts the Castro Theatre as it exists today. Since the building's 1922 construction, there have been few exterior alterations. Notable exceptions include the 1937 marquee replacement and blade sign installation. Telecommunication antennas and related equipment were installed on the roof in the early 2000s, with some modification since. Other known exterior work has generally been limited to repair and maintenance, including a 2001 reroofing.

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Correspondence

To augment research conducted for this Landmark Designation Fact Sheet, Gerard Koskovich (public historian and founding member of the GLBT Historical Society) consulted with Planning Department staff and community members, in addition to reviewing and editing the draft document. Specific cited correspondence includes:

- Gerard Koskovich, personal communication with Alex Westhoff (SF Planning Department staff), June 30, 2022.
- Dan Nicoletta, personal communication with Gerard Koskovich, August 24, 2022
- Allen Sawyer (Castro Theatre manager ((1976 to 1982))), personal communication with Gerard Koskovich, August 17, 2022.

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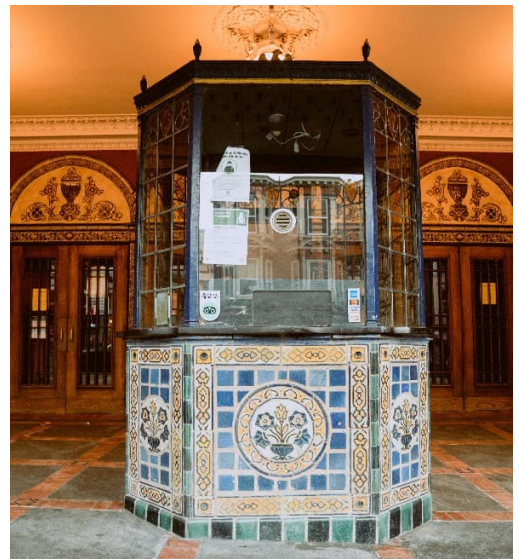
Photos



Vertical blade sign and marquee, northern elevation
Image Source: SF Planning Department, 2022



Front façade, from northwest. Image Source: Page and Turnbull, 2019

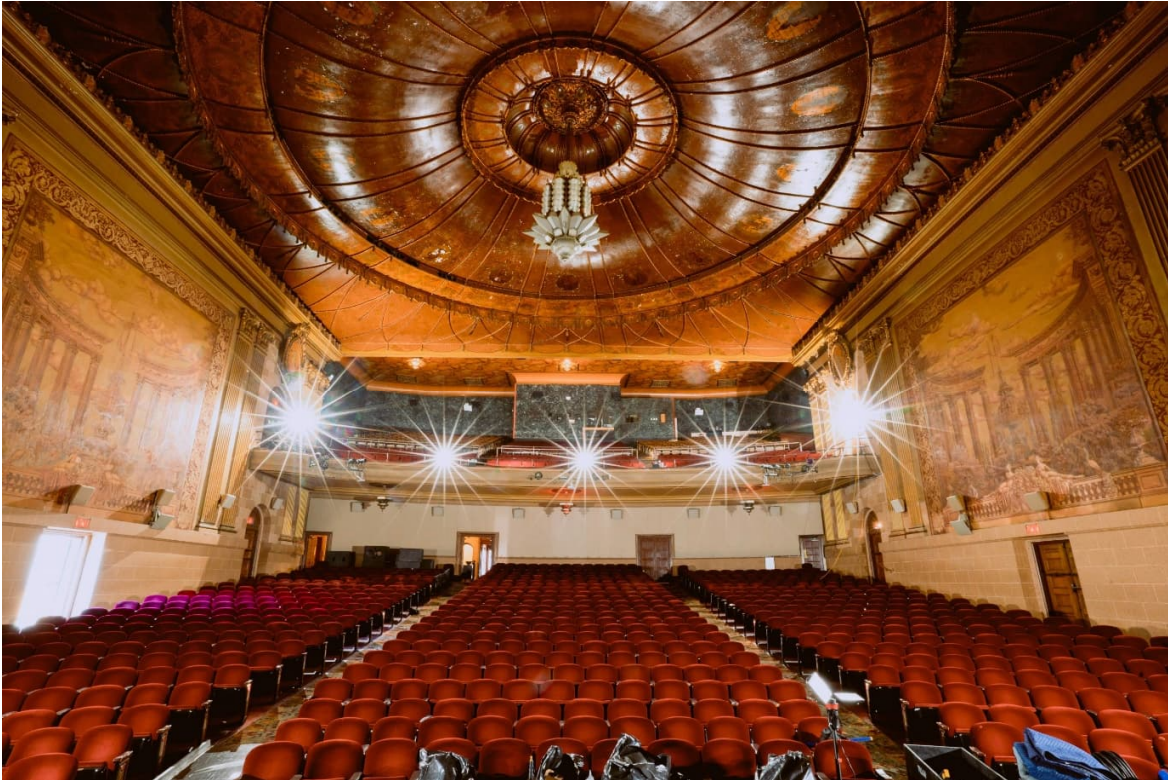


North interior vestibule wall (left), outside ticket booth (right). Images Source: Page and Turnbull, 2022



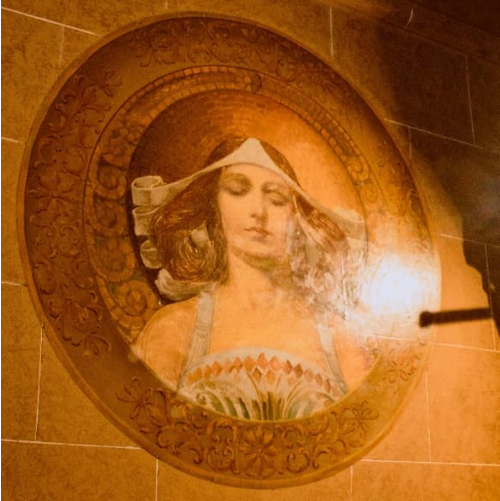
Upstairs lobby (top), downstairs lobby (bottom). Both looking northward.

Images Source: Page and Turnbull, 2022



Main auditorium. View from stage (top), view from audience (bottom)

Images Source: Page and Turnbull, 2022



Main auditorium canvas paintings and sgraffito murals. Images Source: Page and Turnbull, 2022



Balcony Seating. Images Source: Page and Turnbull, 2022



THE CASTRO THEATRE LANDMARK AMENDMENT RECOMMENDATION

APRIL 3, 2023
LAND USE COMMITTEE

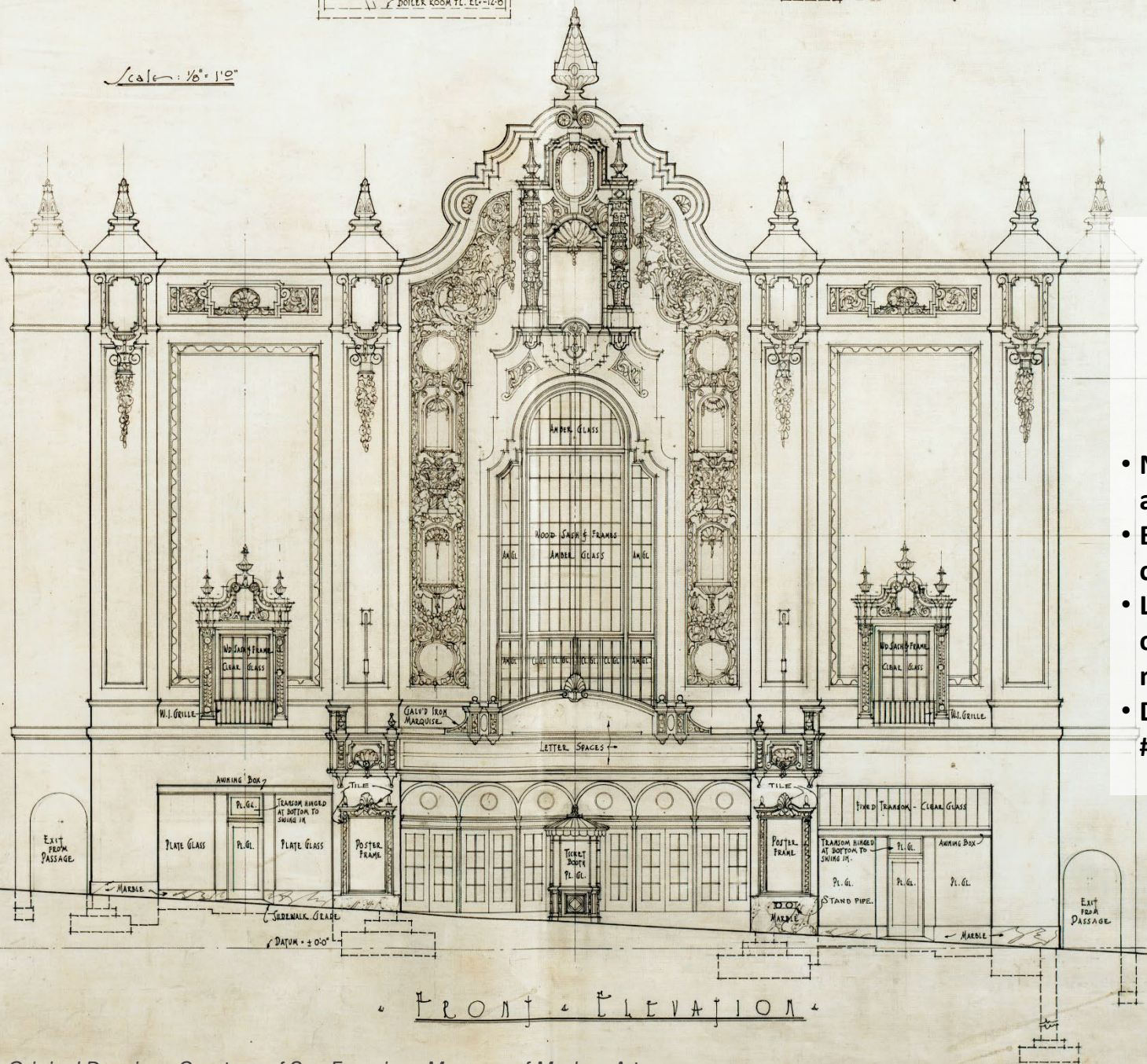
Alex Westhoff, AICP
Senior Preservation Planner
Alex.Westhoff@sfgov.org



San Francisco
Planning

Image Credit: Page and Turnbull

Scale: 1/8" = 1'-0"



FRONT ELEVATION

Period of Significance #1

1922-1937

- Nasser Family enlisted architect Timothy Pflueger
- Early Eureka Valley commercial development
- Longest continually operating San Francisco movie palace
- Designated City Landmark #100 in 1977

REVISED SEPT. 12, 1921

EXTERIOR ELEVATIONS **5**

DATE MAR. 24, 1921

NEW CASTRO THEATRE
 CASTRO STREET BET. 17TH & 18TH STS., S.F. CAL.
 NASSER BROS., OWNERS.

TIMOTHY L. PFLUEGER, ARCHITECT.
 213 LICK BUILDING SAN FRANCISCO

Period of Significance #2 1976-2004

- World's largest and longest-running LGBT film festival, 4,000+ films
- Numerous other diverse film festivals
- Countless LGBTQ-themed movie premieres
- Community organizing, fundraising, memorials, concerts, celebrity events, drag shows, and more

*Image Credits:
Page and Turnbull (left)
SF Neon (right)*





THANK YOU



Alex Westhoff
Senior Preservation Planner
San Francisco Planning

San Francisco Planning

alex.westhoff@sfgov.org
www.sfplanning.org

Photo Credit: Daniel Nicoletta (1979)

From: [Steve Lugar](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Steve Lugar
Date: Thursday, April 13, 2023 11:50:27 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Steve Lugar

Zip: 94114

Date/Time: Apr 13, 2023 at 11:46:29 AM

From: [Ivana Zivkovic](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ivana Zivkovic
Date: Thursday, April 13, 2023 11:50:27 AM

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Sincerely,

Name: Ivana Zivkovic

Zip: 94133

Date/Time: Apr 13, 2023 at 11:47:06 AM

From: [Alex Gripshover](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alex Gripshover
Date: Thursday, April 13, 2023 11:46:43 AM

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Sincerely,

Name: Alex Gripshover

Zip: 94114

Date/Time: Apr 13, 2023 at 11:46:26 AM

From: [Jorge Becerril](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jorge Becerril
Date: Thursday, April 13, 2023 11:35:24 AM

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Sincerely,

Name: Jorge Becerril

Zip: 94117

Date/Time: Apr 13, 2023 at 11:32:26 AM

From: [Jon Purdue](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jon Purdue
Date: Thursday, April 13, 2023 11:25:34 AM

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Sincerely,

Name: Jon Purdue

Zip: 94114

Date/Time: Apr 13, 2023 at 11:24:34 AM

From: [Jon Purdue](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jon Purdue
Date: Thursday, April 13, 2023 11:25:27 AM

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Sincerely,

Name: Jon Purdue

Zip: 94114

Date/Time: Apr 13, 2023 at 11:24:34 AM

From: [Savannah Werne](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Savannah Werne
Date: Thursday, April 13, 2023 11:25:15 AM

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- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Savannah Werne

Zip: 94114

Date/Time: Apr 13, 2023 at 11:21:14 AM

From: [Ryan Gleeson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan Gleeson
Date: Thursday, April 13, 2023 11:20:20 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
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Sincerely,

Name: Ryan Gleeson

Zip: 94110

Date/Time: Apr 13, 2023 at 11:16:10 AM

From: [Alison Traina](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alison Traina
Date: Thursday, April 13, 2023 11:09:10 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
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Sincerely,

Name: Alison Traina

Zip: 94611

Date/Time: Apr 13, 2023 at 11:08:52 AM

From: [Michael Olcese](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael Olcese
Date: Thursday, April 13, 2023 11:02:12 AM

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Apr 13, 2023

- The Office of Commission Affairs
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- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Michael Olcese

Zip: 94123

Date/Time: Apr 13, 2023 at 11:01:22 AM

From: [Kim Scurr](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kim Scurr
Date: Thursday, April 13, 2023 10:43:14 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Kim Scurr

Zip: 94116

Date/Time: Apr 13, 2023 at 10:42:57 AM

From: [Penelope Gould](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Penelope Gould
Date: Thursday, April 13, 2023 10:18:46 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Penelope Gould

Zip: 94708

Date/Time: Apr 13, 2023 at 10:18:26 AM

From: [Gilberto Ledesma](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Gilberto Ledesma
Date: Thursday, April 13, 2023 10:10:27 AM

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Apr 13, 2023

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Sincerely,

Name: Gilberto Ledesma

Zip: 94131

Date/Time: Apr 13, 2023 at 10:07:32 AM

From: [Marty Cerles](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marty Cerles
Date: Thursday, April 13, 2023 9:55:30 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Marty Cerles

Zip: 94117

Date/Time: Apr 13, 2023 at 9:53:46 AM

From: [Asha Fletcher-Irwin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Asha Fletcher-Irwin
Date: Thursday, April 13, 2023 9:53:19 AM

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Apr 13, 2023

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Sincerely,

Name: Asha Fletcher-Irwin

Zip: 94117

Date/Time: Apr 13, 2023 at 9:53:02 AM

From: [Edward Deibert](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Edward Deibert
Date: Thursday, April 13, 2023 9:45:28 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
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- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Edward Deibert

Zip: 94131

Date/Time: Apr 13, 2023 at 9:41:37 AM

From: [Cristiana Principato](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Cristiana Principato
Date: Thursday, April 13, 2023 9:40:22 AM

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Apr 13, 2023

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Sincerely,

Name: Cristiana Principato

Zip: 94117

Date/Time: Apr 13, 2023 at 9:35:36 AM

From: [Ruby Songster](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ruby Songster
Date: Thursday, April 13, 2023 9:26:38 AM

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Apr 13, 2023

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Sincerely,

Name: Ruby Songster

Zip: 94805

Date/Time: Apr 13, 2023 at 9:26:20 AM

From: [Scott Saraceno](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Scott Saraceno
Date: Thursday, April 13, 2023 9:25:19 AM

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Apr 13, 2023

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Sincerely,

Name: Scott Saraceno

Zip: 94114

Date/Time: Apr 13, 2023 at 9:21:13 AM

From: [Johnny Delaplane](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Johnny Delaplane
Date: Thursday, April 13, 2023 9:08:20 AM

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Apr 13, 2023

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Sincerely,

Name: Johnny Delaplane

Zip: 94117

Date/Time: Apr 13, 2023 at 9:07:53 AM

From: [Jonathan Jordan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jonathan Jordan
Date: Thursday, April 13, 2023 9:08:11 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Jonathan Jordan

Zip: 94114

Date/Time: Apr 13, 2023 at 9:07:32 AM

From: [Rebecca Smyth](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Rebecca Smyth
Date: Thursday, April 13, 2023 8:45:27 AM

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Apr 13, 2023

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Sincerely,

Name: Rebecca Smyth

Zip: 94501

Date/Time: Apr 13, 2023 at 8:41:29 AM

From: [Lance Lin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lance Lin
Date: Thursday, April 13, 2023 8:45:24 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Lance Lin

Zip: 94114

Date/Time: Apr 13, 2023 at 8:42:18 AM

From: [James O'Brien](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - James O'Brien
Date: Thursday, April 13, 2023 8:35:37 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: James O'Brien

Zip: 94114

Date/Time: Apr 13, 2023 at 8:32:24 AM

From: [Justin freels](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin freels
Date: Thursday, April 13, 2023 8:35:36 AM

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Sincerely,

Name: Justin freels

Zip: 94903

Date/Time: Apr 13, 2023 at 8:33:17 AM

From: [Justin freels](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin freels
Date: Thursday, April 13, 2023 8:35:36 AM

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Apr 13, 2023

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Sincerely,

Name: Justin freels

Zip: 94903

Date/Time: Apr 13, 2023 at 8:33:17 AM

From: [James O'Brien](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - James O'Brien
Date: Thursday, April 13, 2023 8:35:25 AM

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Apr 13, 2023

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Sincerely,

Name: James O'Brien

Zip: 94114

Date/Time: Apr 13, 2023 at 8:32:24 AM

From: [Luis Prado](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Luis Prado
Date: Thursday, April 13, 2023 8:30:32 AM

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Apr 13, 2023

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Sincerely,

Name: Luis Prado

Zip: 94103

Date/Time: Apr 13, 2023 at 8:29:12 AM

From: [Kevin Hopper](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Hopper
Date: Thursday, April 13, 2023 8:30:31 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
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Sincerely,

Name: Kevin Hopper

Zip: 94114

Date/Time: Apr 13, 2023 at 8:27:53 AM

From: [Katherine Altonaga](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Katherine Altonaga
Date: Thursday, April 13, 2023 8:25:36 AM

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Apr 13, 2023

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Sincerely,

Name: Katherine Altonaga

Zip: 94117

Date/Time: Apr 13, 2023 at 8:24:23 AM

From: [Laurel Hanson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Laurel Hanson
Date: Thursday, April 13, 2023 8:20:18 AM

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Sincerely,

Name: Laurel Hanson

Zip: 11205

Date/Time: Apr 13, 2023 at 8:20:02 AM

From: [Taylor Harrison](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Taylor Harrison
Date: Thursday, April 13, 2023 8:17:39 AM

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Sincerely,

Name: Taylor Harrison

Zip: 94607

Date/Time: Apr 13, 2023 at 8:17:24 AM

From: [Luke Swetman](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Luke Swetman
Date: Thursday, April 13, 2023 8:06:03 AM

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Sincerely,

Name: Luke Swetman

Zip: 94105

Date/Time: Apr 13, 2023 at 8:04:51 AM

From: [Luke Swetman](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Luke Swetman
Date: Thursday, April 13, 2023 8:05:58 AM

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Sincerely,

Name: Luke Swetman

Zip: 94105

Date/Time: Apr 13, 2023 at 8:04:51 AM

From: [Alex Rafter](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alex Rafter
Date: Thursday, April 13, 2023 8:03:18 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Alex Rafter

Zip: 94114

Date/Time: Apr 13, 2023 at 8:01:22 AM

From: [Alexander Werne](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alexander Werne
Date: Thursday, April 13, 2023 7:59:50 AM

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Apr 13, 2023

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Sincerely,

Name: Alexander Werne

Zip: 94114

Date/Time: Apr 13, 2023 at 7:59:31 AM

From: [David Kim](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - David Kim
Date: Thursday, April 13, 2023 7:45:34 AM

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Apr 13, 2023

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Sincerely,

Name: David Kim

Zip: 94114

Date/Time: Apr 13, 2023 at 7:41:32 AM

From: [David Kim](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - David Kim
Date: Thursday, April 13, 2023 7:45:31 AM

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Apr 13, 2023

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Sincerely,

Name: David Kim

Zip: 94114

Date/Time: Apr 13, 2023 at 7:41:32 AM

From: [Silvia Vergani](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Silvia Vergani
Date: Thursday, April 13, 2023 7:41:07 AM

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Apr 13, 2023

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Sincerely,

Name: Silvia Vergani

Zip: 94131

Date/Time: Apr 13, 2023 at 7:40:44 AM

From: [Brandon Wolinsky](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brandon Wolinsky
Date: Thursday, April 13, 2023 7:38:38 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Brandon Wolinsky

Zip: 94611

Date/Time: Apr 13, 2023 at 7:38:22 AM

From: [Travis Brumet](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Travis Brumet
Date: Thursday, April 13, 2023 7:25:26 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Travis Brumet

Zip: 94114

Date/Time: Apr 13, 2023 at 7:20:37 AM

From: [Deborah Gordon](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Deborah Gordon
Date: Thursday, April 13, 2023 7:20:35 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Deborah Gordon

Zip: 94131

Date/Time: Apr 13, 2023 at 7:18:08 AM

From: [Deborah Gordon](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Deborah Gordon
Date: Thursday, April 13, 2023 7:20:31 AM

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Apr 13, 2023

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Sincerely,

Name: Deborah Gordon

Zip: 94131

Date/Time: Apr 13, 2023 at 7:18:08 AM

From: [Michael McQuiggan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael McQuiggan
Date: Thursday, April 13, 2023 7:15:33 AM

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Apr 13, 2023

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Sincerely,

Name: Michael McQuiggan

Zip: 92116

Date/Time: Apr 13, 2023 at 7:14:13 AM

From: [Michael McQuiggan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael McQuiggan
Date: Thursday, April 13, 2023 7:15:31 AM

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Sincerely,

Name: Michael McQuiggan

Zip: 92116

Date/Time: Apr 13, 2023 at 7:14:13 AM

From: [Ryan Hyams](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan Hyams
Date: Thursday, April 13, 2023 7:05:47 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Ryan Hyams

Zip: 94114

Date/Time: Apr 13, 2023 at 7:02:03 AM

From: [Stephen Lawrence](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Stephen Lawrence
Date: Thursday, April 13, 2023 7:05:35 AM

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Sincerely,

Name: Stephen lawrence

Zip: 94110

Date/Time: Apr 13, 2023 at 7:04:01 AM

From: [Stephen Lawrence](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Stephen Lawrence
Date: Thursday, April 13, 2023 7:05:33 AM

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Sincerely,

Name: Stephen lawrence

Zip: 94110

Date/Time: Apr 13, 2023 at 7:04:01 AM

From: [Ryan Hyams](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan Hyams
Date: Thursday, April 13, 2023 7:05:31 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Ryan Hyams

Zip: 94114

Date/Time: Apr 13, 2023 at 7:02:03 AM

From: [Dominic Corsaro](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dominic Corsaro
Date: Thursday, April 13, 2023 7:02:14 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Dominic Corsaro

Zip: 94114

Date/Time: Apr 13, 2023 at 7:01:36 AM

From: [Bret Hendry](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bret Hendry
Date: Thursday, April 13, 2023 6:57:51 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Bret Hendry

Zip: 94114

Date/Time: Apr 13, 2023 at 6:57:32 AM

From: [Adam Reid](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adam Reid
Date: Thursday, April 13, 2023 6:36:56 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
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Sincerely,

Name: Adam Reid

Zip: 94114

Date/Time: Apr 13, 2023 at 6:36:43 AM

From: [Carly Larsen](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Carly Larsen
Date: Thursday, April 13, 2023 6:18:25 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Carly Larsen

Zip: 94109

Date/Time: Apr 13, 2023 at 6:17:46 AM

From: [Marisa Kolokotronis](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marisa Kolokotronis
Date: Thursday, April 13, 2023 5:52:29 AM

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Apr 13, 2023

- The Office of Commission Affairs
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- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Marisa Kolokotronis

Zip: 95818

Date/Time: Apr 13, 2023 at 5:51:28 AM

From: [Vincent Garmo](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Vincent Garmo
Date: Thursday, April 13, 2023 5:49:20 AM

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Apr 13, 2023

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Sincerely,

Name: Vincent Garmo

Zip: 94114

Date/Time: Apr 13, 2023 at 5:48:55 AM

From: [Brenna Beluk](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brenna Beluk
Date: Thursday, April 13, 2023 5:29:37 AM

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Apr 13, 2023

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Sincerely,

Name: Brenna Beluk

Zip: 94117

Date/Time: Apr 13, 2023 at 5:29:22 AM

From: [Jay Jeffers](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jay Jeffers
Date: Thursday, April 13, 2023 4:54:37 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Jay Jeffers

Zip: 94102

Date/Time: Apr 13, 2023 at 4:54:17 AM

From: [Sarah Welsh](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sarah Welsh
Date: Thursday, April 13, 2023 4:45:32 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Sarah Welsh

Zip: 94131

Date/Time: Apr 13, 2023 at 4:45:15 AM

From: [Kevin Potcner](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Potcner
Date: Thursday, April 13, 2023 4:24:48 AM

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Apr 13, 2023

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Sincerely,

Name: Kevin Potcner

Zip: 94114

Date/Time: Apr 13, 2023 at 4:24:30 AM

From: [James Perfetti](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - James Perfetti
Date: Thursday, April 13, 2023 3:39:41 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: James Perfetti

Zip: 94114

Date/Time: Apr 13, 2023 at 3:39:28 AM

From: [Jeremy French](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jeremy French
Date: Thursday, April 13, 2023 1:10:23 AM

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Apr 13, 2023

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Sincerely,

Name: Jeremy French

Zip: 95436

Date/Time: Apr 13, 2023 at 1:07:39 AM

From: [Colin McGuire](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Colin McGuire
Date: Thursday, April 13, 2023 1:06:31 AM

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Apr 13, 2023

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I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Colin McGuire

Zip: 94110

Date/Time: Apr 13, 2023 at 1:06:07 AM

From: [Edwin Brower](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Edwin Brower
Date: Thursday, April 13, 2023 12:59:48 AM

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Apr 13, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

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Sincerely,

Name: Edwin Brower

Zip: 94114

Date/Time: Apr 13, 2023 at 12:59:28 AM

From: [Josh Blackburn](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Josh Blackburn
Date: Thursday, April 13, 2023 12:41:57 AM

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Apr 13, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Josh Blackburn

Zip: 94117

Date/Time: Apr 13, 2023 at 12:41:41 AM

From: [Connor Norton](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Connor Norton
Date: Wednesday, April 12, 2023 11:50:22 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
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Sincerely,

Name: Connor Norton

Zip: 94117

Date/Time: Apr 12, 2023 at 11:48:42 PM

From: [Cecilia Carvajal](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Cecilia Carvajal
Date: Wednesday, April 12, 2023 11:40:25 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Cecilia Carvajal

Zip: 94112

Date/Time: Apr 12, 2023 at 11:36:05 PM

From: [Mara Lundberg](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mara Lundberg
Date: Wednesday, April 12, 2023 11:35:30 PM

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Apr 12, 2023

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Sincerely,

Name: Mara Lundberg

Zip: 94123

Date/Time: Apr 12, 2023 at 11:34:15 PM

From: [Mara Lundberg](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mara Lundberg
Date: Wednesday, April 12, 2023 11:35:27 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Mara Lundberg

Zip: 94123

Date/Time: Apr 12, 2023 at 11:34:15 PM

From: [Thomas Bockmon](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Thomas Bockmon
Date: Wednesday, April 12, 2023 11:30:49 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Thomas Bockmon

Zip: 94110-3920

Date/Time: Apr 12, 2023 at 11:30:13 PM

From: [Kyle Shea](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kyle Shea
Date: Wednesday, April 12, 2023 11:28:21 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Kyle Shea

Zip: 94121

Date/Time: Apr 12, 2023 at 11:28:04 PM

From: [Reed Jones](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Reed Jones
Date: Wednesday, April 12, 2023 11:20:32 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

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Sincerely,

Name: Reed Jones

Zip: 94110

Date/Time: Apr 12, 2023 at 11:17:09 PM

From: [Alex Unger](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alex Unger
Date: Wednesday, April 12, 2023 11:15:21 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Alex Unger

Zip: 94115

Date/Time: Apr 12, 2023 at 11:10:44 PM

From: [Scott Carlson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Scott Carlson
Date: Wednesday, April 12, 2023 11:10:22 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Scott Carlson

Zip: 94121

Date/Time: Apr 12, 2023 at 11:07:49 PM

From: [Peter Williams](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Peter Williams
Date: Wednesday, April 12, 2023 11:05:51 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Peter Williams

Zip: 94117

Date/Time: Apr 12, 2023 at 11:05:29 PM

From: [Bruce Muncil](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bruce Muncil
Date: Wednesday, April 12, 2023 11:00:21 PM

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Apr 12, 2023

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Sincerely,

Name: Bruce Muncil

Zip: 19130

Date/Time: Apr 12, 2023 at 10:56:41 PM

From: [Bryan Hale](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bryan Hale
Date: Wednesday, April 12, 2023 10:50:26 PM

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Apr 12, 2023

- The Office of Commission Affairs
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RE: Support for Another Planet Entertainment & the Castro Theatre

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Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Bryan Hale

Zip: 94114

Date/Time: Apr 12, 2023 at 10:47:33 PM

From: [Frank Binetti](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Frank Binetti
Date: Wednesday, April 12, 2023 10:45:25 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Frank Binetti

Zip: 94114

Date/Time: Apr 12, 2023 at 10:43:07 PM

From: [Frank Binetti](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Frank Binetti
Date: Wednesday, April 12, 2023 10:45:25 PM

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Sincerely,

Name: Frank Binetti

Zip: 94114

Date/Time: Apr 12, 2023 at 10:43:07 PM

From: [Rick Farfaglia](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Rick Farfaglia
Date: Wednesday, April 12, 2023 10:40:19 PM

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Sincerely,

Name: Rick Farfaglia

Zip: 94114

Date/Time: Apr 12, 2023 at 10:36:49 PM

From: [Alexa Graziani](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alexa Graziani
Date: Wednesday, April 12, 2023 10:35:21 PM

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Sincerely,

Name: Alexa Graziani

Zip: 94115

Date/Time: Apr 12, 2023 at 10:30:09 PM

From: [Vicente Neto](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Vicente Neto
Date: Wednesday, April 12, 2023 10:35:21 PM

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Sincerely,

Name: Vicente Neto

Zip: 94110

Date/Time: Apr 12, 2023 at 10:30:13 PM

From: [Jason Blackwell](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jason Blackwell
Date: Wednesday, April 12, 2023 10:20:06 PM

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Sincerely,

Name: Jason Blackwell

Zip: 94133

Date/Time: Apr 12, 2023 at 10:19:51 PM

From: [Gautam Chaudhary's](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Gautam Chaudhary's
Date: Wednesday, April 12, 2023 10:17:23 PM

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Sincerely,

Name: Gautam Chaudhary's

Zip: 94025

Date/Time: Apr 12, 2023 at 10:16:56 PM

From: [Steve Clohset](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Steve Clohset
Date: Wednesday, April 12, 2023 10:00:26 PM

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Sincerely,

Name: Steve Clohset

Zip: 94114

Date/Time: Apr 12, 2023 at 10:00:02 PM

From: [Amanda Murray](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Amanda Murray
Date: Wednesday, April 12, 2023 9:55:27 PM

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Sincerely,

Name: Amanda Murray

Zip: 94103

Date/Time: Apr 12, 2023 at 9:51:29 PM

From: [Sarah Stanton](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sarah Stanton
Date: Wednesday, April 12, 2023 9:50:30 PM

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Sincerely,

Name: Sarah Stanton

Zip: 94117

Date/Time: Apr 12, 2023 at 9:49:50 PM

From: [Perer Rodway](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Perer Rodway
Date: Wednesday, April 12, 2023 9:50:27 PM

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Sincerely,

Name: Perer Rodway

Zip: 94114

Date/Time: Apr 12, 2023 at 9:47:20 PM

From: [Patrick Calahan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Patrick Calahan
Date: Wednesday, April 12, 2023 9:50:27 PM

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Sincerely,

Name: Patrick Calahan

Zip: 94114

Date/Time: Apr 12, 2023 at 9:47:22 PM

From: [Nick Gibson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Nick Gibson
Date: Wednesday, April 12, 2023 9:50:25 PM

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Sincerely,

Name: Nick Gibson

Zip: 94114

Date/Time: Apr 12, 2023 at 9:45:45 PM

From: [Jeffery Templeton](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jeffery Templeton
Date: Wednesday, April 12, 2023 9:45:28 PM

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- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Jeffery Templeton

Zip: 94114

Date/Time: Apr 12, 2023 at 9:43:06 PM

From: [Jeffery Templeton](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jeffery Templeton
Date: Wednesday, April 12, 2023 9:45:28 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Jeffery Templeton

Zip: 94114

Date/Time: Apr 12, 2023 at 9:43:06 PM

From: [Evan Reeves](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Evan Reeves
Date: Wednesday, April 12, 2023 9:45:26 PM

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Apr 12, 2023

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Sincerely,

Name: Evan Reeves

Zip: 94609

Date/Time: Apr 12, 2023 at 9:43:31 PM

From: [Brian Metzler](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brian Metzler
Date: Wednesday, April 12, 2023 9:45:26 PM

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Sincerely,

Name: Brian Metzler

Zip: 94114

Date/Time: Apr 12, 2023 at 9:42:25 PM

From: [Cemre Gungor](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Cemre Gungor
Date: Wednesday, April 12, 2023 9:40:28 PM

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Apr 12, 2023

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Sincerely,

Name: Cemre Gungor

Zip: 94114

Date/Time: Apr 12, 2023 at 9:37:20 PM

From: [Spencer Griffith](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Spencer Griffith
Date: Wednesday, April 12, 2023 9:40:26 PM

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Apr 12, 2023

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Sincerely,

Name: Spencer Griffith

Zip: 94114

Date/Time: Apr 12, 2023 at 9:36:39 PM

From: [Helena Levin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Helena Levin
Date: Wednesday, April 12, 2023 9:40:24 PM

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Apr 12, 2023

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Sincerely,

Name: Helena Levin

Zip: 94121

Date/Time: Apr 12, 2023 at 9:39:34 PM

From: [Zach Myers](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zach Myers
Date: Wednesday, April 12, 2023 9:35:31 PM

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Apr 12, 2023

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Sincerely,

Name: Zach Myers

Zip: 94114

Date/Time: Apr 12, 2023 at 9:34:34 PM

From: [Joseph Sheehan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joseph Sheehan
Date: Wednesday, April 12, 2023 9:35:27 PM

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Sincerely,

Name: Joseph Sheehan

Zip: 94114

Date/Time: Apr 12, 2023 at 9:32:23 PM

From: [Joanna McCarver](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joanna McCarver
Date: Wednesday, April 12, 2023 9:35:26 PM

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Sincerely,

Name: Joanna McCarver

Zip: 94965

Date/Time: Apr 12, 2023 at 9:31:44 PM

From: [Marc Duncan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marc Duncan
Date: Wednesday, April 12, 2023 9:30:36 PM

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Sincerely,

Name: Marc Duncan

Zip: 94553

Date/Time: Apr 12, 2023 at 9:28:52 PM

From: [William Jackson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - William Jackson
Date: Wednesday, April 12, 2023 9:30:34 PM

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Sincerely,

Name: William Jackson

Zip: 94117

Date/Time: Apr 12, 2023 at 9:27:43 PM

From: [Graeme Joeck](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Graeme Joeck
Date: Wednesday, April 12, 2023 9:30:31 PM

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Sincerely,

Name: Graeme Joeck

Zip: 94117

Date/Time: Apr 12, 2023 at 9:28:32 PM

From: [Graeme Joeck](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Graeme Joeck
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Name: Graeme Joeck

Zip: 94117

Date/Time: Apr 12, 2023 at 9:28:32 PM

From: [Marc Duncan](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marc Duncan
Date: Wednesday, April 12, 2023 9:30:23 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Marc Duncan

Zip: 94553

Date/Time: Apr 12, 2023 at 9:28:52 PM

From: [Sean Mikita](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sean Mikita
Date: Wednesday, April 12, 2023 9:20:26 PM

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Apr 12, 2023

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Sincerely,

Name: Sean Mikita

Zip: 94114

Date/Time: Apr 12, 2023 at 9:18:15 PM

From: [Preston Hershorn](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Preston Hershorn
Date: Wednesday, April 12, 2023 9:15:37 PM

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Apr 12, 2023

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Sincerely,

Name: Preston Hershorn

Zip: 94705

Date/Time: Apr 12, 2023 at 9:15:17 PM

From: [Claude Imbault](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Claude Imbault
Date: Wednesday, April 12, 2023 9:06:15 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Claude Imbault

Zip: 94114

Date/Time: Apr 12, 2023 at 9:03:26 PM

From: [Claude Imbault](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Claude Imbault
Date: Wednesday, April 12, 2023 9:05:27 PM

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Sincerely,

Name: Claude Imbault

Zip: 94114

Date/Time: Apr 12, 2023 at 9:03:26 PM

From: [Maria Aiello](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Maria Aiello
Date: Wednesday, April 12, 2023 8:55:28 PM

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Apr 12, 2023

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Sincerely,

Name: Maria Aiello

Zip: 93940

Date/Time: Apr 12, 2023 at 8:52:14 PM

From: [Maria Aiello](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Maria Aiello
Date: Wednesday, April 12, 2023 8:55:27 PM

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Sincerely,

Name: Maria Aiello

Zip: 93940

Date/Time: Apr 12, 2023 at 8:52:14 PM

From: [Joel Garcia](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joel Garcia
Date: Wednesday, April 12, 2023 8:55:16 PM

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Sincerely,

Name: Joel Garcia

Zip: 94114

Date/Time: Apr 12, 2023 at 8:50:18 PM

From: [Halston Hales](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Halston Hales
Date: Wednesday, April 12, 2023 8:50:35 PM

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Sincerely,

Name: Halston Hales

Zip: 94114

Date/Time: Apr 12, 2023 at 8:49:35 PM

From: [Halston Hales](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Halston Hales
Date: Wednesday, April 12, 2023 8:50:35 PM

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Sincerely,

Name: Halston Hales

Zip: 94114

Date/Time: Apr 12, 2023 at 8:49:35 PM

From: [Bruce Seidel](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bruce Seidel
Date: Wednesday, April 12, 2023 8:45:30 PM

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Sincerely,

Name: Bruce Seidel

Zip: 94114

Date/Time: Apr 12, 2023 at 8:41:05 PM

From: [Lia Asquini](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lia Asquini
Date: Wednesday, April 12, 2023 8:45:24 PM

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Sincerely,

Name: Lia Asquini

Zip: 94114

Date/Time: Apr 12, 2023 at 8:43:02 PM

From: [Eric Seilhamer](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Eric Seilhamer
Date: Wednesday, April 12, 2023 8:40:27 PM

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Sincerely,

Name: Eric Seilhamer

Zip: 94115

Date/Time: Apr 12, 2023 at 8:35:09 PM

From: [William Fuchs](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - William Fuchs
Date: Wednesday, April 12, 2023 8:40:25 PM

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Sincerely,

Name: William Fuchs

Zip: 94114

Date/Time: Apr 12, 2023 at 8:37:54 PM

From: [Nicholas Hoelker](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Nicholas Hoelker
Date: Wednesday, April 12, 2023 8:40:20 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Nicholas Hoelker

Zip: 94131

Date/Time: Apr 12, 2023 at 8:36:47 PM

From: [Russell Abdo](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Russell Abdo
Date: Wednesday, April 12, 2023 8:35:34 PM

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Apr 12, 2023

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Sincerely,

Name: Russell Abdo

Zip: 94114

Date/Time: Apr 12, 2023 at 8:34:38 PM

From: [Russell Abdo](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Russell Abdo
Date: Wednesday, April 12, 2023 8:35:32 PM

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Apr 12, 2023

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Sincerely,

Name: Russell Abdo

Zip: 94114

Date/Time: Apr 12, 2023 at 8:34:38 PM

From: [James Bourke](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - James Bourke
Date: Wednesday, April 12, 2023 8:30:30 PM

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Apr 12, 2023

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Sincerely,

Name: James Bourke

Zip: 94114

Date/Time: Apr 12, 2023 at 8:27:42 PM

From: [Hunter Anderson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Hunter Anderson
Date: Wednesday, April 12, 2023 8:30:27 PM

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Apr 12, 2023

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Sincerely,

Name: Hunter Anderson

Zip: 94123

Date/Time: Apr 12, 2023 at 8:27:23 PM

From: [Monique Wood](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Monique Wood
Date: Wednesday, April 12, 2023 8:30:20 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Monique Wood

Zip: 94404

Date/Time: Apr 12, 2023 at 8:25:52 PM

From: [Casey Lowdermilk](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Casey Lowdermilk
Date: Wednesday, April 12, 2023 8:25:29 PM

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Apr 12, 2023

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Sincerely,

Name: Casey Lowdermilk

Zip: 94129

Date/Time: Apr 12, 2023 at 8:24:43 PM

From: [Casey Lowdermilk](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Casey Lowdermilk
Date: Wednesday, April 12, 2023 8:25:29 PM

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Sincerely,

Name: Casey Lowdermilk

Zip: 94129

Date/Time: Apr 12, 2023 at 8:24:43 PM

From: [Ian Renner](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ian Renner
Date: Wednesday, April 12, 2023 8:20:35 PM

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Apr 12, 2023

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Sincerely,

Name: Ian Renner

Zip: 94107

Date/Time: Apr 12, 2023 at 8:19:07 PM

From: [Shayaan Nadeem](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Shayaan Nadeem
Date: Wednesday, April 12, 2023 8:20:33 PM

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Apr 12, 2023

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Sincerely,

Name: Shayaan Nadeem

Zip: 94115

Date/Time: Apr 12, 2023 at 8:18:19 PM

From: [Albert Hainsworth](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Albert Hainsworth
Date: Wednesday, April 12, 2023 8:20:25 PM

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Sincerely,

Name: Albert Hainsworth

Zip: 94110

Date/Time: Apr 12, 2023 at 8:16:37 PM

From: [Chris Lew](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Chris Lew
Date: Wednesday, April 12, 2023 8:15:25 PM

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Sincerely,

Name: Chris Lew

Zip: 94114

Date/Time: Apr 12, 2023 at 8:14:14 PM

From: [Zach Felsenstein](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zach Felsenstein
Date: Wednesday, April 12, 2023 8:10:23 PM

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Sincerely,

Name: Zach Felsenstein

Zip: 94117

Date/Time: Apr 12, 2023 at 8:05:31 PM

From: [Justin Robinson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin Robinson
Date: Wednesday, April 12, 2023 8:05:35 PM

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I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Justin Robinson

Zip: 94110

Date/Time: Apr 12, 2023 at 8:02:57 PM

From: [mike.schwartz](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - mike schwartz
Date: Wednesday, April 12, 2023 8:05:35 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

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Sincerely,

Name: mike schwartz

Zip: 94109

Date/Time: Apr 12, 2023 at 8:04:16 PM

From: [Brian Mullin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brian Mullin
Date: Wednesday, April 12, 2023 8:05:35 PM

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Sincerely,

Name: Brian Mullin

Zip: 94114

Date/Time: Apr 12, 2023 at 8:03:45 PM

From: [mike.schwartz](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - mike schwartz
Date: Wednesday, April 12, 2023 8:05:33 PM

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Sincerely,

Name: mike schwartz

Zip: 94109

Date/Time: Apr 12, 2023 at 8:04:16 PM

From: [Justin Robinson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin Robinson
Date: Wednesday, April 12, 2023 8:05:33 PM

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Sincerely,

Name: Justin Robinson

Zip: 94110

Date/Time: Apr 12, 2023 at 8:02:57 PM

From: [Brian Mullin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brian Mullin
Date: Wednesday, April 12, 2023 8:05:33 PM

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Sincerely,

Name: Brian Mullin

Zip: 94114

Date/Time: Apr 12, 2023 at 8:03:45 PM

From: [Peter Henson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Peter Henson
Date: Wednesday, April 12, 2023 8:05:32 PM

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Apr 12, 2023

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Sincerely,

Name: Peter Henson

Zip: 3030

Date/Time: Apr 12, 2023 at 8:02:25 PM

From: [Dean Leri](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dean Leri
Date: Wednesday, April 12, 2023 8:05:28 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Dean Leri

Zip: 94608

Date/Time: Apr 12, 2023 at 8:01:12 PM

From: [Jeff Alley](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jeff Alley
Date: Wednesday, April 12, 2023 8:00:38 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Jeff Alley

Zip: 94114

Date/Time: Apr 12, 2023 at 7:55:24 PM

From: [Sean McBride](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sean McBride
Date: Wednesday, April 12, 2023 8:00:22 PM

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Sincerely,

Name: Sean McBride

Zip: 94114

Date/Time: Apr 12, 2023 at 7:58:13 PM

From: [Jennifer Luu](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jennifer Luu
Date: Wednesday, April 12, 2023 8:00:20 PM

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Sincerely,

Name: Jennifer Luu

Zip: 94110

Date/Time: Apr 12, 2023 at 7:58:20 PM

From: [Zack Battige](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zack Battige
Date: Wednesday, April 12, 2023 7:55:38 PM

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Sincerely,

Name: Zack Battige

Zip: 94114

Date/Time: Apr 12, 2023 at 7:52:39 PM

From: [Marcus Sanchez](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marcus Sanchez
Date: Wednesday, April 12, 2023 7:55:34 PM

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Sincerely,

Name: Marcus Sanchez

Zip: 94115

Date/Time: Apr 12, 2023 at 7:54:58 PM

From: [Michael Pangelina](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael Pangelina
Date: Wednesday, April 12, 2023 7:55:29 PM

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Sincerely,

Name: Michael Pangelina

Zip: 94804

Date/Time: Apr 12, 2023 at 7:50:52 PM

From: [Zack Battige](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zack Battige
Date: Wednesday, April 12, 2023 7:55:29 PM

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RE: Support for Another Planet Entertainment & the Castro Theatre

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I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Zack Battige

Zip: 94114

Date/Time: Apr 12, 2023 at 7:52:39 PM

From: [Drayton Moody](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Drayton Moody
Date: Wednesday, April 12, 2023 7:55:29 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
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Sincerely,

Name: Drayton Moody

Zip: 94114

Date/Time: Apr 12, 2023 at 7:54:29 PM

From: [Wendy Ware](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Wendy Ware
Date: Wednesday, April 12, 2023 7:55:25 PM

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Sincerely,

Name: Wendy Ware

Zip: 94608

Date/Time: Apr 12, 2023 at 7:52:06 PM

From: [Louise Pierce](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Louise Pierce
Date: Wednesday, April 12, 2023 7:50:28 PM

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Sincerely,

Name: Louise Pierce

Zip: 94117

Date/Time: Apr 12, 2023 at 7:47:07 PM

From: [Case Pollock](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Case Pollock
Date: Wednesday, April 12, 2023 7:50:23 PM

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Sincerely,

Name: Case Pollock

Zip: 94110

Date/Time: Apr 12, 2023 at 7:45:45 PM

From: [Grahan Veth](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Grahan Veth
Date: Wednesday, April 12, 2023 7:50:18 PM

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Sincerely,

Name: Grahan Veth

Zip: 94114

Date/Time: Apr 12, 2023 at 7:45:41 PM

From: [Kevin Scott](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Scott
Date: Wednesday, April 12, 2023 7:45:42 PM

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Sincerely,

Name: Kevin Scott

Zip: 94114

Date/Time: Apr 12, 2023 at 7:43:55 PM

From: [Andrew Silaj](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Andrew Silaj
Date: Wednesday, April 12, 2023 7:45:42 PM

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Sincerely,

Name: Andrew Silaj

Zip: 94118

Date/Time: Apr 12, 2023 at 7:43:42 PM

From: [Bryan Ponton](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bryan Ponton
Date: Wednesday, April 12, 2023 7:45:41 PM

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Sincerely,

Name: Bryan Ponton

Zip: 94118

Date/Time: Apr 12, 2023 at 7:43:50 PM

From: [Kevin Scott](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Scott
Date: Wednesday, April 12, 2023 7:45:39 PM

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Sincerely,

Name: Kevin Scott

Zip: 94114

Date/Time: Apr 12, 2023 at 7:43:55 PM

From: [Alex Piacquad](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alex Piacquad
Date: Wednesday, April 12, 2023 7:45:39 PM

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Sincerely,

Name: Alex Piacquad

Zip: 94115

Date/Time: Apr 12, 2023 at 7:44:47 PM

From: [Christian Bellman](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Christian Bellman
Date: Wednesday, April 12, 2023 7:45:39 PM

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Sincerely,

Name: Christian Bellman

Zip: 94114

Date/Time: Apr 12, 2023 at 7:43:47 PM

From: [Will Randall](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Will Randall
Date: Wednesday, April 12, 2023 7:45:37 PM

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Sincerely,

Name: Will Randall

Zip: 94102

Date/Time: Apr 12, 2023 at 7:43:11 PM

From: [Andrew Silaj](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Andrew Silaj
Date: Wednesday, April 12, 2023 7:45:37 PM

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Sincerely,

Name: Andrew Silaj

Zip: 94118

Date/Time: Apr 12, 2023 at 7:43:42 PM

From: [Jerry Jankowski](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jerry Jankowski
Date: Wednesday, April 12, 2023 7:40:20 PM

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RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Jerry Jankowski

Zip: 94124

Date/Time: Apr 12, 2023 at 7:36:04 PM

From: [Sabrina Adamonis](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sabrina Adamonis
Date: Wednesday, April 12, 2023 7:35:19 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
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Sincerely,

Name: Sabrina Adamonis

Zip: 94114

Date/Time: Apr 12, 2023 at 7:31:39 PM

From: [Philip Tassin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Philip Tassin
Date: Wednesday, April 12, 2023 7:35:18 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Philip Tassin

Zip: 94117

Date/Time: Apr 12, 2023 at 7:30:12 PM

From: [Dan Simpson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dan Simpson
Date: Wednesday, April 12, 2023 7:30:34 PM

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Apr 12, 2023

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Sincerely,

Name: Dan Simpson

Zip: 94044

Date/Time: Apr 12, 2023 at 7:29:38 PM

From: [Dan Simpson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dan Simpson
Date: Wednesday, April 12, 2023 7:30:31 PM

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Apr 12, 2023

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Sincerely,

Name: Dan Simpson

Zip: 94044

Date/Time: Apr 12, 2023 at 7:29:38 PM

From: [Jack Eidson](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jack Eidson
Date: Wednesday, April 12, 2023 7:30:31 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Jack Eidson

Zip: 94110

Date/Time: Apr 12, 2023 at 7:28:32 PM

From: [Ari Salomon](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ari Salomon
Date: Wednesday, April 12, 2023 7:30:19 PM

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Apr 12, 2023

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Sincerely,

Name: Ari Salomon

Zip: 94114

Date/Time: Apr 12, 2023 at 7:27:04 PM

From: [Daniel McCarthy](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Daniel McCarthy
Date: Wednesday, April 12, 2023 7:25:37 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Daniel McCarthy

Zip: 94114

Date/Time: Apr 12, 2023 at 7:23:16 PM

From: [Daniel McCarthy](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Daniel McCarthy
Date: Wednesday, April 12, 2023 7:25:36 PM

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Apr 12, 2023

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Sincerely,

Name: Daniel McCarthy

Zip: 94114

Date/Time: Apr 12, 2023 at 7:23:16 PM

From: [Ken Burke](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ken Burke
Date: Wednesday, April 12, 2023 7:25:35 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Ken Burke

Zip: 94114

Date/Time: Apr 12, 2023 at 7:24:35 PM

From: [Bethany Ehrhart](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bethany Ehrhart
Date: Wednesday, April 12, 2023 7:25:31 PM

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Apr 12, 2023

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Sincerely,

Name: Bethany Ehrhart

Zip: 34293

Date/Time: Apr 12, 2023 at 7:20:26 PM

From: [Melanie Chadderdon](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Melanie Chadderdon
Date: Wednesday, April 12, 2023 7:20:34 PM

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Sincerely,

Name: Melanie Chadderdon

Zip: 97202

Date/Time: Apr 12, 2023 at 7:20:07 PM

From: [Timothy Tieu](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Timothy Tieu
Date: Wednesday, April 12, 2023 7:20:22 PM

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Sincerely,

Name: Timothy Tieu

Zip: 94114

Date/Time: Apr 12, 2023 at 7:17:34 PM

From: [Ian Hunter](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ian Hunter
Date: Wednesday, April 12, 2023 7:15:31 PM

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Apr 12, 2023

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Sincerely,

Name: Ian Hunter

Zip: 94114

Date/Time: Apr 12, 2023 at 7:13:30 PM

From: [Ian Hunter](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ian Hunter
Date: Wednesday, April 12, 2023 7:15:28 PM

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- The Office of Commission Affairs
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- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Ian Hunter

Zip: 94114

Date/Time: Apr 12, 2023 at 7:13:30 PM

From: [John Forsayeth](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - John Forsayeth
Date: Wednesday, April 12, 2023 7:15:23 PM

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Apr 12, 2023

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Sincerely,

Name: John Forsayeth

Zip: 94110

Date/Time: Apr 12, 2023 at 7:13:07 PM

From: [Kareem Kaddah](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kareem Kaddah
Date: Wednesday, April 12, 2023 7:10:36 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Kareem Kaddah

Zip: 94110

Date/Time: Apr 12, 2023 at 7:09:49 PM

From: [Kymberly Munguia](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kymberly Munguia
Date: Wednesday, April 12, 2023 7:10:35 PM

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Apr 12, 2023

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Sincerely,

Name: Kymberly Munguia

Zip: 95973

Date/Time: Apr 12, 2023 at 7:09:58 PM

From: [Kareem Kaddah](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kareem Kaddah
Date: Wednesday, April 12, 2023 7:10:33 PM

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Apr 12, 2023

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Sincerely,

Name: Kareem Kaddah

Zip: 94110

Date/Time: Apr 12, 2023 at 7:09:49 PM

From: [Kevin Lavin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Lavin
Date: Wednesday, April 12, 2023 7:10:32 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Kevin Lavin

Zip: 94102

Date/Time: Apr 12, 2023 at 7:07:30 PM

From: [Theodore Cady](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Theodore Cady
Date: Wednesday, April 12, 2023 7:05:36 PM

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Apr 12, 2023

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Sincerely,

Name: Theodore Cady

Zip: 94115

Date/Time: Apr 12, 2023 at 7:04:51 PM

From: [Theodore Cady](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Theodore Cady
Date: Wednesday, April 12, 2023 7:05:35 PM

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Apr 12, 2023

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Sincerely,

Name: Theodore Cady

Zip: 94115

Date/Time: Apr 12, 2023 at 7:04:51 PM

From: [Jared Scherer](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jared Scherer
Date: Wednesday, April 12, 2023 7:05:29 PM

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Apr 12, 2023

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Sincerely,

Name: Jared Scherer

Zip: 94117

Date/Time: Apr 12, 2023 at 7:03:00 PM

From: [Frank Morris](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Frank Morris
Date: Wednesday, April 12, 2023 7:05:24 PM

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Apr 12, 2023

- The Office of Commission Affairs
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Sincerely,

Name: Frank Morris

Zip: 94117

Date/Time: Apr 12, 2023 at 7:01:05 PM

From: [Philip Halperin](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Philip Halperin
Date: Wednesday, April 12, 2023 7:05:24 PM

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Apr 12, 2023

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Sincerely,

Name: Philip Halperin

Zip: 94118

Date/Time: Apr 12, 2023 at 7:02:19 PM

From: [Michael Murray](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael Murray
Date: Wednesday, April 12, 2023 7:05:19 PM

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Sincerely,

Name: Michael Murray

Zip: 94114

Date/Time: Apr 12, 2023 at 7:00:45 PM

From: [Matt Flores](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Matt Flores
Date: Wednesday, April 12, 2023 7:00:31 PM

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Sincerely,

Name: Matt Flores

Zip: 94114

Date/Time: Apr 12, 2023 at 6:54:11 PM

From: [Andres Acosta](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Andres Acosta
Date: Wednesday, April 12, 2023 7:00:29 PM

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Sincerely,

Name: Andres Acosta

Zip: 94115

Date/Time: Apr 12, 2023 at 6:55:01 PM

From: [Marilyn Lifton Flores](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marilyn Lifton Flores
Date: Wednesday, April 12, 2023 7:00:25 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

RE: Support for Another Planet Entertainment & the Castro Theatre

Commissioners,

I am submitting this letter to support Another Planet Entertainment's vision and proposal to revitalize the Castro Theatre to ensure a vibrant and sustainable future.

Another Planet Entertainment is deeply committed to its role as affirming and engaging stewards of the Castro Theatre while recognizing the importance of being good neighbors and uplifting those in the film, music, comedy, LGBTQ+, and surrounding communities. However, for Another Planet and the Castro Theatre to continue acting in this capacity and honoring the communities it serves, critical infrastructure improvements are needed to create a flexible and inviting space that provides appropriate settings for various types of events.

I commend Castro Theatre's commitment to hosting events that highlight LGBTQ+ performers, promote local businesses to event-goers, and dedicate at least a third of their programming to showing movies and hosting film festivals. These community benefits will not only empower and provide an influential platform for the performing arts, but also create a viable source of revenue to help keep this iconic theatre's doors open. Another Planet's commitments and the success of the Castro Theatre will undoubtedly leave a positive lasting impact on the Castro in a tangible, meaningful, and thoughtful manner.

I firmly believe that Another Planet's plans to reinvigorate the theatre by upgrading and fixing aspects of the theatre that are underutilized or in disrepair are essential to the future success of this historic theatre. For these reasons and more, I urge your support for the Castro Theatre renovation plans proposed by APE.

Sincerely,

Name: Marilyn Lifton Flores

Zip: 94114

Date/Time: Apr 12, 2023 at 6:53:53 PM

From: [Joe Riggio-Kerley](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joe Riggio-Kerley
Date: Wednesday, April 12, 2023 6:50:38 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Joe Riggio-Kerley

Zip: 94706-2342

Date/Time: Apr 12, 2023 at 6:46:08 PM

From: [Curtis Decker](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Curtis Decker
Date: Wednesday, April 12, 2023 6:46:18 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Curtis Decker

Zip: 94103

Date/Time: Apr 12, 2023 at 6:45:58 PM

From: [Adrian Perez Orozco](#)
To: [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adrian Perez Orozco
Date: Wednesday, April 12, 2023 6:44:30 PM

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Apr 12, 2023

- The Office of Commission Affairs
- Planning Commission and the Historic Preservation Commission
- San Francisco Planning Department
- City & County of San Francisco Board of Supervisors, Land Use and Transportation Committee

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Sincerely,

Name: Adrian Perez Orozco

Zip: 94158

Date/Time: Apr 12, 2023 at 6:44:09 PM

From: [Khaled Haq](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Khaled Haq
Date: Wednesday, April 12, 2023 6:03:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Apr 12, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

It's critical for a venue to be a flexible space in order to survive in our current market. This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$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.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Khaled Haq

Zip: 94103

Date/Time: Apr 12, 2023 at 6:03:16 PM

From: [KEN SMITH](#)
To: [Major, Erica \(BOS\)](#); [MelgarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: Look forward, not backward - oppose restrictions on seating at the Castro Theater
Date: Wednesday, April 12, 2023 3:11:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Members of the Land Use Committee,
The Castro is dying. It desperately needs new life.

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. **I fully support APE's plans** and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans.** I invite you to take a walk in the Castro - ask anyone. There is BROAD agreement in The Castro. APE's plans are supported - the community has come together!!!

Please do not accept an amendment to add fixed seating. Please let us help our neighborhood. Allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. We're doing everything we can do to save our neighborhood. We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation via fixed seating (which, itself, will not save film programming) rather than allowing this space to grow into the future and live on as the historic palace that it is. **PLEASE consider the future of the Castro Theater and its impact in our neighborhood.** The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

Ken Smith
662 Sanchez Street, 94114

From: [Terry Beswick](#)
To: [Melgar, Myrna \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [Thornhill, Jackie \(BOS\)](#); [Major, Erica \(BOS\)](#); [DPH - terrance](#)
Subject: Castro Merchants letter on Castro Theatre
Date: Wednesday, April 12, 2023 6:41:17 PM
Attachments: [Castro Merchants letter to BOS on Castro Theater 041223.pdf](#)

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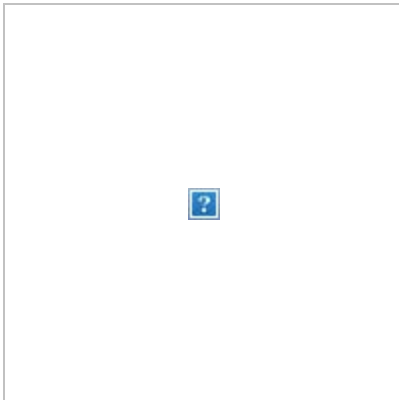
Dear Supervisors,

Attached please find a letter from Castro Merchants President Terrance Alan for consideration by the Land Use and Transportation Committee in advance of your April 17 hearing on the Castro Theatre.

Thank you,

Terry Beswick
Castro Merchants

--



Terry Beswick
Founder/Principal
Grants & Things, LLC
584 Castro Street #425
San Francisco, CA 94114
www.grantsandthings.com
terry@grantsandthings.com
415-756-4920 - text/phone



584 Castro Street #333
San Francisco, CA 94114
CastroMerchants.com
info@CastroMerchants.com
415.980.0011

April 12, 2023

SUBJECT: BOS Land Use and Transportation Committee Landmarking of Castro Theatre

Dear Chair Melgar President Peskin, and Supervisor Preston,

At our General Membership meeting on Thursday, April 6, the Castro Merchants approved the following conditional endorsement of Another Planet Entertainment's plans for the Castro Theatre:

MOTION: *Castro Merchants will endorse Another Planet Entertainment's proposed plans for the restoration and remodeling of the Castro Theatre with two conditions:*

*1) That Castro Merchants will accept the economic impact report that APE has prepared, **pending that it is acceptable by Supervisor Mandelman's office.** If it is not acceptable, then APE will enter into good-faith negotiations with the Supervisor's office in order to have acceptable impact reports prepared; and*

2) That APE agrees to continue good-faith participation in the negotiations convened by Supervisor Mandelman's office.

The "economic impact report" that was presented at the meeting by APE VP, Mary Conde, was deemed to be insufficient, and so the terms of the first condition are currently unmet.

As we are not involved directly in the negotiations convened by Supervisor Mandelman, which we understand contain ideas around a robust activation of the theatre when it is not being used for live music events, we cannot speak to the met/unmet terms of the second condition.

As such, while the pathway to an endorsement by Castro Merchants remains a possibility, the terms of the two conditions have not yet been met and the endorsement remains outstanding.

We have a big problem of vacant storefronts in the Castro neighborhood, and the largest business, the Castro Theater needs to open in a way that works for the operator, the owner and the community. That is possible.

The Castro is the world's beacon of light for the LGBTQ+ community being challenged in this country and around the world. Holding APE accountable for protecting and preserving our neighborhood's LGBTQ+ identity critical to tourism, identity, and the lives of our future generations.

"You got to give them hope." – Harvey Milk

A blue ink handwritten signature that appears to read "Terrance J. Alan".

Terrance Alan
President

From: [NeilinSF](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: [Thornhill, Jackie \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Sekhri Support Letter for APE
Date: Tuesday, April 11, 2023 11:32:15 PM
Attachments: [Sekhri APE Castro Theatre Support Letter 4-11-23.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find attached my letter in support of the APE Castro Theatre project in advance of the April 17, 2023 Land Use and Transportation Committee meeting. Thank you for your consideration.

Sincerely,
Neil Sekhri

Land Use & Transportation Committee
San Francisco Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear President Peskin, Supervisor Melgar & Supervisor Preston,

As a San Francisco resident and member of the LGBTQ+ community for more than 35 years, a former Deputy City Attorney, a former Board member of San Francisco Heritage and, most importantly in this case, a passionate cinephile, I fully support APE's plan to restore and reinvigorate the Castro Theatre. I am writing in my personal capacity, not as a legal representative for any party, but out of a long-standing appreciation for this cherished building and concern for its future.

Experts will (and have) argued the merits of designating "fixed theatrical seating in movie palace style" as a character-defining feature of the Castro. I would argue that the fundamental historic preservation interest in this case is the continued use of the building as a movie theatre, not the preservation of any particular type of building system. This is particularly true of movie theatres because they must continuously adapt to changing tastes and technology to remain relevant, just as the Castro has done multiple times with its sound, projection and seating systems. To be consistent with Secretary of Interior Standard #1, a "property should be used as it was historically." APE's proposal fully meets this standard by not seeking a change of use permit and committing to restore the building for movie theatre use, this time with a high-tech flexible seating system that can also accommodate live shows.

Ultimately, this is a policy choice for the Board. Designating non-historic fixed theatrical seating as a character-defining feature is not an imperative dictated by law or doctrine. But the stakes are high. A vote to "Save the Seats," will not fill them with paying customers. And if trends continue, a decision to "Save the Seats" may well lose us the Castro Theatre as we know it. Therefore, I urge you to adopt the Draft Landmark Designation as approved by the HPC on February 1, 2023, reject the proposed amendment for fixed theatrical seating, and continue to work together with APE and the community to make this project a reality.

The Castro has been a mainstay of my San Francisco cultural experience for decades. I've attended sold-out Frameline showings and the Silent Film Festival since its inception, enjoyed the sing-alongs and special events. My husband and I experienced an earthquake watching Fellini's 8½ on the big screen and I take my 99-year mother to enjoy silent movies that are younger than she, in a theatre older than she. But as a movie lover, year over year, I've seen the audiences dwindle. First, as hard-to-find titles became widely available on VHS and DVDs, and then as streaming services allowed us to access these movies from anywhere. Finally, the threat of COVID kept the last of us big-screen fans away, at least for a while.

And it's not for lack of trying. The Castro's programming is world class, appealing to wide audiences and interests, not just the queer community. But from my first visit in the late 1980s,

enduring uncomfortable seats, inadequate restrooms down a steep and very narrow stairway and an utter lack of ventilation, I always wondered how a 1,400-seat theatre could survive by playing art house rarities to an audience of a few dozen on most nights. Even during their 100-year celebration, with an amazing line-up of classic films spanning 10 decades and \$1 tickets, they were unable to fill the seats, not even close. Those days cannot continue indefinitely.

A vote to save fixed seats will not change the fact that not enough people go to movies anymore to support the day-to-day staffing and maintenance costs of running a 100-year old historic building, let alone support a \$15 million historic rehabilitation, new state-of-the art equipment, ADA access and a working ventilation system. The recent restoration of the historic Four Star Theater as a single-screen 330-seat repertory house is a cautionary tale, as they screen films daily to an almost empty theater and must turn to crowd funding just to keep the lights on.

The ‘intangible cultural heritage of the space’ to quote the Landmark Designation Fact Sheet is exactly that: intangible. People and events created that heritage, not the arrangement of the seats. APE’s proposal is not only viable, but it will expand, not limit, opportunities for those intangible values: community building, audience participation, cultural production and personal meaning. Flexible seating will accommodate continued film programming and festivals for film-lovers like me. The addition of live music and shows provides greater potential to serve the community and will bring a new audiences to the Castro. They may watch movies on their phones and computers, but they will flock to live shows to experience the restored architectural splendor and give new life and meaning to the Castro as it enters its second century.

As San Franciscans, we should unite in encouraging APE to make this the best possible project and then hold them to their commitments, not doom the project’s feasibility before it begins. So I urge you to reject the proposed amendment and continue to work together with APE and the community to make this project a success.

Very truly yours,

Neil Sekhri
117 Newman Street
San Francisco, CA 94110
(415) 271-0296
neilsekhri@gmail.com

From: [Kacton DeVoti](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Support for APE's Plans
Date: Tuesday, April 11, 2023 12:51:11 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. **I fully support APE's plans** and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans**. I invite you to take a walk in the Castro - ask anyone. There is BROAD agreement in The Castro. APE's plans are supported - the community has come together!!!

Please do not accept an amendment to add fixed seating. Please let us help our neighborhood. Allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. We're doing everything we can do to save our neighborhood. We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation via fixed seating (which, itself, will not save film programming) rather than allowing this space to grow into the future and live on as the historic palace that it is. **PLEASE consider the future of the Castro Theater and its impact in our neighborhood.** The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

--

Mit freundlichen Grüßen / Best regards
Kacton DeVoti

From: [Nick Avallone](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Castro Theater
Date: Tuesday, April 11, 2023 1:11:58 PM

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Hello,

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PLEASE consider the future of the Castro Theater and its impact in our neighborhood. The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

From: [Peter Williams](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: I support APE's plans for the Castro Theater
Date: Tuesday, April 11, 2023 8:39:05 AM

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Hello,

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. **I fully support APE's plans** and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

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Thank you for your consideration,

Peter Williams

From: [David Kim](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - David Kim
Date: Monday, April 10, 2023 8:05:37 AM

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Apr 10, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

It's critical for a venue to be a flexible space in order to survive in our current market. This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$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.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: David Kim

Zip: 94114

Date/Time: Apr 10, 2023 at 8:05:11 AM

From: [MDenis Lahey](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - MDenis Lahey
Date: Monday, April 10, 2023 4:21:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Apr 10, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: MDenis Lahey

Zip: 94114

Date/Time: Apr 10, 2023 at 4:21:41 AM

From: [Adones Cunha](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adones Cunha
Date: Sunday, April 9, 2023 9:19:26 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Apr 9, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Adones Cunha

Zip: 94114

Date/Time: Apr 9, 2023 at 9:19:07 AM

From: [Lorena Pereira](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lorena Pereira
Date: Saturday, April 8, 2023 10:20:15 PM

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Apr 8, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Lorena Pereira

Zip: 94114

Date/Time: Apr 8, 2023 at 10:19:56 PM

From: [Myles Freeman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Myles Freeman
Date: Saturday, April 8, 2023 7:22:54 PM

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Apr 8, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Myles Freeman

Zip: 94110

Date/Time: Apr 8, 2023 at 7:22:34 PM

From: [Christian Bellman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Christian Bellman
Date: Saturday, April 8, 2023 6:29:40 PM

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Apr 8, 2023

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Sincerely,

Name: Christian Bellman

Zip: 94114

Date/Time: Apr 8, 2023 at 6:29:13 PM

From: [Sarah Curtiss](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sarah Curtiss
Date: Saturday, April 8, 2023 2:02:56 PM

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Apr 8, 2023

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Sincerely,

Name: Sarah Curtiss

Zip: 94114

Date/Time: Apr 8, 2023 at 2:02:33 PM

From: [Sam Hull](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sam Hull
Date: Saturday, April 8, 2023 9:23:13 AM

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Apr 8, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Sam Hull

Zip: 94114

Date/Time: Apr 8, 2023 at 9:22:53 AM

From: [Suzanne Shade](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Suzanne Shade
Date: Friday, April 7, 2023 5:20:02 PM

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Apr 7, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Suzanne Shade

Zip: 94114

Date/Time: Apr 7, 2023 at 5:19:46 PM

From: [Martin Osborne](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Martin Osborne
Date: Friday, April 7, 2023 11:51:53 AM

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Apr 7, 2023

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Sincerely,

Name: Martin Osborne

Zip: 94103

Date/Time: Apr 7, 2023 at 11:51:33 AM

From: [Thomas Wineland](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Thomas Wineland
Date: Friday, April 7, 2023 11:46:33 AM

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Sincerely,

Name: Thomas Wineland

Zip: 94114

Date/Time: Apr 7, 2023 at 11:46:19 AM

From: [David Gutierrez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - David Gutierrez
Date: Thursday, April 6, 2023 10:25:00 AM

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Apr 6, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: David Gutierrez

Zip: 94114

Date/Time: Apr 6, 2023 at 10:24:39 AM

From: [Sue Irwin](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sue Irwin
Date: Thursday, April 6, 2023 8:47:29 AM

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Apr 6, 2023

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Sincerely,

Name: Sue Irwin

Zip: 94114

Date/Time: Apr 6, 2023 at 8:47:09 AM

From: [Robert Hood](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Robert Hood
Date: Thursday, April 6, 2023 4:42:21 AM

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Apr 6, 2023

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Sincerely,

Name: Robert Hood

Zip: 94114

Date/Time: Apr 6, 2023 at 4:42:02 AM

From: [Ethan Diamond](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ethan Diamond
Date: Wednesday, April 5, 2023 10:44:15 PM

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Apr 5, 2023

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Sincerely,

Name: Ethan Diamond

Zip: 94114

Date/Time: Apr 5, 2023 at 10:43:44 PM

From: [Scott Howlett](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Scott Howlett
Date: Wednesday, April 5, 2023 9:46:23 PM

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Apr 5, 2023

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Sincerely,

Name: Scott Howlett

Zip: 94114

Date/Time: Apr 5, 2023 at 9:46:07 PM

From: [MICHAEL SPIEGELMAN](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - MICHAEL SPIEGELMAN
Date: Wednesday, April 5, 2023 9:19:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Apr 5, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **“We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops.”**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: MICHAEL SPIEGELMAN

Zip: 94114

Date/Time: Apr 5, 2023 at 9:19:45 PM

From: [Lilian Hu](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lilian Hu
Date: Wednesday, April 5, 2023 9:07:53 PM

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Apr 5, 2023

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Sincerely,

Name: Lilian Hu

Zip: 94114

Date/Time: Apr 5, 2023 at 9:07:25 PM

From: [Brucer Seidel](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brucer Seidel
Date: Wednesday, April 5, 2023 8:55:02 PM

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Sincerely,

Name: Brucer Seidel

Zip: 94114

Date/Time: Apr 5, 2023 at 8:54:41 PM

From: [Ruben Sethi](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ruben Sethi
Date: Wednesday, April 5, 2023 8:51:55 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Ruben Sethi

Zip: 94114

Date/Time: Apr 5, 2023 at 8:51:37 PM

From: [Mang-Git Ng](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mang-Git Ng
Date: Wednesday, April 5, 2023 7:55:50 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Mang-Git Ng

Zip: 94114

Date/Time: Apr 5, 2023 at 7:55:26 PM

From: [Leslie Tse](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Leslie Tse
Date: Wednesday, April 5, 2023 7:53:28 PM

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Apr 5, 2023

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Sincerely,

Name: Leslie Tse

Zip: 94114

Date/Time: Apr 5, 2023 at 7:53:12 PM

From: [James Foreman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - James Foreman
Date: Wednesday, April 5, 2023 2:34:46 PM

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Apr 5, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: James Foreman

Zip: 94114

Date/Time: Apr 5, 2023 at 2:34:27 PM

From: [Ryan Duchin](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan Duchin
Date: Wednesday, April 5, 2023 1:08:21 PM

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Apr 5, 2023

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Sincerely,

Name: Ryan Duchin

Zip: 94114

Date/Time: Apr 5, 2023 at 1:08:00 PM

From: [Bruce Muncil](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bruce Muncil
Date: Wednesday, April 5, 2023 12:03:05 PM

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Apr 5, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Bruce Muncil

Zip: 94114

Date/Time: Apr 5, 2023 at 12:02:42 PM

From: [Loic Olichon](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Loic Olichon
Date: Tuesday, April 4, 2023 6:03:52 PM

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Apr 4, 2023

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Sincerely,

Name: Loic Olichon

Zip: 94114

Date/Time: Apr 4, 2023 at 6:03:37 PM

From: [Tyler Guasco](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Tyler Guasco
Date: Tuesday, April 4, 2023 4:28:36 PM

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Apr 4, 2023

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Sincerely,

Name: Tyler Guasco

Zip: 94521

Date/Time: Apr 4, 2023 at 4:28:17 PM

From: [Ben Mustion](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ben Mustion
Date: Tuesday, April 4, 2023 3:18:11 PM

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Apr 4, 2023

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Sincerely,

Name: Ben Mustion

Zip: 94117

Date/Time: Apr 4, 2023 at 3:17:55 PM

From: [Sachin Agarwal](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sachin Agarwal
Date: Tuesday, April 4, 2023 3:07:46 PM

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Sincerely,

Name: Sachin Agarwal

Zip: 94122

Date/Time: Apr 4, 2023 at 3:07:26 PM

From: [Ken Burke](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ken Burke
Date: Tuesday, April 4, 2023 2:01:27 PM

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Apr 4, 2023

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Sincerely,

Name: Ken Burke

Zip: 94114

Date/Time: Apr 4, 2023 at 2:01:09 PM

From: [Jeffery Templeton](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jeffery Templeton
Date: Tuesday, April 4, 2023 10:32:31 AM

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I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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It's critical for a venue to be a flexible space in order to survive in our current market. This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$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.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jeffery Templeton

Zip: 94114

Date/Time: Apr 4, 2023 at 10:31:48 AM

From: [Kevin Lavin](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Lavin
Date: Monday, April 3, 2023 3:11:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Apr 3, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

It's critical for a venue to be a flexible space in order to survive in our current market. This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$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.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Kevin Lavin

Zip: 94102

Date/Time: Apr 3, 2023 at 3:11:36 PM

From: [Joe Sangirardi](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#)
Subject: Another Planet Entertainment & the Castro Theatre
Date: Friday, April 7, 2023 5:27:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good evening, Board President Peskin and Supervisors Melgar and Preston!

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. I am excited for their proposed restorations and fully support their proposal to replace the fixed seating on the main floor of the Theatre with "plates" that allow for standing and flexible seating arrangements (and a mix of both). These are the same plans that the **Gay Men's Chorus** supports, as well as **Frameline**, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans.** I know some organizations want specific concessions. APE has already made many of those concessions, but the goalposts keep moving. Even the vast majority of the Castro Merchants support APE's plans. I was at the Merchants meeting yesterday. They were scheduled to vote on a resolution to say "yes" or "no" on the question of whether they support APE's plans. At the last minute, this was changed and conditions were added. They have no parliamentarian and discussion was shut down and a vote was forced, despite it not being the resolution they had agreed to vote on. Ultimately the merchants relented and voted "YES!" on the resolution supporting APE with conditions. But they clearly support APE's plan.

And please - **I invite you to take a walk in the Castro - literally ask anyone.** It's 10-1 for APE's plans. I mean that literally. It's 10-1. I appreciate what the Castro LGBTQ Cultural District and the Castro Conservancy are trying to do - I want queer programming! (APE has agreed). And I want film! (APE has also agreed to 33% of programming being film - that's a LOT). But those concessions still aren't enough for those organizations. Meanwhile - take a walk in the Castro. APE's plans are supported - the community has come together!!! There is BROAD agreement in The Castro.

Please do not propose an amendment to add fixed seating to the extension of the historic designation for the interior. Please allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. And as you probably know, it hasn't been thriving for the last 20-30 years.

We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation (which, itself will not save film programming) rather than allowing this space to grow into the future.

PLEASE consider the future of the Castro Theater and its impact in our neighborhood. **The residents of the Castro want APE's plans approved.** Please support our efforts to revitalize our

neighborhood.

Thank you for your consideration.

-Joe

Joe Sangirardi | he/him
Eureka Valley Neighborhood Association, Secretary
The Castro, San Francisco
918-951-1897
Joe Sangirardi
San Francisco
918-951-1897
he/him

From: [Alex Carlis](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: I Support APE's Proposed Changes to Castro Theater
Date: Sunday, April 9, 2023 7:48:03 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. **I fully support APE's plans** and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans**. I invite you to take a walk in the Castro - ask anyone. There is BROAD agreement in The Castro. APE's plans are supported - the community has come together!!!

Please do not accept an amendment to add fixed seating. Please let us help our neighborhood. Allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. We're doing everything we can do to save our neighborhood. We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation via fixed seating (which, itself, will not save film programming) rather than allowing this space to grow into the future and live on as the historic palace that it is.

PLEASE consider the future of the Castro Theater and its impact in our neighborhood. The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

Alex Carlis

From: [Michael Sullivan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Please support Castro theater plans
Date: Sunday, April 9, 2023 1:16:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. **I fully support APE's plans** and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans**. I invite you to take a walk in the Castro - ask anyone. There is BROAD agreement in The Castro. APE's plans are supported - the community has come together!!!

Please do not accept an amendment to add fixed seating. Please let us help our neighborhood. Allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. We're doing everything we can do to save our neighborhood. We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation via fixed seating (which, itself, will not save film programming) rather than allowing this space to grow into the future and live on as the historic palace that it is. **PLEASE consider the future of the Castro Theater and its impact in our neighborhood.** The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

Mike Sullivan

Sent from my iPhone

From: [Chris Bellman](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: I support The Castro Theatre, let it be upgraded!
Date: Saturday, April 8, 2023 6:33:16 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I'm writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater. **I fully support APE's plans** and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans**. I invite you to take a walk in the Castro - ask anyone. There is BROAD agreement in The Castro. APE's plans are supported - the community has come together!!!

Please do not accept an amendment to add fixed seating. Please let us help our neighborhood. Allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. We're doing everything we can do to save our neighborhood. We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation via fixed seating (which, itself, will not save film programming) rather than allowing this space to grow into the future and live on as the historic palace that it is. **PLEASE consider the future of the Castro Theater and its impact in our neighborhood.** The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

Christian Bellman

From: [William N](#)
To: [Peskin, Aaron \(BOS\)](#); [PrestonStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: I fully support APE's plans
Date: Saturday, April 8, 2023 1:51:23 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello, I am a Castro resident and am writing in regard to Another Planet Entertainment's proposed changes to the Castro Theater.

I fully support APE's plans and I am excited for their proposed restorations and support their proposal to replace the fixed seating on the main floor that allows for standing and flexible seating arrangements (and a mix of both). These are the same plans that the Gay Men's Chorus supports, as well as Frameline, the oldest and largest LGBTQ+ film festival in the world, headquartered right here in SF!

I want to emphasize - **the community is in agreement - we support APE's plans**. I invite you to take a walk in the Castro - ask anyone. There is BROAD agreement in The Castro. APE's plans are supported - the community has come together!!!

Please do not accept an amendment to add fixed seating. Please let us help our neighborhood. Allow the heart of The Castro to thrive and adapt so it can survive for the next 100 years. We're doing everything we can do to save our neighborhood. We have a unique opportunity to reinvigorate the Theatre - and the neighborhood. It would be a disservice to the Castro - and the Theater itself - to give a hollow nod to preservation via fixed seating (which, itself, will not save film programming) rather than allowing this space to grow into the future and live on as the historic palace that it is. **PLEASE consider the future of the Castro Theater and its impact in our neighborhood.** The residents of the Castro want APE's plans approved. Please support our efforts to revitalize our neighborhood.

Thank you for your consideration.

Best,
Will Nevius

From: [Nicki Kaiser](#)
To: [Major, Erica \(BOS\)](#)
Subject: keep Castro Theater seating
Date: Thursday, April 6, 2023 12:30:27 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of keeping the current style and layout of seating and orchestra space at the Castro Theater and including it in an interior landmark designation. I have attended both movie showings and concerts at the Castro Theater, most recently Claudio Simonetti's Goblin's live scoring of "Susperia". The movie palace seating already accommodates both uses effectively for appropriately sized audiences, especially given the limited parking available. This isn't the Bill Graham Civic Auditorium.

Another Planet Entertainment entered into a lease knowing the theater is a landmark and central to the community. It is unreasonable of them to try to change the Castro Theater so drastically just to jam in more folks standing shoulder to shoulder.

The huge expenditure for mechanical moving seating and it's maintenance would be far better spent ensuring this grand old movie palace actually shows movies daily, thus returning to its role of drawing a regular and reliable clientele for the surrounding businesses. Preserving the Castro Theater isn't just about nostalgia and historic preservation. It's about maintaining a critical anchor of the community.

Please protect our unique cultural hub from a greedy grab.

Thank you,
Nicole Sayre

From: [Jessica Thrasher](#)
To: [Major, Erica \(BOS\)](#)
Subject: Fwd: Save the Castro Theatre
Date: Monday, April 3, 2023 1:54:04 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

April 3rd, 2023 Land Use & Transportation session. Castro Theatre item:

----- Forwarded message -----

From: **Jessica Thrasher** <jessica.thrasher@gmail.com>
Date: Sun, Apr 2, 2023 at 10:31 PM
Subject: Save the Castro Theatre
To: <Aaron.Peskin@sfgov.org>, <Myrna.Melgar@sfgov.org>, <Dean.Preston@sfgov.org>
Cc: <info@savethecastrotheatre.org>, <Rafael.Mandelman@sfgov.org>

Dear President Peskin, Supervisor Melgar, and Supervisor Preston,

I am a San Francisco resident and one of the many supporters of preserving the historic and world renowned Castro Theatre. I've attended hundreds of events at the Castro since 2008 and it is my favorite place to be in the city. The Castro Theatre was a major influence on the fact that I now live nearby.

I attended the Historic Preservation Commission meetings and have given testimony regarding the Castro's landmark status, and I'm one of over 11,000 petition signers to Save the Castro.

One of the key takeaways from hours of sincere and passionate public comment was this: Other historic film palaces that have had their **permanent** seating removed are no longer film palaces.

I am writing to the Land Use and Transportation Committee to express my support for the Draft Landmark Designation Ordinance for the Castro Theatre, with a request to update a specific phrase that will ensure the text of the ordinance accurately reflects the findings in the Landmark Designation Fact Sheet, which the Historic Preservation Commission approved on February 1, 2023.

The Landmark Designation Fact Sheet outlines the importance of the movie palace-style seating as a defining characteristic of the space as a historic cinema. Additionally, it demonstrates the significance of the orchestra configuration and the movie-palace seating for film heritage and LGBTQ intangible cultural heritage. With that in mind, I am requesting that the Committee clarify the language, updating "presence of seating" to the more accurate "fixed theatrical seating configured in movie-palace style."

With this change, the Committee will further the protection of the Castro Theatre as

both a historic movie palace and a site of international significance for LGBTQ cultural heritage.

Let's protect our last surviving film palace in San Francisco!

Sincerely,

Jessica Thrasher 80 Villa Terrace San Francisco, CA 94114



April 05, 2023

Board of Supervisors Land Use and Transportation Committee

Re: Historic Castro Theatre

Dear Supervisors,

The creation and designation of cultural district were created to protect us from gentrification and displacement and to enhance and protect our historic cultural assets in our respective neighborhoods.

The Castro Theater is one of those jewels that needs to be protected, to maintain its architectural integrity inside and out, and its historic use that ties it to the history of the LGBTQ community locally and internationally. The Castro Theatre is a beacon to the gay movement, centered in hope and pride.

In the draft ordinance please remove the words "presence of seating" and substitute the words to "fixed theatrical seating configured in movie-palace style.

Every detail is of extreme importance to make sure its integrity is kept intact. By making this modest revision, the committee will ensure that the draft ordinance clearly reflects the factual findings approved by the historic preservation commission.

Any loss of our cultural assets and historic resources in a cultural district will set a negative precedent to all cultural district's city wide.

Sincerely,

Erick Arguello

Founder, President

Calle 24 Latino Cultural District

Cc: San Francisco Board of Supervisors

From: [Robert Goldfarb](#)
To: [Major, Erica \(BOS\)](#); Bob.Goldfarb@sflcd.org; cal.callahan@sflcd.org
Subject: Castro Theater- Hearing today - File 230192
Date: Monday, April 3, 2023 11:21:05 AM
Attachments: [image001.png](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Erica,

I'm writing to express the LEATHER & LGBTQ Cultural District's support for the legislation amending the Landmark Designation for Landmark No. 100, 429-431 Castro Street.

We would like to **Request** that the language in the ordinance:

- Aligns with the findings outlined in the document created by the Planning Department regarding protection of historic features signifying the production of intangible LGBTQ culture,
- the committee clarify language in the ordinance, shifting it from describing "the presence of seating" to "fixed theatrical seating configured in movie-palace style."

Thank you for your consideration,
Bob Goldfarb

Executive Director (Pronouns: he, him)
LEATHER & LGBTQ Cultural District
SFLeatherDistrict.org



From: [Terry Beswick](#)
To: [Peskin, Aaron \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: info@savethecastrotheatre.org; [Mandelman, Rafael \(BOS\)](#); [Castro Merchants Board](#); [Major, Erica \(BOS\)](#)
Subject: Save the Castro Theatre
Date: Thursday, March 30, 2023 1:04:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Peskin, Supervisor Melgar, and Supervisor Preston,
I am a San Francisco resident, a member of the Castro Merchants Association Board of Directors, and one of the many supporters of preserving the Castro Theatre, which includes hundreds who have attended meetings and given their testimony at City Hall, and over 11,000 petition signers to Save the Castro.

I am writing to the Land Use and Transportation Committee to express my support for the Draft Landmark Designation Ordinance for the Castro Theatre, **with a request to update a specific phrase that will ensure the text of the ordinance accurately reflects the findings in the Landmark Designation Fact Sheet, which the Historic Preservation Commission approved on February 1, 2023.**

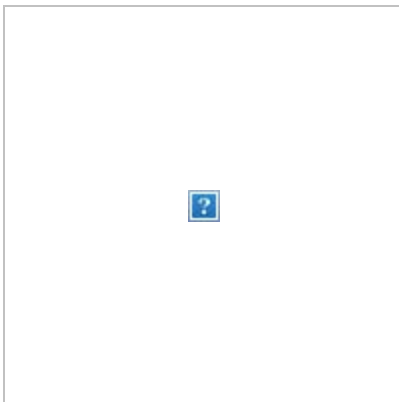
The Landmark Designation Fact Sheet outlines the importance of the movie palace-style seating as a defining characteristic of the space as a historic cinema. Additionally, it demonstrates the significance of the orchestra configuration and the movie-palace seating for film heritage and LGBTQ intangible cultural heritage. With that in mind, I am requesting that the Committee clarify the language, updating “presence of seating” to the more accurate “fixed theatrical seating configured in movie-palace style.”

With this change, the Committee will further the protection of the Castro Theatre as both a historic movie palace and a site of international significance for LGBTQ cultural heritage.

Sincerely,

Terry Beswick

--



Terry Beswick
Founder/Principal

Grants & Things, LLC
584 Castro Street #425
San Francisco, CA 94114
www.grantsandthings.com
terry@grantsandthings.com
415-756-4920 - text/phone

From: [Stephen Torres](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Tina Aguirre](#); [Jen Reck](#)
Subject: For 4/3 Land Use & Transportation Hearing: Letter from Castro LGBTQ Cultural District
Date: Friday, March 31, 2023 10:48:43 AM
Attachments: [2023.03.31 Castro LGBTQ Letter to Land Use and Transportation Committee.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning Committee Clerk Major,

Could you please forward the attached letter to Supervisors Melgar, Peskin, and Preston and include it in their committee binders in advance of the April 3, 2023 Land Use & Transportation Meeting relevant to Agenda Item No. 6 [*Planning Code - Landmark Designation Amendment - 429-431 Castro Street (the Castro Theatre)*]

Thanks so much,

--

Stephen Torres
Executive Co-Chair
Castro LGBTQ Cultural District
San Francisco, California
415.489.8761
pronouns: he, him, his

Land Use & Transportation Committee
San Francisco Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

March 2, 2023

Dear President Peskin, Supervisor Melgar & Supervisor Preston,

On behalf of the Advisory Board and Staff of the Castro LGBTQ Cultural District we wish to inform the Land Use and Transportation Committee that we strongly endorse the findings of the Landmark Designation Fact Sheet for the Castro Theatre approved by the San Francisco Historic Preservation Commission on February 1, 2023.

We also strongly support the Draft Landmark Designation Ordinance for the Castro Theatre now under consideration by the Committee—with one request for clarification to a specific phrase. **We request that this Committee strike the words “presence of seating” and substitute the words “fixed theatrical seating configured in movie-palace style.”** This clarification will ensure the ordinance text accurately reflects the findings in the Landmark Designation Fact Sheet.

The Castro Theatre is a cultural asset that serves as an anchor and indispensable historic, cultural, and economic resource for our community. The vague phrase “presence of seating” does not correctly restate the findings of the Landmark Designation Fact Sheet which it is purported to summarize. We feel this ambiguity may lead to irrevocable changes currently submitted by the current tenant that will further destabilize this community asset, and by extension have devastating effects on a community that has already suffered from the immense loss caused by gentrification and two worldwide pandemics.

As a San Francisco Cultural District we were created by ordinance approved by the Board of Supervisors to “...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.” Over the last year, the Castro LGBTQ Cultural District has worked to ensure the maintenance of this valuable cultural asset by supporting a broad coalition of community stakeholders and hundreds of community members seeking to preserve the Castro Theatre and collaborating with historians to collect data and develop the findings in the Landmark Designation Fact Sheet. We ask this committee to please strongly consider the findings of the Landmark Designation Fact Sheet, our collaborative historians who helped to

inform it, and the vast number of community stakeholders and community members who have contacted this body and various other commissions, agencies and elected officials to support these findings.

By making this modest revision, the Committee will ensure the Draft Ordinance clearly reflects not just the factual findings approved by the Historic Preservation Commission, but also the self-determination of our vulnerable community. This clarification will further the protection of the Castro Theatre as a historic movie palace, site of international significance for LGBTQ intangible cultural heritage, and a truly accessible community space for generations to come.

Sincerely,

Stephen Torres, Executive Co-Chair Castro LGBTQ Cultural District Advisory Board

Cc:

Dr. Jen Reck, Executive Co-Chair Castro LGBTQ Cultural District Advisory Board

Tina Valentín Aguirre, Castro LGBTQ Cultural District Director

From: [M.Rocket](#)
To: [Major, Erica \(BOS\)](#)
Subject: Castro Theater - please correct the language in historic designation
Date: Monday, April 3, 2023 10:18:00 AM

Dear Ms. Major,

I'm writing to strongly request that the language in the ordinance aligns with the findings outlined in the document created by the Planning Department regarding protection of historic features signifying the production of intangible LGBTQ culture, we request that the committee clarify language in the ordinance, shifting it from describing "the presence of seating" to "fixed theatrical seating configured in movie-palace style."

Thank you, and thank you for your service,
-Rocket

.....

M Rocket
rocket13.com
415.218.3946

From: [James J Vogt](#)
To: [Major, Erica \(BOS\)](#)
Cc: schacon415@aol.com
Subject: Castro Theatre Seating
Date: Monday, April 3, 2023 10:35:05 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Major:

PLEASE ensure the language in the ordinance aligns with the findings outlined in the document created by the Planning Department regarding protection of historic features signifying the production of intangible LGBTQ culture. We request that the committee clarify language in the ordinance, shifting it from describing “the presence of seating” to “fixed theatrical seating configured in movie-palace style.”

Planet Entertainment should NOT be allowed to level the floors and install removable/flexible seating. I have been faithfully going to the Castro Theatre for over 50 years. I see it as an iconic gay venue. It is the heart and soul of the Castro District. Turning it into a standing-room venue with flat floors makes no sense at all to those of us who live in the community, particularly for those of us who can't stand for hours. There are empty churches all over town that Planet Entertainment can retrofit into a music venue without even having to flatten the floors. The Castro Theatre is just simply not the right fit for their proposed project.

Thanks for your consideration,

**James J. Vogt & Simon Chacon
556 Congo Street
San Francisco, CA 94131
415-596-5064**

From: [Dorrie Newton](#)
To: [Major, Erica \(BOS\)](#)
Subject: Castro Theatre as A Movie Palace
Date: Monday, April 3, 2023 10:25:32 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Morning Erica,

Please **clarify language in the ordinance, shifting it from describing “the presence of seating” to “fixed theatrical seating configured in movie-palace style.”**

Without the fixed theatrical seating, the world famous, beloved Castro Theatre is **not a movie palace** as designed in 1922. It is like saying "we have buses that look like cable cars". Those buses will never be an authentic experience as a real cable car. Without fixed seating in movie palace style, people will say the Castro Theatre "was once a movie palace"; now it is a nightclub like you can find anywhere from Market to Fillmore.

Please save the beautiful interior of the Castro Theatre with the seats. With theatrical seating, the Castro Theatre can thrive and show music, comedy, cinema, local shows, drag shows, and educational forums. Please save the last of the gorgeous movie palaces and a true San Francisco gem like our cable cars.

Thank you,
Dorrie Newton and Michael Brink

1-415-505-5104

From: [Michael Mayer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Save the Castro Theatre
Date: Sunday, April 2, 2023 7:51:29 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Board of Supervisors Land Use and Transportation Committee,

As a San Francisco resident since 1994 (the last thirteen of which I have lived in the Castro) and a regular patron of the Castro Theatre, I am deeply concerned about the future of the Castro Theatre—a vital community resource and a beacon for film, and the LGBTQ+ community, within the City and around the world. I am writing to urge you to help save the Castro for the community, by clarifying language in the ordinance to grant landmark status for the theatre’s interior, shifting it from describing “the presence of seating” to “fixed theatrical seating configured in movie-palace style.” This would ensure that the ordinance aligns with the findings outlined in the document created by the Planning Department regarding protection of historic features signifying the production of intangible LGBTQ culture.

It is vital to preserve the Castro Theatre as a site of LGBTQ cultural heritage and programming including a mixture of live and film presentations. While LGBTQ rights and spaces continue to be under attack across the US and worldwide, San Francisco must take affirmative action to preserve our queer history and culture. The Castro Theatre is world famous because of its film heritage and centrality to LGBT culture, and the neighborhood and the City’s LGBT culture are directly tied to the defining features that make it a movie palace. Sitting in those seats, we have found ourselves on screen and found each other in community. We sit next to friends; family; current, ex, and potential new lovers. This is what queer culture looks like.

The sloped floor and seats are key historical characteristics that define the venue as a cinema and performance space. There are dozens of historic movie houses across the country that have undergone renovations and maintained their sloped floor and orchestral seating, while thriving as multi-use spaces, including the United Palace and the Beacon in NYC, the Orpheum and the Theatre at Ace Hotel in Los Angeles, the Fox Theaters in Atlanta, Detroit, and St. Louis, and the Oakland Paramount. San Francisco has many chairless, flat-floored venues for live music, but only the Castro Theatre—San Francisco’s last surviving single-screen movie palace and an iconic community building—can present film and community events to large audiences.

The Castro Theatre must not be valued mainly for its ability to earn money for a corporate entity. Another Planet Entertainment has failed to show good faith. Its current minimal programming, future plans, and especially its non-existent community engagement have and continue to

jeopardize our community. They cannot be trusted to keep promises to preserve the theatre's rich history and culture over their real objective of turning a profit.

Please take action to preserve the Castro Theatre, and our LGBTQ culture and history, by including its "fixed theatrical seating configured in movie-palace style" in its historic preservation.

Thank you,
Michael Mayer
53 Landers St., Apt. 3
San Francisco, CA 94114

From: [Brian Whitty](#)
To: [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [MelgarStaff \(BOS\)](#)
Cc: [Major, Erica \(BOS\)](#)
Subject: CASTRO THEATRE * 312 Days of Films Shown in 2019
Date: Friday, March 31, 2023 8:13:21 PM
Attachments: [Castro Theatre 2019 Calendars.pdf](#)
[Castro Theatre Daily Event Tally 2019.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors, I urge you to approve the Castro Theatre landmark designation amendment, revised to specify "fixed theatrical seating." The raked floor and seats are essential to the historic use as San Francisco's oldest continually-operating movie theatre.

I have attached a PDF with all 12 Castro Theatre monthly event calendars for 2019, the last year of normal operation. I also attached a spreadsheet I made tallying all the Castro Theatre daily events during 2019. There were:

- **312 days of films, including 60 days of film festivals**
- 31 days of other events (community, concerts, etc.)
- 10 days of rentals/private events
- 12 days the theatre was closed

I have personally enjoyed films there ranging from LGBT documentaries to classic vampire flicks. The Castro Theatre has a singular role as a historic venue for factual, fantastical and fabulous films.

Thank you.

Brian Whitty
San Francisco

From: [Keghan Kirschmann](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Keghan Kirschmann
Date: Monday, April 3, 2023 7:18:49 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Apr 3, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

It's critical for a venue to be a flexible space in order to survive in our current market. This includes being able to present and accommodate a variety of events **from community functions, film festivals and screenings, organ recitals, comedy, music, LGBTQ+ events and more.**

Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$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.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Keghan Kirschmann

Zip: 97068

Date/Time: Apr 3, 2023 at 7:18:34 AM

From: [Adrienne Peterson](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adrienne Peterson
Date: Friday, March 31, 2023 6:49:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 31, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Adrienne Peterson

Zip: 94114

Date/Time: Mar 31, 2023 at 6:48:49 PM

From: [David Esber](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - David Esber
Date: Thursday, March 30, 2023 5:04:32 PM

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Mar 30, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: David Esber

Zip: 94117

Date/Time: Mar 30, 2023 at 5:04:16 PM

From: [Jessica Saling](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jessica Saling
Date: Wednesday, March 29, 2023 1:46:15 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jessica Saling

Zip: 94553

Date/Time: Mar 29, 2023 at 1:45:54 PM

From: [Gal Oppenheimer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Gal Oppenheimer
Date: Wednesday, March 29, 2023 12:51:55 PM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Gal Oppenheimer

Zip: 94114

Date/Time: Mar 29, 2023 at 12:51:33 PM

From: [Thomas Kaiser](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Thomas Kaiser
Date: Wednesday, March 29, 2023 12:00:38 PM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Thomas Kaiser

Zip: 94115

Date/Time: Mar 29, 2023 at 12:00:20 PM

From: [Benjamin Schafer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Benjamin Schafer
Date: Wednesday, March 29, 2023 10:29:26 AM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Benjamin Schafer

Zip: 94117

Date/Time: Mar 29, 2023 at 10:29:06 AM

From: [Spencer Sheehan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Spencer Sheehan
Date: Wednesday, March 29, 2023 9:55:20 AM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Spencer Sheehan

Zip: 94114

Date/Time: Mar 29, 2023 at 9:55:08 AM

From: [Esteban Gomez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Esteban Gomez
Date: Wednesday, March 29, 2023 9:54:38 AM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Esteban Gomez

Zip: 94109

Date/Time: Mar 29, 2023 at 9:54:24 AM

From: [Rogelio Foronda](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Rogelio Foronda
Date: Wednesday, March 29, 2023 9:52:27 AM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Rogelio Foronda

Zip: 94134

Date/Time: Mar 29, 2023 at 9:51:56 AM

From: [Bill Hansen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bill Hansen
Date: Wednesday, March 29, 2023 9:49:03 AM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Bill Hansen

Zip: 94114

Date/Time: Mar 29, 2023 at 9:48:44 AM

From: [Allen Chang](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Allen Chang
Date: Wednesday, March 29, 2023 9:44:28 AM

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Mar 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Allen Chang

Zip: 94117

Date/Time: Mar 29, 2023 at 9:44:08 AM

From: [Sean Mikita](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sean Mikita
Date: Wednesday, March 29, 2023 9:39:38 AM

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Mar 29, 2023

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Sincerely,

Name: Sean Mikita

Zip: 94114

Date/Time: Mar 29, 2023 at 9:38:49 AM

From: [jake.hofwegen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - jake hofwegen
Date: Sunday, March 26, 2023 8:35:27 PM

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Mar 26, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: jake hofwegen

Zip: 94114

Date/Time: Mar 26, 2023 at 8:33:10 PM

From: [Kaila DeJesus](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kaila DeJesus
Date: Sunday, March 26, 2023 2:05:22 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 26, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Kaila DeJesus

Zip: 33543

Date/Time: Mar 26, 2023 at 2:01:28 PM

From: [Robert Madera](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Robert Madera
Date: Thursday, March 23, 2023 6:01:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 23, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Robert Madera

Zip: 94619

Date/Time: Mar 23, 2023 at 6:01:13 PM

From: [JC Collins](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - JC Collins
Date: Thursday, March 23, 2023 6:59:38 AM

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Mar 23, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: JC Collins

Zip: 94114

Date/Time: Mar 23, 2023 at 6:59:19 AM

From: [Katie Hickox](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Katie Hickox
Date: Wednesday, March 22, 2023 5:00:39 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 22, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Katie Hickox

Zip: 94131

Date/Time: Mar 22, 2023 at 5:00:23 PM

From: [Terese Lawler](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Terese Lawler
Date: Tuesday, March 21, 2023 11:35:15 AM

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Mar 21, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Terese Lawler

Zip: 94122

Date/Time: Mar 21, 2023 at 11:34:55 AM

From: [Steve Allen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Steve Allen
Date: Tuesday, March 21, 2023 10:32:47 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 21, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Steve Allen

Zip: 94705

Date/Time: Mar 21, 2023 at 10:32:17 AM

From: [Bonnie McGregor](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bonnie McGregor
Date: Monday, March 20, 2023 6:56:40 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 20, 2023

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I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Bonnie McGregor

Zip: 94114

Date/Time: Mar 20, 2023 at 6:56:26 PM

From: [Joseph Jr Covino](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joseph Jr Covino
Date: Monday, March 20, 2023 5:07:52 PM

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Mar 20, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Joseph Jr Covino

Zip: 94598

Date/Time: Mar 20, 2023 at 5:07:35 PM

From: [Jonna Milledge](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jonna Milledge
Date: Friday, March 17, 2023 8:19:22 PM

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Mar 17, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jonna Milledge

Zip: V6A 4J4

Date/Time: Mar 17, 2023 at 8:19:06 PM

From: [Daniel McIntosh](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Daniel McIntosh
Date: Tuesday, March 14, 2023 4:12:31 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 14, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Daniel McIntosh

Zip: 94114

Date/Time: Mar 14, 2023 at 4:11:55 PM

From: [Frank Morris](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Frank Morris
Date: Monday, March 13, 2023 4:39:28 AM

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Mar 13, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Frank Morris

Zip: 94117

Date/Time: Mar 13, 2023 at 4:39:07 AM

From: [Christopher Merino](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Christopher Merino
Date: Thursday, March 9, 2023 12:45:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 9, 2023

To whom it may concern,

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Sincerely,

Name: Christopher Merino

Zip: 94114

Date/Time: Mar 9, 2023 at 12:45:17 PM

From: [Lake Kowell](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lake Kowell
Date: Tuesday, March 7, 2023 12:14:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 7, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Lake Kowell

Zip: 95405

Date/Time: Mar 7, 2023 at 12:14:12 PM

From: [Cassandra Macias](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Cassandra Macias
Date: Sunday, March 5, 2023 11:32:17 AM

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Mar 5, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Cassandra Macias

Zip: 32829

Date/Time: Mar 5, 2023 at 11:32:03 AM

From: [Andrew Hill](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Andrew Hill
Date: Saturday, March 4, 2023 3:00:27 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Mar 4, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Andrew Hill

Zip: 94109

Date/Time: Mar 4, 2023 at 3:00:10 PM

From: [Amanda Lopez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Amanda Lopez
Date: Thursday, March 2, 2023 8:14:14 PM

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Mar 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Amanda Lopez

Zip: 95110

Date/Time: Mar 2, 2023 at 8:14:03 PM

From: [Brooke Gibson](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brooke Gibson
Date: Thursday, March 2, 2023 8:12:56 PM

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Mar 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Brooke Gibson

Zip: 94118

Date/Time: Mar 2, 2023 at 8:12:35 PM

From: [Chase LaMarche](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Chase LaMarche
Date: Thursday, March 2, 2023 9:56:20 AM

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Mar 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Chase LaMarche

Zip: 94111

Date/Time: Mar 2, 2023 at 9:55:59 AM

From: [Jonathan Can](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jonathan Can
Date: Wednesday, March 1, 2023 9:31:33 PM

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Mar 1, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jonathan Can

Zip: 95133

Date/Time: Mar 1, 2023 at 9:31:17 PM

From: [sarah holcomb](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - sarah holcomb
Date: Tuesday, February 28, 2023 12:31:00 PM

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Feb 28, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: sarah holcomb

Zip: 94117

Date/Time: Feb 28, 2023 at 12:30:40 PM

From: [Jennifer Baltes](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jennifer Baltes
Date: Monday, February 27, 2023 8:09:00 PM

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Feb 27, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jennifer Baltes

Zip: 93428-5213

Date/Time: Feb 27, 2023 at 8:08:46 PM

From: [Karii Rurup](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Karii Rurup
Date: Monday, February 27, 2023 12:25:49 PM

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Feb 27, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Karii Rurup

Zip: 94110

Date/Time: Feb 27, 2023 at 12:25:36 PM

From: [Shannon Geis](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Shannon Geis
Date: Saturday, February 25, 2023 5:32:40 PM

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Feb 25, 2023

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Sincerely,

Name: Shannon Geis

Zip: 94123

Date/Time: Feb 25, 2023 at 5:32:19 PM

From: [Melvin Ueng](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Melvin Ueng
Date: Thursday, February 23, 2023 6:15:11 PM

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Feb 23, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Melvin Ueng

Zip: 94118

Date/Time: Feb 23, 2023 at 6:14:34 PM

From: [Jennifer Lynch](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jennifer Lynch
Date: Thursday, February 23, 2023 6:10:51 PM

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Feb 23, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jennifer Lynch

Zip: 94121

Date/Time: Feb 23, 2023 at 6:10:35 PM

From: [Michael Pangelina](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael Pangelina
Date: Thursday, February 23, 2023 5:07:26 PM

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Feb 23, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Michael Pangelina

Zip: 94804

Date/Time: Feb 23, 2023 at 5:07:10 PM

From: [Sky Garcilasodelavega](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sky Garcilasodelavega
Date: Wednesday, February 22, 2023 11:12:40 AM

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Feb 22, 2023

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Sincerely,

Name: Sky Garcilasodelavega

Zip: 94114

Date/Time: Feb 22, 2023 at 11:11:32 AM

From: [Carolyn Fleg](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Carolyn Fleg
Date: Tuesday, February 21, 2023 9:24:40 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 21, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Carolyn Fleg

Zip: 94131

Date/Time: Feb 21, 2023 at 9:24:23 AM

From: [Cassidy Hunt](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Cassidy Hunt
Date: Tuesday, February 21, 2023 5:22:27 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 21, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Cassidy Hunt

Zip: EH39AD

Date/Time: Feb 21, 2023 at 5:22:08 AM

From: [Nandi Tavares](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Nandi Tavares
Date: Monday, February 20, 2023 9:21:57 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 20, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Nandi Tavares

Zip: 94607

Date/Time: Feb 20, 2023 at 9:21:31 PM

From: [Aldin Verkler](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Aldin Verkler
Date: Saturday, February 18, 2023 6:49:09 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 18, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Aldin Verkler

Zip: 94103

Date/Time: Feb 18, 2023 at 6:48:46 PM

From: [Renee Baez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Renee Baez
Date: Saturday, February 18, 2023 6:29:09 PM

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Feb 18, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Renee Baez

Zip: 91320

Date/Time: Feb 18, 2023 at 6:28:54 PM

From: [Catherine Strode](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Catherine Strode
Date: Saturday, February 18, 2023 5:23:24 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 18, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Catherine Strode

Zip: 95616

Date/Time: Feb 18, 2023 at 5:23:03 PM

From: [Muriel Steinke](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Muriel Steinke
Date: Friday, February 17, 2023 10:22:15 PM

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Feb 17, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Muriel Steinke

Zip: 94704

Date/Time: Feb 17, 2023 at 10:21:59 PM

From: [Jon Vargas](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jon Vargas
Date: Friday, February 17, 2023 10:39:18 AM

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Feb 17, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jon Vargas

Zip: 94117

Date/Time: Feb 17, 2023 at 10:39:03 AM

From: [Evan Tallman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Evan Tallman
Date: Thursday, February 16, 2023 5:57:15 PM

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Feb 16, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Evan Tallman

Zip: 95616

Date/Time: Feb 16, 2023 at 5:57:00 PM

From: [Matt Hendry](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Matt Hendry
Date: Wednesday, February 15, 2023 10:57:19 AM

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Feb 15, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Matt Hendry

Zip: 94102

Date/Time: Feb 15, 2023 at 10:57:02 AM

From: [Jennifer Tate](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jennifer Tate
Date: Saturday, February 11, 2023 11:01:03 PM

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Feb 11, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jennifer Tate

Zip: 94610

Date/Time: Feb 11, 2023 at 11:00:41 PM

From: [Catherine Medlock](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Catherine Medlock
Date: Saturday, February 11, 2023 9:24:31 AM

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Feb 11, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Catherine Medlock

Zip: 94109

Date/Time: Feb 11, 2023 at 9:24:07 AM

From: [Bret Hendry](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bret Hendry
Date: Thursday, February 9, 2023 7:22:19 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 9, 2023

To whom it may concern,

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Bret Hendry

Zip: 94114

Date/Time: Feb 9, 2023 at 7:21:55 PM

From: [Mike McKiernan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mike McKiernan
Date: Wednesday, February 8, 2023 9:27:31 PM

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Feb 8, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Mike McKiernan

Zip: 95118

Date/Time: Feb 8, 2023 at 9:27:14 PM

From: [Kerbanu Pudumjee](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kerbanu Pudumjee
Date: Tuesday, February 7, 2023 8:19:34 PM

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Feb 7, 2023

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Sincerely,

Name: Kerbanu Pudumjee

Zip: 90274

Date/Time: Feb 7, 2023 at 8:19:14 PM

From: [william felice](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - william felice
Date: Monday, February 6, 2023 9:56:33 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 6, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: william felice

Zip: 94117

Date/Time: Feb 6, 2023 at 9:55:59 AM

From: [Carly McKnight](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Carly McKnight
Date: Monday, February 6, 2023 3:58:11 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Carly McKnight

Zip: 94110

Date/Time: Feb 6, 2023 at 3:57:48 AM

From: [Patrick Calahan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Patrick Calahan
Date: Sunday, February 5, 2023 10:39:42 PM

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Feb 5, 2023

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Sincerely,

Name: Patrick Calahan

Zip: 94114

Date/Time: Feb 5, 2023 at 10:39:24 PM

From: [Chris Wallis](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Chris Wallis
Date: Sunday, February 5, 2023 5:10:18 PM

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Sincerely,

Name: Chris Wallis

Zip: 20878

Date/Time: Feb 5, 2023 at 5:10:05 PM

From: [Michael McQuiggan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael McQuiggan
Date: Saturday, February 4, 2023 7:33:27 PM

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Feb 4, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Michael McQuiggan

Zip: 92116

Date/Time: Feb 4, 2023 at 7:33:09 PM

From: [Vince Thomas](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Vince Thomas
Date: Saturday, February 4, 2023 1:23:49 PM

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Feb 4, 2023

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Sincerely,

Name: Vince Thomas

Zip: 94114

Date/Time: Feb 4, 2023 at 1:23:27 PM

From: [Mark Taylor](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mark Taylor
Date: Saturday, February 4, 2023 2:43:34 AM

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Feb 4, 2023

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Sincerely,

Name: Mark Taylor

Zip: 94114

Date/Time: Feb 4, 2023 at 2:43:00 AM

From: [Scott Skinner](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Scott Skinner
Date: Saturday, February 4, 2023 1:36:34 AM

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Feb 4, 2023

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Sincerely,

Name: Scott Skinner

Zip: 94117

Date/Time: Feb 4, 2023 at 1:36:19 AM

From: [Kraig Meyer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kraig Meyer
Date: Friday, February 3, 2023 8:28:01 PM

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Feb 3, 2023

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Sincerely,

Name: Kraig Meyer

Zip: 94117

Date/Time: Feb 3, 2023 at 8:27:42 PM

From: [Kim Scurr](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kim Scurr
Date: Friday, February 3, 2023 8:14:19 PM

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Sincerely,

Name: Kim Scurr

Zip: 94116

Date/Time: Feb 3, 2023 at 8:13:59 PM

From: [Lance Burbank](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lance Burbank
Date: Friday, February 3, 2023 3:36:23 PM

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Feb 3, 2023

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Sincerely,

Name: Lance Burbank

Zip: 94103

Date/Time: Feb 3, 2023 at 3:36:06 PM

From: [Jared Scherer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jared Scherer
Date: Friday, February 3, 2023 1:52:45 PM

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Sincerely,

Name: Jared Scherer

Zip: 94117

Date/Time: Feb 3, 2023 at 1:52:19 PM

From: [Philip Grasso](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Philip Grasso
Date: Friday, February 3, 2023 1:17:29 PM

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Sincerely,

Name: Philip Grasso

Zip: 94114

Date/Time: Feb 3, 2023 at 1:17:15 PM

From: [Alex Rafter](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alex Rafter
Date: Friday, February 3, 2023 12:57:30 PM

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Sincerely,

Name: Alex Rafter

Zip: 94114

Date/Time: Feb 3, 2023 at 12:57:03 PM

From: [Sam Lundquist](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sam Lundquist
Date: Friday, February 3, 2023 12:40:26 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Sam Lundquist

Zip: 94117

Date/Time: Feb 3, 2023 at 12:40:10 PM

From: [Logan Ahlgren](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Logan Ahlgren
Date: Friday, February 3, 2023 12:38:28 PM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Logan Ahlgren

Zip: 94103

Date/Time: Feb 3, 2023 at 12:38:13 PM

From: [Skye Quisol](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Skye Quisol
Date: Friday, February 3, 2023 12:35:42 PM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Skye Quisol

Zip: 94121

Date/Time: Feb 3, 2023 at 12:35:20 PM

From: [Daniel Cuellar](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Daniel Cuellar
Date: Friday, February 3, 2023 12:28:34 PM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Daniel Cuellar

Zip: 94107

Date/Time: Feb 3, 2023 at 12:28:17 PM

From: [Russ Nordmeyer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Russ Nordmeyer
Date: Friday, February 3, 2023 12:24:07 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Russ Nordmeyer

Zip: 94114

Date/Time: Feb 3, 2023 at 12:23:47 PM

From: [Justin Parchman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin Parchman
Date: Friday, February 3, 2023 12:21:54 PM

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Sincerely,

Name: Justin Parchman

Zip: 94114

Date/Time: Feb 3, 2023 at 12:21:38 PM

From: [Eric Zou](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Eric Zou
Date: Friday, February 3, 2023 12:10:12 PM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Eric Zou

Zip: 94114

Date/Time: Feb 3, 2023 at 12:09:50 PM

From: [Nicolas Noratto](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Nicolas Noratto
Date: Friday, February 3, 2023 11:48:02 AM

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Feb 3, 2023

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Sincerely,

Name: Nicolas Noratto

Zip: 94521

Date/Time: Feb 3, 2023 at 11:47:48 AM

From: [Dan Waits](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dan Waits
Date: Friday, February 3, 2023 10:47:11 AM

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Feb 3, 2023

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Sincerely,

Name: Dan Waits

Zip: 94102

Date/Time: Feb 3, 2023 at 10:46:53 AM

From: [Lucia Tawfik](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lucia Tawfik
Date: Friday, February 3, 2023 10:22:10 AM

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Feb 3, 2023

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Sincerely,

Name: Lucia Tawfik

Zip: 94118

Date/Time: Feb 3, 2023 at 10:21:47 AM

From: [Jonathan Rahm](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jonathan Rahm
Date: Friday, February 3, 2023 10:16:09 AM

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Feb 3, 2023

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Sincerely,

Name: Jonathan Rahm

Zip: 94114

Date/Time: Feb 3, 2023 at 10:15:56 AM

From: [Ryan VanZuylen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan VanZuylen
Date: Friday, February 3, 2023 10:14:52 AM

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Feb 3, 2023

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Sincerely,

Name: Ryan VanZuylen

Zip: 94102

Date/Time: Feb 3, 2023 at 10:14:31 AM

From: [Stephen Xanthos](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Stephen Xanthos
Date: Friday, February 3, 2023 10:14:30 AM

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Feb 3, 2023

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Sincerely,

Name: Stephen Xanthos

Zip: 94114

Date/Time: Feb 3, 2023 at 10:14:19 AM

From: [Taylor Leidheiser](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Taylor Leidheiser
Date: Friday, February 3, 2023 10:13:47 AM

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Feb 3, 2023

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Sincerely,

Name: Taylor Leidheiser

Zip: 94102

Date/Time: Feb 3, 2023 at 10:13:34 AM

From: [Ben Evangelista](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ben Evangelista
Date: Friday, February 3, 2023 9:58:37 AM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Ben Evangelista

Zip: 94117

Date/Time: Feb 3, 2023 at 9:58:15 AM

From: [Brad Harris](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brad Harris
Date: Friday, February 3, 2023 9:48:59 AM

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Feb 3, 2023

To whom it may concern,

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Brad Harris

Zip: 94133

Date/Time: Feb 3, 2023 at 9:48:41 AM

From: [Richie Phan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Richie Phan
Date: Friday, February 3, 2023 9:47:40 AM

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Sincerely,

Name: Richie Phan

Zip: 94102

Date/Time: Feb 3, 2023 at 9:47:23 AM

From: [Kevin Boyle](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kevin Boyle
Date: Friday, February 3, 2023 9:46:26 AM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Kevin Boyle

Zip: 94114

Date/Time: Feb 3, 2023 at 9:46:01 AM

From: [Zach Naumowicz](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zach Naumowicz
Date: Friday, February 3, 2023 9:46:16 AM

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Sincerely,

Name: Zach Naumowicz

Zip: 94114

Date/Time: Feb 3, 2023 at 9:45:57 AM

From: [Matthew Lukens](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Matthew Lukens
Date: Friday, February 3, 2023 9:43:32 AM

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Sincerely,

Name: Matthew Lukens

Zip: 94114

Date/Time: Feb 3, 2023 at 9:42:33 AM

From: [Jack Jones](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jack Jones
Date: Friday, February 3, 2023 9:40:39 AM

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Feb 3, 2023

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Sincerely,

Name: Jack Jones

Zip: 94109

Date/Time: Feb 3, 2023 at 9:40:17 AM

From: [Tim Garibaldi](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Tim Garibaldi
Date: Friday, February 3, 2023 9:27:21 AM

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Feb 3, 2023

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Sincerely,

Name: Tim Garibaldi

Zip: 94115

Date/Time: Feb 3, 2023 at 9:27:00 AM

From: [John Quintana](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - John Quintana
Date: Friday, February 3, 2023 9:26:20 AM

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Feb 3, 2023

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Sincerely,

Name: John Quintana

Zip: 94124

Date/Time: Feb 3, 2023 at 9:26:01 AM

From: [Fima Zaltsman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Fima Zaltsman
Date: Friday, February 3, 2023 9:23:22 AM

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Feb 3, 2023

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Sincerely,

Name: Fima Zaltsman

Zip: 94114

Date/Time: Feb 3, 2023 at 9:23:04 AM

From: [Dave Gifford](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dave Gifford
Date: Friday, February 3, 2023 9:22:13 AM

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Sincerely,

Name: Dave Gifford

Zip: 94114

Date/Time: Feb 3, 2023 at 9:21:53 AM

From: [Randall Shulman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Randall Shulman
Date: Friday, February 3, 2023 9:21:53 AM

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Feb 3, 2023

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Sincerely,

Name: Randall Shulman

Zip: 94114

Date/Time: Feb 3, 2023 at 9:21:31 AM

From: [Philip Tassin](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Philip Tassin
Date: Friday, February 3, 2023 9:18:26 AM

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Feb 3, 2023

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Sincerely,

Name: Philip Tassin

Zip: 94117

Date/Time: Feb 3, 2023 at 9:18:12 AM

From: [Christopher Zolezzi](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Christopher Zolezzi
Date: Friday, February 3, 2023 9:15:33 AM

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Feb 3, 2023

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Sincerely,

Name: Christopher Zolezzi

Zip: 94114

Date/Time: Feb 3, 2023 at 9:13:56 AM

From: [Laith Nuqul](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Laith Nuqul
Date: Friday, February 3, 2023 9:12:19 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Laith Nuqul

Zip: 94102

Date/Time: Feb 3, 2023 at 9:11:34 AM

From: [Timothy Tieu](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Timothy Tieu
Date: Friday, February 3, 2023 9:09:34 AM

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Feb 3, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Timothy Tieu

Zip: 94102

Date/Time: Feb 3, 2023 at 9:09:19 AM

From: [Michael Hurwitz](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Michael Hurwitz
Date: Friday, February 3, 2023 9:08:16 AM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Michael Hurwitz

Zip: 94114

Date/Time: Feb 3, 2023 at 9:07:59 AM

From: [Lexi Alaga](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lexi Alaga
Date: Friday, February 3, 2023 9:07:49 AM

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Feb 3, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Lexi Alaga

Zip: 94121

Date/Time: Feb 3, 2023 at 9:07:32 AM

From: [Sidney Lemonier](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sidney Lemonier
Date: Friday, February 3, 2023 9:06:31 AM

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Feb 3, 2023

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Sincerely,

Name: Sidney Lemonier

Zip: 94114

Date/Time: Feb 3, 2023 at 9:06:07 AM

From: [Jacob Hillman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jacob Hillman
Date: Friday, February 3, 2023 9:06:02 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jacob Hillman

Zip: 94117

Date/Time: Feb 3, 2023 at 9:05:41 AM

From: [Bruno Pajares](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bruno Pajares
Date: Friday, February 3, 2023 9:05:38 AM

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Feb 3, 2023

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Sincerely,

Name: Bruno Pajares

Zip: 94117

Date/Time: Feb 3, 2023 at 9:05:21 AM

From: [Bryan Phillips](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bryan Phillips
Date: Friday, February 3, 2023 9:02:22 AM

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Sincerely,

Name: Bryan Phillips

Zip: 94114

Date/Time: Feb 3, 2023 at 9:01:59 AM

From: [Albert Hainsworth](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Albert Hainsworth
Date: Friday, February 3, 2023 9:02:17 AM

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Feb 3, 2023

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Sincerely,

Name: Albert Hainsworth

Zip: 94110

Date/Time: Feb 3, 2023 at 9:01:25 AM

From: [Zach Dahl](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zach Dahl
Date: Friday, February 3, 2023 9:00:23 AM

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Sincerely,

Name: Zach Dahl

Zip: 94114

Date/Time: Feb 3, 2023 at 9:00:02 AM

From: [John Kazen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - John Kazen
Date: Friday, February 3, 2023 7:39:35 AM

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Feb 3, 2023

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Sincerely,

Name: John Kazen

Zip: 94121

Date/Time: Feb 3, 2023 at 7:39:13 AM

From: [Thanh Le](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Thanh Le
Date: Thursday, February 2, 2023 11:19:38 PM

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Feb 2, 2023

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Sincerely,

Name: Thanh Le

Zip: 94110

Date/Time: Feb 2, 2023 at 11:19:12 PM

From: [Syed Ahmad](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Syed Ahmad
Date: Thursday, February 2, 2023 10:51:19 PM

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Feb 2, 2023

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Sincerely,

Name: Syed Ahmad

Zip: 94114-1409

Date/Time: Feb 2, 2023 at 10:50:53 PM

From: [Scott Dyl](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Scott Dyl
Date: Thursday, February 2, 2023 10:39:56 PM

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Feb 2, 2023

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Sincerely,

Name: Scott Dyl

Zip: 94110

Date/Time: Feb 2, 2023 at 10:39:33 PM

From: [Ramsey A](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ramsey A
Date: Thursday, February 2, 2023 10:30:58 PM

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Feb 2, 2023

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Sincerely,

Name: Ramsey A

Zip: 94131

Date/Time: Feb 2, 2023 at 10:30:32 PM

From: [Caleb Zeringue](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Caleb Zeringue
Date: Thursday, February 2, 2023 10:19:16 PM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Caleb` Zeringue

Zip: 94114

Date/Time: Feb 2, 2023 at 10:19:03 PM

From: [Nik Medrano](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Nik Medrano
Date: Thursday, February 2, 2023 9:48:42 PM

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Feb 2, 2023

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Sincerely,

Name: Nik Medrano

Zip: 94114

Date/Time: Feb 2, 2023 at 9:48:23 PM

From: [Stephen Keller](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Stephen Keller
Date: Thursday, February 2, 2023 7:32:01 PM

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Sincerely,

Name: Stephen Keller

Zip: 94803

Date/Time: Feb 2, 2023 at 7:31:37 PM

From: [Jack Westerland](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jack Westerland
Date: Thursday, February 2, 2023 7:24:53 PM

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Sincerely,

Name: Jack Westerland

Zip: 94118

Date/Time: Feb 2, 2023 at 7:24:32 PM

From: [Colleen Beach](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Colleen Beach
Date: Thursday, February 2, 2023 7:10:24 PM

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Sincerely,

Name: Colleen Beach

Zip: 94127

Date/Time: Feb 2, 2023 at 7:10:08 PM

From: [Justin Schultz](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin Schultz
Date: Thursday, February 2, 2023 6:44:55 PM

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Sincerely,

Name: Justin Schultz

Zip: 94114

Date/Time: Feb 2, 2023 at 6:44:40 PM

From: [James Bourke](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - James Bourke
Date: Thursday, February 2, 2023 6:39:20 PM

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Sincerely,

Name: James Bourke

Zip: 94114

Date/Time: Feb 2, 2023 at 6:39:00 PM

From: [David Reese](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - David Reese
Date: Thursday, February 2, 2023 6:34:05 PM

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Sincerely,

Name: David Reese

Zip: 94114

Date/Time: Feb 2, 2023 at 6:33:35 PM

From: [Adam Reid](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adam Reid
Date: Thursday, February 2, 2023 5:42:51 PM

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Sincerely,

Name: Adam Reid

Zip: 94114

Date/Time: Feb 2, 2023 at 5:42:33 PM

From: [Rick Hamer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Rick Hamer
Date: Thursday, February 2, 2023 5:29:56 PM

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Sincerely,

Name: Rick Hamer

Zip: 94114

Date/Time: Feb 2, 2023 at 5:29:34 PM

From: [John Tapia](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - John Tapia
Date: Thursday, February 2, 2023 5:27:51 PM

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Sincerely,

Name: John Tapia

Zip: 90049

Date/Time: Feb 2, 2023 at 5:27:34 PM

From: [Jonathan Noriega](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jonathan Noriega
Date: Thursday, February 2, 2023 5:03:42 PM

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Sincerely,

Name: Jonathan Noriega

Zip: 94131

Date/Time: Feb 2, 2023 at 5:02:40 PM

From: [Roberto Lartigue](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Roberto Lartigue
Date: Thursday, February 2, 2023 3:30:23 PM

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Sincerely,

Name: Roberto Lartigue

Zip: 94131

Date/Time: Feb 2, 2023 at 3:30:03 PM

From: [Sam Riley](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sam Riley
Date: Thursday, February 2, 2023 3:12:18 PM

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Sincerely,

Name: Sam Riley

Zip: 94901

Date/Time: Feb 2, 2023 at 3:11:24 PM

From: [Raymond Whelan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Raymond Whelan
Date: Thursday, February 2, 2023 3:05:41 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Raymond Whelan

Zip: 94123

Date/Time: Feb 2, 2023 at 3:05:20 PM

From: [Kyle Burke](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Kyle Burke
Date: Thursday, February 2, 2023 2:35:44 PM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Kyle Burke

Zip: 94103

Date/Time: Feb 2, 2023 at 2:35:23 PM

From: [Seth DeVoll](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Seth DeVoll
Date: Thursday, February 2, 2023 2:09:40 PM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Seth DeVoll

Zip: 94117

Date/Time: Feb 2, 2023 at 2:09:21 PM

From: [Susan Mahusay](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Susan Mahusay
Date: Thursday, February 2, 2023 1:54:29 PM

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Feb 2, 2023

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Sincerely,

Name: Susan Mahusay

Zip: 94536

Date/Time: Feb 2, 2023 at 1:54:14 PM

From: [Lawrence Connelly](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Lawrence Connelly
Date: Thursday, February 2, 2023 1:44:59 PM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Lawrence Connelly

Zip: 94103

Date/Time: Feb 2, 2023 at 1:44:40 PM

From: [Dimitri Legg](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dimitri Legg
Date: Thursday, February 2, 2023 1:43:33 PM

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Feb 2, 2023

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Sincerely,

Name: Dimitri Legg

Zip: 94117

Date/Time: Feb 2, 2023 at 1:43:17 PM

From: [Christian Hill](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Christian Hill
Date: Thursday, February 2, 2023 1:38:07 PM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Christian Hill

Zip: 94114

Date/Time: Feb 2, 2023 at 1:37:45 PM

From: [Trevor Fisher](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Trevor Fisher
Date: Thursday, February 2, 2023 1:35:43 PM

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Feb 2, 2023

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Sincerely,

Name: Trevor Fisher

Zip: 94122

Date/Time: Feb 2, 2023 at 1:35:23 PM

From: [Steve Petterborg](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Steve Petterborg
Date: Thursday, February 2, 2023 1:09:47 PM

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Feb 2, 2023

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Sincerely,

Name: Steve Petterborg

Zip: 94107

Date/Time: Feb 2, 2023 at 1:09:27 PM

From: [Matt Thier](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Matt Thier
Date: Thursday, February 2, 2023 12:30:48 PM

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Feb 2, 2023

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Sincerely,

Name: Matt Thier

Zip: 94110

Date/Time: Feb 2, 2023 at 12:30:32 PM

From: [Chris OB](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Chris OB
Date: Thursday, February 2, 2023 12:14:11 PM

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Feb 2, 2023

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Sincerely,

Name: Chris OB

Zip: 94107

Date/Time: Feb 2, 2023 at 12:13:53 PM

From: [Randy Reiss](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Randy Reiss
Date: Thursday, February 2, 2023 12:13:21 PM

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Feb 2, 2023

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Sincerely,

Name: Randy Reiss

Zip: 94131

Date/Time: Feb 2, 2023 at 12:13:08 PM

From: [Sally Stone](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sally Stone
Date: Thursday, February 2, 2023 12:06:43 PM

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Feb 2, 2023

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Sincerely,

Name: Sally Stone

Zip: 94114

Date/Time: Feb 2, 2023 at 12:06:28 PM

From: [Oliver Grassmann](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Oliver Grassmann
Date: Thursday, February 2, 2023 12:04:54 PM

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Feb 2, 2023

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Sincerely,

Name: Oliver Grassmann

Zip: 94114

Date/Time: Feb 2, 2023 at 12:04:34 PM

From: [Maysie Childs](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Maysie Childs
Date: Thursday, February 2, 2023 12:03:27 PM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Maysie Childs

Zip: 94114

Date/Time: Feb 2, 2023 at 12:03:09 PM

From: [Neal Wong](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Neal Wong
Date: Thursday, February 2, 2023 11:58:45 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 2, 2023

To whom it may concern,

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Neal Wong

Zip: 94118

Date/Time: Feb 2, 2023 at 11:58:25 AM

From: [Dewayne Washington](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dewayne Washington
Date: Thursday, February 2, 2023 11:55:55 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Dewayne Washington

Zip: 94110

Date/Time: Feb 2, 2023 at 11:55:36 AM

From: [Sarah Kelly](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sarah Kelly
Date: Thursday, February 2, 2023 11:48:44 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Sarah Kelly

Zip: 94117

Date/Time: Feb 2, 2023 at 11:48:22 AM

From: [nick.alvarez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - nick.alvarez
Date: Thursday, February 2, 2023 11:36:54 AM

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Sincerely,

Name: nick alvarez

Zip: 94103

Date/Time: Feb 2, 2023 at 11:35:42 AM

From: [Braden Amundsen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Braden Amundsen
Date: Thursday, February 2, 2023 11:32:08 AM

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Sincerely,

Name: Braden Amundsen

Zip: 94114

Date/Time: Feb 2, 2023 at 11:31:28 AM

From: [Mary Davis](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mary Davis
Date: Thursday, February 2, 2023 11:27:44 AM

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Sincerely,

Name: Mary Davis

Zip: 94114

Date/Time: Feb 2, 2023 at 11:27:25 AM

From: [Elliot Rossomme](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Elliot Rossomme
Date: Thursday, February 2, 2023 11:17:38 AM

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Sincerely,

Name: Elliot Rossomme

Zip: 94117

Date/Time: Feb 2, 2023 at 11:16:56 AM

From: [Ben Robinson](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ben Robinson
Date: Thursday, February 2, 2023 11:16:48 AM

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Sincerely,

Name: Ben Robinson

Zip: 94103

Date/Time: Feb 2, 2023 at 11:16:00 AM

From: [Jared Bhatti](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jared Bhatti
Date: Thursday, February 2, 2023 11:14:04 AM

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Sincerely,

Name: Jared Bhatti

Zip: 94710

Date/Time: Feb 2, 2023 at 11:13:44 AM

From: [Adrian Perez Orozco](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adrian Perez Orozco
Date: Thursday, February 2, 2023 11:12:49 AM

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Sincerely,

Name: Adrian Perez Orozco

Zip: 94158

Date/Time: Feb 2, 2023 at 11:12:28 AM

From: [Mar P](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mar P
Date: Thursday, February 2, 2023 11:06:04 AM

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Feb 2, 2023

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Sincerely,

Name: Mar P

Zip: 94122

Date/Time: Feb 2, 2023 at 11:05:45 AM

From: [yesenia juarez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - yesenia juarez
Date: Thursday, February 2, 2023 11:04:38 AM

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Feb 2, 2023

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Sincerely,

Name: yesenia juarez

Zip: 94104

Date/Time: Feb 2, 2023 at 11:04:23 AM

From: [Eric Seilhamer](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Eric Seilhamer
Date: Thursday, February 2, 2023 11:00:40 AM

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Feb 2, 2023

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Sincerely,

Name: Eric Seilhamer

Zip: 94115

Date/Time: Feb 2, 2023 at 10:59:59 AM

From: [Brian Pearlman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brian Pearlman
Date: Thursday, February 2, 2023 11:00:13 AM

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Sincerely,

Name: Brian Pearlman

Zip: 94103

Date/Time: Feb 2, 2023 at 10:59:51 AM

From: [Chris Klotzbach](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Chris Klotzbach
Date: Thursday, February 2, 2023 10:54:08 AM

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Feb 2, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Chris Klotzbach

Zip: 94131

Date/Time: Feb 2, 2023 at 10:53:40 AM

From: [Joseph Sheehan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joseph Sheehan
Date: Thursday, February 2, 2023 10:52:10 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Joseph Sheehan

Zip: 94114

Date/Time: Feb 2, 2023 at 10:51:51 AM

From: [Eli Cartier](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Eli Cartier
Date: Thursday, February 2, 2023 10:51:37 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Eli Cartier

Zip: 94103

Date/Time: Feb 2, 2023 at 10:51:19 AM

From: [Tim Hansen](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Tim Hansen
Date: Thursday, February 2, 2023 10:50:07 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Tim Hansen

Zip: 94103

Date/Time: Feb 2, 2023 at 10:49:49 AM

From: [Joshua Kehl](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joshua Kehl
Date: Thursday, February 2, 2023 10:49:39 AM

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Feb 2, 2023

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Sincerely,

Name: Joshua Kehl

Zip: 94110

Date/Time: Feb 2, 2023 at 10:49:16 AM

From: [Shaun Norman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Shaun Norman
Date: Thursday, February 2, 2023 10:49:21 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Shaun Norman

Zip: 94114

Date/Time: Feb 2, 2023 at 10:49:02 AM

From: [Braeden Mansouri](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Braeden Mansouri
Date: Thursday, February 2, 2023 10:49:09 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Feb 2, 2023

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Sincerely,

Name: Braeden Mansouri

Zip: 94103

Date/Time: Feb 2, 2023 at 10:48:49 AM

From: [Scott Zaloom](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Scott Zaloom
Date: Thursday, February 2, 2023 10:48:22 AM

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Feb 2, 2023

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Sincerely,

Name: Scott Zaloom

Zip: 94117

Date/Time: Feb 2, 2023 at 10:47:55 AM

From: [Justin Kran](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin Kran
Date: Thursday, February 2, 2023 10:46:39 AM

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Feb 2, 2023

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Sincerely,

Name: Justin Kran

Zip: 94103

Date/Time: Feb 2, 2023 at 10:46:01 AM

From: [Joshua Barnabei](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Joshua Barnabei
Date: Thursday, February 2, 2023 10:40:26 AM

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Feb 2, 2023

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Sincerely,

Name: Joshua Barnabei

Zip: 94110

Date/Time: Feb 2, 2023 at 10:36:42 AM

From: [Alex Kain](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Alex Kain
Date: Thursday, February 2, 2023 10:40:20 AM

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Feb 2, 2023

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Sincerely,

Name: Alex Kain

Zip: 94117

Date/Time: Feb 2, 2023 at 10:40:00 AM

From: [Bryan Ponton](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bryan Ponton
Date: Thursday, February 2, 2023 10:35:25 AM

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Feb 2, 2023

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Sincerely,

Name: Bryan Ponton

Zip: 94118

Date/Time: Feb 2, 2023 at 10:32:26 AM

From: [Craig Foy](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Craig Foy
Date: Thursday, February 2, 2023 10:35:21 AM

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Feb 2, 2023

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Sincerely,

Name: Craig Foy

Zip: 94114

Date/Time: Feb 2, 2023 at 10:31:55 AM

From: [Justin Robinson](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Justin Robinson
Date: Thursday, February 2, 2023 10:30:39 AM

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Feb 2, 2023

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Sincerely,

Name: Justin Robinson

Zip: 94110

Date/Time: Feb 2, 2023 at 10:29:24 AM

From: [Brad Mu](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brad Mu
Date: Thursday, February 2, 2023 10:30:36 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Brad Mu

Zip: 94114

Date/Time: Feb 2, 2023 at 10:28:32 AM

From: [Drayton Moody](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Drayton Moody
Date: Thursday, February 2, 2023 10:30:34 AM

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Feb 2, 2023

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Sincerely,

Name: Drayton Moody

Zip: 94114

Date/Time: Feb 2, 2023 at 10:27:05 AM

From: [Jordan Roselli](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jordan Roselli
Date: Thursday, February 2, 2023 10:30:27 AM

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Sincerely,

Name: Jordan Roselli

Zip: 94114

Date/Time: Feb 2, 2023 at 10:27:18 AM

From: [Robb Marsee](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Robb Marsee
Date: Thursday, February 2, 2023 10:30:24 AM

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Sincerely,

Name: Robb Marsee

Zip: 94114

Date/Time: Feb 2, 2023 at 10:25:09 AM

From: [Jervis Lawas](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jervis Lawas
Date: Thursday, February 2, 2023 10:30:22 AM

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Sincerely,

Name: Jervis Lawas

Zip: 94110

Date/Time: Feb 2, 2023 at 10:25:10 AM

From: [Eli Sokol](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Eli Sokol
Date: Thursday, February 2, 2023 10:25:43 AM

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Sincerely,

Name: Eli Sokol

Zip: 94114

Date/Time: Feb 2, 2023 at 10:23:59 AM

From: [Eric Russell](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Eric Russell
Date: Thursday, February 2, 2023 10:25:34 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Eric Russell

Zip: 94114

Date/Time: Feb 2, 2023 at 10:24:57 AM

From: [Bradly White](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bradly White
Date: Thursday, February 2, 2023 10:24:01 AM

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Sincerely,

Name: Bradly White

Zip: 94114

Date/Time: Feb 2, 2023 at 10:23:41 AM

From: [Ryan McKeel](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan McKeel
Date: Thursday, February 2, 2023 10:23:49 AM

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Sincerely,

Name: Ryan McKeel

Zip: 94107

Date/Time: Feb 2, 2023 at 10:23:28 AM

From: [Case Pollock](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Case Pollock
Date: Thursday, February 2, 2023 10:23:37 AM

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Sincerely,

Name: Case Pollock

Zip: 94110

Date/Time: Feb 2, 2023 at 10:23:21 AM

From: [Fedja Sefic](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Fedja Sefic
Date: Thursday, February 2, 2023 10:23:07 AM

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Sincerely,

Name: Fedja Sefic

Zip: 94102

Date/Time: Feb 2, 2023 at 10:22:51 AM

From: [Tyler Jones](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Tyler Jones
Date: Thursday, February 2, 2023 10:22:57 AM

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Sincerely,

Name: Tyler Jones

Zip: 94131

Date/Time: Feb 2, 2023 at 10:22:40 AM

From: [Greg C](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Greg C
Date: Thursday, February 2, 2023 10:21:59 AM

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Sincerely,

Name: Greg C

Zip: 94133

Date/Time: Feb 2, 2023 at 10:21:40 AM

From: [Zach Brown](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Zach Brown
Date: Thursday, February 2, 2023 10:18:41 AM

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Sincerely,

Name: Zach Brown

Zip: 94110

Date/Time: Feb 2, 2023 at 10:17:45 AM

From: [Garrett Tillman](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Garrett Tillman
Date: Thursday, February 2, 2023 10:17:23 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Garrett Tillman

Zip: 94131-2918

Date/Time: Feb 2, 2023 at 10:15:48 AM

From: [Christopher Johnson](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Christopher Johnson
Date: Thursday, February 2, 2023 10:12:23 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Christopher Johnson

Zip: 94114

Date/Time: Feb 2, 2023 at 10:12:07 AM

From: [Geoffrey Angelino](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Geoffrey Angelino
Date: Thursday, February 2, 2023 10:10:56 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Geoffrey Angelino

Zip: 94103

Date/Time: Feb 2, 2023 at 10:10:42 AM

From: [Jack Eidson](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jack Eidson
Date: Thursday, February 2, 2023 9:51:42 AM

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Feb 2, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Jack Eidson

Zip: 94110

Date/Time: Feb 2, 2023 at 9:51:28 AM

From: [Thomas Egan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Thomas Egan
Date: Thursday, February 2, 2023 9:44:15 AM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Thomas Egan

Zip: 94114

Date/Time: Feb 2, 2023 at 9:43:46 AM

From: [Richard Bellerose](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Richard Bellerose
Date: Thursday, February 2, 2023 9:37:05 AM

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Feb 2, 2023

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Sincerely,

Name: Richard Bellerose

Zip: 94114

Date/Time: Feb 2, 2023 at 9:36:32 AM

From: [Jason Nichols](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jason Nichols
Date: Thursday, February 2, 2023 9:35:32 AM

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Sincerely,

Name: Jason Nichols

Zip: 94131

Date/Time: Feb 2, 2023 at 9:34:33 AM

From: [Jack Bussell](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jack Bussell
Date: Thursday, February 2, 2023 9:17:35 AM

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Feb 2, 2023

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Sincerely,

Name: Jack Bussell

Zip: 94131

Date/Time: Feb 2, 2023 at 9:17:01 AM

From: [RJ Schmidt](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - RJ Schmidt
Date: Thursday, February 2, 2023 9:16:47 AM

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Sincerely,

Name: RJ Schmidt

Zip: 94103

Date/Time: Feb 2, 2023 at 9:16:09 AM

From: [Brian Mullin](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brian Mullin
Date: Thursday, February 2, 2023 9:13:26 AM

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Feb 2, 2023

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Sincerely,

Name: Brian Mullin

Zip: 94114

Date/Time: Feb 2, 2023 at 9:13:13 AM

From: [Ray de Mesa](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ray de Mesa
Date: Wednesday, February 1, 2023 11:01:22 PM

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Feb 1, 2023

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Sincerely,

Name: Ray de Mesa

Zip: 94127

Date/Time: Feb 1, 2023 at 11:01:02 PM

From: [Brandon Piechowski](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Brandon Piechowski
Date: Wednesday, February 1, 2023 10:11:21 PM

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Feb 1, 2023

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Sincerely,

Name: Brandon Piechowski

Zip: 94114

Date/Time: Feb 1, 2023 at 10:10:48 PM

From: [Ryan McGee](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Ryan McGee
Date: Wednesday, February 1, 2023 5:48:46 PM

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Feb 1, 2023

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Sincerely,

Name: Ryan McGee

Zip: 94117

Date/Time: Feb 1, 2023 at 5:48:28 PM

From: [Jay Pickett](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jay Pickett
Date: Wednesday, February 1, 2023 11:25:49 AM

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Feb 1, 2023

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Sincerely,

Name: Jay Pickett

Zip: 94124

Date/Time: Feb 1, 2023 at 11:25:06 AM

From: [Dari Sylvia](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dari Sylvia
Date: Wednesday, February 1, 2023 10:40:33 AM

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Feb 1, 2023

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Sincerely,

Name: Dari Sylvia

Zip: 94609

Date/Time: Feb 1, 2023 at 10:40:10 AM

From: [Teri Whitney](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Teri Whitney
Date: Tuesday, January 31, 2023 3:19:53 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Jan 31, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Teri Whitney

Zip: 94112

Date/Time: Jan 31, 2023 at 3:19:33 PM

From: [Cecily Dumas](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Cecily Dumas
Date: Tuesday, January 31, 2023 1:56:05 PM

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Jan 31, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Cecily Dumas

Zip: 94117

Date/Time: Jan 31, 2023 at 1:55:40 PM

From: [manshi shah](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - manshi shah
Date: Tuesday, January 31, 2023 1:20:38 PM

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Jan 31, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: mansi shah

Zip: 94102

Date/Time: Jan 31, 2023 at 1:20:22 PM

From: [Jim Frazin, CEO Communitas Financial Planning PBC](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jim Frazin, CEO Communitas Financial Planning PBC
Date: Tuesday, January 31, 2023 11:50:43 AM

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Jan 31, 2023

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Sincerely,

Name: Jim Frazin, CEO Communitas Financial Planning PBC

Zip: 94107

Date/Time: Jan 31, 2023 at 11:50:23 AM

From: [LeMansec Hervé](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - LeMansec Hervé
Date: Tuesday, January 31, 2023 11:40:57 AM

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Jan 31, 2023

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Sincerely,

Name: LeMansec Hervé

Zip: 92210

Date/Time: Jan 31, 2023 at 11:40:42 AM

From: [Mike Shaughnessy](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Mike Shaughnessy
Date: Tuesday, January 31, 2023 11:38:19 AM

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Jan 31, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Mike Shaughnessy

Zip: 94131

Date/Time: Jan 31, 2023 at 11:38:05 AM

From: [Jim McLucas](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jim McLucas
Date: Tuesday, January 31, 2023 10:11:57 AM

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Jan 31, 2023

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Sincerely,

Name: Jim McLucas

Zip: 94596

Date/Time: Jan 31, 2023 at 10:11:17 AM

From: [Holly Bazeley](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Holly Bazeley
Date: Monday, January 30, 2023 10:39:41 PM

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Jan 30, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Holly Bazeley

Zip: 94619

Date/Time: Jan 30, 2023 at 10:39:28 PM

From: [joseph.rodriguez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - joseph.rodriguez
Date: Monday, January 30, 2023 9:48:15 PM

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Jan 30, 2023

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Sincerely,

Name: joseph rodriguez

Zip: 94131

Date/Time: Jan 30, 2023 at 9:47:40 PM

From: [Marc Delucchi](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Marc Delucchi
Date: Monday, January 30, 2023 8:09:43 PM

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Sincerely,

Name: Marc Delucchi

Zip: 94123

Date/Time: Jan 30, 2023 at 8:09:24 PM

From: [Casey McKerchie](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Casey McKerchie
Date: Monday, January 30, 2023 7:14:51 PM

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Jan 30, 2023

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Sincerely,

Name: Casey McKerchie

Zip: 94110

Date/Time: Jan 30, 2023 at 7:14:31 PM

From: [Drew Gomez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Drew Gomez
Date: Monday, January 30, 2023 6:53:10 PM

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Sincerely,

Name: Drew Gomez

Zip: 94114

Date/Time: Jan 30, 2023 at 6:52:51 PM

From: [Bradley Portnoy](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Bradley Portnoy
Date: Monday, January 30, 2023 6:33:49 PM

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Jan 30, 2023

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Sincerely,

Name: Bradley Portnoy

Zip: 94117

Date/Time: Jan 30, 2023 at 6:33:30 PM

From: [Laurie Gossy](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Laurie Gossy
Date: Monday, January 30, 2023 6:32:29 PM

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Jan 30, 2023

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Sincerely,

Name: Laurie Gossy

Zip: 94901

Date/Time: Jan 30, 2023 at 6:32:10 PM

From: [Austin Adams](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Austin Adams
Date: Monday, January 30, 2023 1:16:38 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Austin Adams

Zip: 94609

Date/Time: Jan 30, 2023 at 1:16:20 PM

From: [Pablo Rosas](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Pablo Rosas
Date: Sunday, January 29, 2023 10:42:58 PM

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Jan 29, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Pablo Rosas

Zip: 94114

Date/Time: Jan 29, 2023 at 10:42:38 PM

From: [Jennie Kajiko](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Jennie Kajiko
Date: Sunday, January 29, 2023 4:14:56 PM

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Sincerely,

Name: Jennie Kajiko

Zip: 94107

Date/Time: Jan 29, 2023 at 4:14:25 PM

From: [valerie kam](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - valerie kam
Date: Sunday, January 29, 2023 1:40:01 PM

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: valerie kam

Zip: 95131

Date/Time: Jan 29, 2023 at 1:39:41 PM

From: [Dustin St John](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Dustin St John
Date: Saturday, January 28, 2023 6:30:02 PM

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Jan 28, 2023

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Sincerely,

Name: Dustin St Jonn

Zip: 94131

Date/Time: Jan 28, 2023 at 6:29:41 PM

From: [MICHAEL COOK](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - MICHAEL COOK
Date: Saturday, January 28, 2023 6:18:42 PM

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Jan 28, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: MICHAEL COOK

Zip: 94127

Date/Time: Jan 28, 2023 at 6:18:24 PM

From: [JARED GOLDFINE](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - JARED GOLDFINE
Date: Saturday, January 28, 2023 3:23:09 PM

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Jan 28, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: JARED GOLDFINE

Zip: 94114

Date/Time: Jan 28, 2023 at 3:22:48 PM

From: [Tom Unger](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Tom Unger
Date: Saturday, January 28, 2023 12:59:18 PM

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Jan 28, 2023

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Sincerely,

Name: Tom Unger

Zip: 94705

Date/Time: Jan 28, 2023 at 12:58:47 PM

From: [Daniel Lopez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Daniel Lopez
Date: Saturday, January 28, 2023 12:30:24 PM

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Sincerely,

Name: Daniel Lopez

Zip: 94110

Date/Time: Jan 28, 2023 at 12:30:03 PM

From: [Roman Martinez](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Roman Martinez
Date: Saturday, January 28, 2023 10:41:37 AM

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Sincerely,

Name: Roman Martinez

Zip: 94114

Date/Time: Jan 28, 2023 at 10:41:17 AM

From: [Camille Kirst](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Camille Kirst
Date: Saturday, January 28, 2023 8:50:12 AM

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Sincerely,

Name: Camille Kirst

Zip: 94596

Date/Time: Jan 28, 2023 at 8:50:01 AM

From: [Doug Kwan](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Doug Kwan
Date: Saturday, January 28, 2023 8:15:54 AM

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Jan 28, 2023

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Sincerely,

Name: Dougg Kwan

Zip: 94109

Date/Time: Jan 28, 2023 at 8:15:37 AM

From: [Margaret Pastera](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Margaret Pastera
Date: Saturday, January 28, 2023 7:25:26 AM

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Jan 28, 2023

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Sincerely,

Name: Margaret Pastera

Zip: 95148

Date/Time: Jan 28, 2023 at 7:25:06 AM

From: [Everett Fisher](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Everett Fisher
Date: Friday, January 27, 2023 7:04:04 PM

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Jan 27, 2023

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Sincerely,

Name: Everett Fisher

Zip: 94804

Date/Time: Jan 27, 2023 at 7:03:40 PM

From: [Adam Sandel](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Adam Sandel
Date: Friday, January 27, 2023 6:34:53 PM

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Venues are anchor tenants and economic drivers to neighborhoods. A recent study by Chicago Loop Alliance found that for every \$1 spent at a venue \$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.

Additionally, Another Planet Entertainment is a trusted local independent small business with a long history of preserving and restoring historic venues such as the Fox Theatre in Downtown Oakland. APE is the right team for this job and I've already seen the care and effort they've put into this project.

As the letter from the Nasser Family, owners of the Theatre, mentions, **"We fully support the proposed changes by APE that allow the Theatre to have versatile programming and upgraded seat configurations which will hopefully stave off the fate of so many other theaters of this era that have closed, been developed into other occupancies or converted to retail shops."**

For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Adam Sandel

Zip: 94117

Date/Time: Jan 27, 2023 at 6:34:30 PM

From: [Andres Brender](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Andres Brender
Date: Friday, January 27, 2023 6:19:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Jan 27, 2023

To whom it may concern,

I'm writing in support of the renovation plans and intended use of the Castro Theatre to modernize this historic venue and ensure that it **survives and thrives for another 100 years and more.**

The proposed renovation plans are critical to preserving the Castro Theatre for generations to come. Upgrades and repairs to the historic marquee and blade, interior preservation of beloved murals and the historic proscenium, full restoration of the magnificent ceiling, upgrades to seating, ADA accessibility to create a more inclusive space for the community, backstage dressing rooms, heating and ventilation systems that will provide improved air quality, state-of-the-art sound, lighting, production and concession areas will help to modernize the functionality of the space.

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Andres Brender

Zip: 94107

Date/Time: Jan 27, 2023 at 6:19:11 PM

From: [Sergio De Gregorio](#)
To: [Major, Erica \(BOS\)](#)
Subject: Re: Support for the Castro Theatre Renovation Plans - Sergio De Gregorio
Date: Friday, January 27, 2023 4:51:49 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.



Jan 27, 2023

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For these reasons, I urge your support for the Castro Theatre renovation plans as proposed by APE.

Sincerely,

Name: Sergio De Gregorio

Zip: 94582

Date/Time: Jan 27, 2023 at 4:51:34 PM

From: [Lawler, Terese](#)
To: [Major, Erica \(BOS\)](#)
Subject: I support APE's plans for the Castro Theatre
Date: Tuesday, March 21, 2023 6:11:07 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Melgar,

I am writing support of Another Planet Entertainment's proposed upgrade and reconfiguration of the Castro Theatre.

As a native San Franciscan I have spent many an enjoyable afternoon or evening at the Castro Theatre and I want it to continue to be an asset to our city for another 100 years.

Another Planet Entertainment is offering to put more than 15million dollars into upgrading and repairing the Theatre, including ADA upgrades. APE has also confirmed that they will continue programming film events as well as live music, comedy, and other events.

APE is a local company that has a good reputation for listening and respecting the community and the historic venues they manage (look at how wonderful the Fox Oakland is- an asset to the neighborhood and a great place for a show!)

My concern is that if the approval for APE's plans is delayed too long that they may say 'fine, if you don't want us then we'll leave' and that could certainly lead to the Castro Theatre being dark for a very long time. That would be a real shame and embarrassment to San Francisco.

So, please vote to approve the plans that Another Planet Entertainment have proposed for upgrading the Castro Theatre – for all of us!

Terese Lawler
1301 14th Avenue, Apt. 5
tereselawler@gmail.com

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2023 MAR 20 AM 9:03

BY

GA

To the Land Use
& Transportation Committee

It is vital that we
support another project
in modernizing the
Castro Theater to
ensure the theater
stays relevant and
to keep the neighborhood
vibrant.

We do not need
another dilapidated
theater in this city.

We need a more flexible
and inclusive cultural
space.

Shane Mayer
SF Resident
Shane.Mayer@gmail.com

From: [Gerard Koskovich](#)
To: [Peskin, Aaron \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Major, Erica \(BOS\)](#)
Cc: [Scott Emblidge](#); [Christine Madrid French](#); [Katherine Petrin](#); [Shayne Watson](#)
Subject: Castro Theatre: Draft Landmark Designation Ordinance
Date: Thursday, March 2, 2023 9:14:06 AM
Attachments: [Land Use Committee Letter.2023-03-03_02.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Peskin, Supervisor Melgar & Supervisor Preston,

Please see the attached PDF for a letter regarding the Draft Landmark Designation Ordinance for the Castro Theatre which the Land Use and Transportation Committee will be considering at its meeting on March 13.

As professionals in the fields of LGBTQ history and preservation policy and practice, I and the other signatories offer our expertise to assist the committee's deliberations and to highlight a needed clarification to the text of the draft ordinance.

Please contact me if you have any questions.

Best regards,

Gerard Koskovich
Public History & Communication Services
P.O. Box 14301
San Francisco, CA 94114-0301
USA

[he/him/his]

E-mail: gkoskovich@gmail.com
Cell: +1 (415) 846-1423
Instagram: @gkoskovich
LinkedIn: www.linkedin.com/in/gkoskovich/

Life Member, Committee on LGBT History
<http://clgbthistory.org/>

Selected Publications on LGBTQ History,
Archives, Museums & Historic Preservation
<https://independent.academia.edu/GKoskovich>

Land Use & Transportation Committee
San Francisco Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

March 2, 2023

Dear President Peskin, Supervisor Melgar & Supervisor Preston,

As professionals in the fields of LGBTQ history and historic-preservation policy and practice, we write to inform the Land Use and Transportation Committee that we strongly endorse the findings of the Landmark Designation Fact Sheet for the Castro Theatre approved by the San Francisco Historic Preservation Commission on February 1, 2023.

We also wish to state our qualified support for the Draft Landmark Designation Ordinance for the Castro Theatre now under consideration by the Committee—**with one request for clarification to a specific phrase to ensure the text of the ordinance accurately reflects the findings in the Landmark Designation Fact Sheet.**

The Castro Theatre is San Francisco's last remaining single-screen movie palace and is therefore of central importance for the city's film heritage. More importantly, the theater is a site of international significance due to its extraordinary role in LGBTQ intangible cultural heritage, community building and cultural production from 1976 to the present.

With one exception, the Draft Ordinance properly identifies for landmarking the character-defining features set forth in the Landmark Designation Fact Sheet: Section 4(c)(2)(D) of the Draft Ordinance inadequately describes the character-defining features of the orchestra using the words "vast interior auditorium volume with raked floor, aisles, and presence of seating."

The vague phrase "presence of seating" does not correctly restate the findings of the Landmark Designation Fact Sheet which it is purported to summarize. The fact sheet (page 31) specifies the following:

The seating constitutes a defining characteristic of the space as a historic cinema, configured in classic movie palace fashion in gently curved rows. On the orchestra (main floor) level, the seats are affixed to a raked concrete floor overlaid with wood. An aisle runs along each side wall, and two further aisles divide the seating into left, center and right sections.... The sweep of the seating across the orchestra and the balcony not only creates a visual ambiance which immediately marks the space as a grand movie theater but also provides excellent sight lines for viewing films and live performances.

The fact sheet (page 26) also states further factual findings regarding the orchestra seating:

The orchestra continues to mark the Castro Theatre as a classic movie palace. The raked floors and sloping aisles are original; although the stage alterations and new seats were installed later, they fall within the second period of significance identified in this landmark designation. Through in-person testimonials, public historian Gerard Koskovich has documented the linkages of these features with the intangible cultural heritage of the space, and how the configuration lended to community building, audience participation, cultural production, and personal meaning for theatre goers.

Given the findings in the Landmark Designation Fact Sheet and given the exceptional significance of the orchestra configuration and the movie-palace seating for film heritage and LGBTQ intangible cultural heritage, we request that the Committee clarify the language in Section 4(c)(2)(D) of the Draft Landmark Designation Ordinance as follows:

Strike the words “presence of seating” and substitute the words “fixed theatrical seating configured in movie-palace style.”

By making this modest revision, the Committee will ensure the Draft Ordinance clearly reflects the factual findings approved by the Historic Preservation Commission and will further the protection of the Castro Theatre as both a historic movie palace and a site of international significance for LGBTQ intangible cultural heritage.

Sincerely,

Scott Emblidge
Land Use & Historic Preservation Attorney
Moscone Emblidge & Rubens LLP
220 Montgomery St., Suite 2100
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BOARD of SUPERVISORS



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TDD/TTY No. (415) 554-5227

**NOTICE OF PUBLIC HEARING
LAND USE AND TRANSPORTATION COMMITTEE
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee of the City and County of San Francisco will hold a public hearing to consider the following hearing matter and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: April 3, 2023

Time: 1:30 p.m.

Location: **IN-PERSON MEETING INFORMATION**
Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

REMOTE ACCESS

Watch: www.sfgovtv.org

Watch: SF Cable Channel 26, 28, 78, or 99 (*depending on your provider*) once the meeting starts, the telephone number and Meeting ID will be displayed on the screen.

Public Comment Call-In: <https://sfbos.org/remote-meeting-call>

Subject: **File No. 230192.** Ordinance amending the Landmark Designation for Landmark No. 100, 429-431 Castro Street (the Castro Theatre), Assessor's Parcel Block No. 3582, Lot No. 085, under Article 10 of the Planning Code, to list the exterior features that should be preserved or replaced in kind, to add interior features to the designation, and to capture the property's full historical significance; affirming the Planning Department's determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be made as part of the official public record in this

matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (board.of.supervisors@sfgov.org). Information relating to this matter is available in the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (<https://sfbos.org/legislative-research-center-lrc>). Agenda information relating to this matter will be available for public review on Friday, March 31, 2023.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

Erica Major (Erica.Major@sfgov.org ~ (415) 554-4441)

Please Note: *The Department is open for business, but employees are working from home. Please allow 24 hours for us to return your call or email.*


f Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

em:sc:ams