

From: [Mike Oz](#)
To: [Chan, Connie \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [Matsuda, Diane \(CPC\)](#); [Nageswaran, Ruchira \(CPC\)](#); [Black, Kate \(CPC\)](#); [Foley, Chris \(CPC\)](#); [Johns, Richard \(CPC\)](#); [So, Lydia \(CPC\)](#); [Wright, Jason \(CPC\)](#); [CPC-Commissions Secretary](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Braun, Derek \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Ruiz, Gabriella \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)
Cc: [Tony Leong](#); [Dan Serot](#); [Mary Conde](#)
Subject: Letter of Support for Another Planet Entertainment
Date: Tuesday, June 6, 2023 12:42:02 PM
Attachments: [Another Planet Rec.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good Afternoon SF Board of Supervisors and Planning Commission,

My name is Mike Oz and I am the Executive Director at the Oakland School for the Arts. I have been with the school for 17 years and have greatly appreciated our ongoing partnership with our room mates in the Fox Theatre, Another Planet Entertainment. Please see my attached letter for a detailed account on why our school values Another Planet as our neighbors and partners. Feel free to reach out with any questions.

Thanks,

Mike Oz
Executive Director
Oakland School for the Arts



Dear SF Board of Supervisors, SF Planning Commission, and SF Historic Preservation Commission,

My name is Mike Oz and as the Executive Director of the Oakland School for the Arts I am writing to express my unwavering support for Another Planet Entertainment to operate the Castro Theatre. I am a third generation Oaklander who has many fond memories of the Castro Theatre and have been working for OSA since 2006. In 2009 we had the opportunity to move the school into the historic Fox Theatre along with Another Planet Entertainment. Since that time, our two organizations have continuously partnered to bring a positive impact to the Uptown Oakland neighborhood. Another Planet has operated the theatre in a manner best serves the needs of our community and has continuously given back to support public arts education. The Uptown neighborhood has recently faced significant public safety challenges and the Another Planet management team has been proactive and responsive in partnering with OSA and other business neighbors to improve the conditions in our community. They do this while finding a perfect balance between bringing in community programming while also attracting nationally recognized acts.

On a related note, Another Planet Entertainment has created ongoing opportunities for OSA by providing us access to the theatre for our assemblies, hosting our graduation and fundraising events, and even providing internship opportunities for our students. On top of this, they have continuously made significant financial contributions to the school to ensure that public arts education is able to thrive in an ever shifting economy.

It is with complete confidence that I feel Another Planet Entertainment will be able to have the same impact at the Castro Theatre if they are given the opportunity. Their community mindedness, cultural awareness and commitment to creating conditions for a successful entertainment district has enabled them to be an asset to Oakland for 14 years now. I encourage you to provide the Another Planet team the opportunity to expand their positive impact on the Bay Area by considering them as tenants for the historic Castro Theatre.

Appreciatively,

A handwritten signature in blue ink, appearing to read "Mike Oz", is written over a light-colored rectangular background.

Mike Oz
Executive Director
Oakland School for the Arts

From: [Jaime Touchstone](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Wednesday, June 7, 2023 7:41:50 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

Another Planet has outlined a thoughtful renovation plan that includes accessibility and ventilation upgrades, restoring the art deco ceiling and chandelier, preserving the interior murals, and transitioning the orchestra level into a tiered floor to maintain existing seated programming such as film, lectures and choral performances, while allowing the venue to also be used for standing room concerts, celebratory events, and other community-focused programming.

Opponents of the renovation plan would like it to be thought that they speak for all Castro Merchants, film-lovers, members of the LGBTQ community, or neighborhood residents. They do not speak for me, and I strongly believe they do not speak for the majority of the aforementioned groups they claim to represent.

The renovation plan has strong support among Castro Merchants, various film festivals, members of the LGBTQ community, and neighborhood residents, who are excited to see a treasured neighborhood landmark preserved for future generations. I have faith that Another Planet Entertainment will be excellent stewards of not only the Castro Theatre, but also the rich history it represents to cinephiles, the LGBTQ Community, and the neighborhood.

Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Jaime Touchstone
jaimegodin@hotmail.com
2871 Union Street
San Francisco, California 94123

From: [Kerry Liszt](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Wednesday, June 7, 2023 2:33:26 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

I live 5 minutes from the Castro Theatre and while it is a beloved institution it is in need of restoration so the theatre and the neighborhood can thrive. My family has visited the theatre and neighborhood many times and the flexible seating plan will better serve the community by broadening the types of events that can be presented at the theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Kerry Liszt
kerryliszt@gmail.com
4262 23rd Street
San Francisco, CA, California 94114

From: [Miguel Lopez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Tuesday, June 6, 2023 10:15:17 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco and i'm a business owner in the Castro , I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Miguel Lopez
miguell71@aol.com
45 Bartlett St. #303

San Francisco, California 94114

From: [Barry Walters](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Hello from music critic and Castro resident Barry Walters
Date: Tuesday, June 6, 2023 3:18:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Board of Supervisors,

My name is Barry Walters. In 1988, I moved from NYC to SF to write about music, film, and LGBTQ culture for the *San Francisco Examiner* when it was a Hearst paper. Prior to that, I attended NYU graduate school for Cinema Studies and started my career nearly 40 years ago at the *Village Voice*. I was Senior Critic at *Rolling Stone* for many years, wrote cover stories on Madonna and R.E.M. for *Spin*, and have since contributed to countless media outlets like NPR, Pitchfork, the *Los Angeles Times*, the *Advocate*, and *Out*. In 1992 I became the first critic awarded by the National Lesbian and Gay Journalists Association. Recently I won a Clio Award for my Amazon Music documentary short “Sylvester: Love Me Like You Should,” and I’ve nearly completed my book for Penguin, *Mighty Real: The Music That Built LGBTQ America*.

I’m writing you about the Castro Theatre. I’ve lived literally around the corner from it for over 30 years. It’s where I proposed to my husband on the day when same-sex marriage was legalized and it’s where I packed nearly every seat with my presentation “Barry Walters’ Fabulous World of Queer Pop Video.” The ashes of my late friend and mentor Vito Russo – the pioneering gay/AIDS activist and author of *The Celluloid Closet* - were scattered there. I’m not a religious guy, but like many LGBTQ people and film fans of every stripe, I consider it a sacred place. Maybe it’s an exaggeration to say that the Castro is to queer people what the Apollo is to Blacks, but not by much.

When I came to SF, I’d experienced NYC standards for everything, and so I was hard to impress. I’d seen all the great bands of the Eighties at all the right venues, and I when I wasn’t enjoying live music, I gave myself a film education at every movie palace and film festival New York had to offer. AIDS was just beginning to take its toll on our community and its spirit, but the sense of excitement generated by Frameline’s presence at the Castro was unlike anything I’d ever experienced. People would cheer the heroes, boo the villains, and you could feel a truly spiritual sense of connectivity. Audiences over the last few years aren’t quite as demonstrative, but I still feel that collective buzz each time I’m there, whether I’m seeing films presented by the Jewish Film Festival, the Silent Film Festival, Noir, Asian, German, etc. The Castro allows people of different communities to see themselves reflected on the screen surrounded by their own people. As queer people, we struggle with isolation and alienation, but movies at the Castro allow mainstream and minority audiences alike to have a shared

collective dream because the venue is built for exactly that.

Recently I saw *Past Lives* at the Castro as part of SFFILM. It's a Korean-American story, and so the audience was largely Asian, and nearly every seat was filled. The energy of nearly 1500 people allowed me to get close as a white guy could to seeing the film through an Asian perspective. That's not something I could experience at home, or even at the Kabuki, where the experience – although in Japantown – is compromised by an onslaught of commercials, trailers, and corporate presence. There is a huge difference between experiencing art in a space that makes you feel as though it belongs to the community versus a place where the bottom line is profit.

Speaking from someone who has spent much of his life in music venues, I can tell you that the Castro will need a huge amount of work and money to make it acoustically acceptable. It's echoey and cavernous. Loud amplified music doesn't sound good there – I know because I've walked out of a few Castro music events. I would be thrilled if Another Planet Entertainment made sonic improvements while maintaining the seats as they are, but they're insisting on removing the orchestra seats and replacing them with stackable chairs. Chairs with hard metal armrests simply aren't conducive to the kind of movie experience that allows you to mentally leave your body and surrender to the screen for two hours. If APE does do everything it says it will, the result will be something like the Fox in Oakland, which is nice – but it's not what the Castro has been for film world for over 100 years.

For the last 35 years I have watched filmmakers stand on the Castro stage and talk about how seeing their film there is unlike anywhere else. This sense of home is heightened for LGBTQ artists, but I've witnessed straight directors – some of the greatest living ones, like Paul Thomas Anderson – say the same thing. There is nowhere like the Castro.

For years people believed that consumers would stop buying physical media of any kind, yet bookstores and record stores are rebounding: Last year for the first time since the late Eighties, vinyl records generated more revenue than CDs. A few weeks ago, I was flown by the BBC to appear in a documentary series filmed at a Los Angeles bar that follows a Japanese trend of venues where people drink and listen exclusively to vinyl on a high-end audiophile system. Who 20 years ago would've predicted this?

I can't prove that movie attendance will go back to what it was before streaming. But I can tell you that already there's a trend to see movies on 70mm film that parallels why some people prefer analogue audio reproduction over digital. The Castro is one of the only places in town still with 70mm projection, but that won't matter if you're stuck in an uncomfortable chair.

I've taken time away from my book to write this letter because I want you to seriously consider these issues before this week's vote. Because music is even more important to me

than movies, I'd be all for a seated music venue that also serves the film and LGBTQ communities, but nothing I've read about APE's plans gives me the confidence that they truly intend to do this.

I'd be happy to talk with you: My number is 415-595-6744.

Sincerely,

Barry Walters
3969A 17th Street
San Francisco, CA 94114

From: [Steven Bracco](#)
To: [Board of Supervisors \(BOS\)](#); [Rafael Mandelman](#); [ChanStaff \(BOS\)](#); [DorseyStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: June 6 - Castro Theatre Landmark Designation Amendment
Date: Thursday, June 1, 2023 3:03:45 PM
Attachments: [Steven Bracco - June 6 Board of Supervisors Meeting - Castro Theatre Landmark Designation.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good [afternoon](#) Supervisors,

Happy Pride Month!

The vote before you on Tuesday is simple.

You either **support preserving and protecting landmarks** or **you authorize their desecration and destruction**.

Please support the Castro Theatre Landmark Designation as amended by Supervisor Preston to include '*fixed theatrical seating configured in movie-palace style.*'

As a community, **we must protect our most cherished landmarks**. Sometimes that means protecting them from the people who own them when they are no longer operating as good stewards.

Supervisor Mandelman has stated that he does not support the amendment change and instead supports HPC's recommendation.

Supervisor Mandelman did not share that the Landmark Designation Fact Sheet, prepared by Planning and approved by HPC, **identifies the orchestra seating as a character-defining feature**.

You cannot have the 'presence of seating' without any seats.

At last month's Land Use meeting, Supervisor Melgar was completely correct when she stated, "We are not approving and we do not have the authority to approve the lease with APE or any other."

The Landmark Designation Amendment is only about protecting the Castro Theatre and all of its character-defining features for another 100 years.

Please **Save the Castro Theatre & Save the Seats**.

Thank you,
Steven Bracco
Castro LGBTQ Cultural District
[Executive Member At Large](#)

June 6, 2023 Board of Supervisors Meeting

Re: Castro Theatre Landmark Designation Amendment

June 1, 2023:

Good afternoon Supervisors,

Happy Pride Month!

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You either **support preserving and protecting landmarks** or **you authorize their desecration and destruction.**

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Please **Save the Castro Theatre & Save the Seats.**

Thank you,
Steven Bracco
Castro LGBTQ Cultural District
[Executive Member At Large](#)

From: [Maureen Russell](#)
To: [Board of Supervisors \(BOS\)](#); [Ronen, Hillary](#); [Mandelman, Rafael \(BOS\)](#); [Preston, Dean \(BOS\)](#); [ChanStaff \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [DorseyStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Waltonstaff \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MelgarStaff \(BOS\)](#); [EngardioStaff \(BOS\)](#)
Subject: Planning Code - Landmark Designation Amendment
Date: Monday, June 5, 2023 11:30:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

As a long-time patron of the Castro Theatre, I hope you will include the raked floor and fixed theatrical-style seating to the interior landmarking. The theater *can* turn a profit by hosting films, film festivals, live music, comedy, drag performances, and all the events on previous Castro calendars (like the Moth). It just needs to be open most days of the week. Please preserve San Francisco's last remaining movie palace. APE knows preservation and live music concerts, but has been having problems understanding films and the local community. APE's real reason for wanting temporary seating is to install not just bars in the lobby and mezzanine, but multiple bars in the orchestra. The current seating plan allows for more patrons to sit in the orchestra, which in turn lets event promoters keep costs affordable. APE claims their seating will preserve movie sight lines, but their plan doesn't have the outer curves of aisle seats or the staggered seats which are not directly behind another seat.

In the past year, I've attended Castro Theatre meetings at City Hall, community town halls, and a recent virtual town hall. There are people in the Castro's LGBTQ+ community with a plan to run the Castro, keeping it managed by a San Francisco-based group that understands the community's needs. They would hold events year round, including matinees: APE hosts limited nighttime only events. The Castro has hosted family events during the day, from sing-a-longs to family films. APE has taken over a number of San Francisco venues, including the Palace of Fine Arts, a seated venue that now hosts concerts. (I've attended films and dance festivals as well as live music at the Palace of Fine Arts in the past.) There are many live music bands that can be experienced seated: the standing shows can go to the many other venues APE runs. (For a local successful venue, check out the Paramount: I've attended it for seated rock shows and silent films.)

I have many great memories of events at the Castro: years of Noir City (including sold-out events with guests for on stage interviews), years of the SF Silent Film Festival, John Waters' one-man show, Fred Armisen's one man show, SF Sketchfest events, such as a screening of *True Stories* with David Byrne present for an on stage interview, years of the SFFILM festival, and memorable regular film screenings like Goerge Cukor's *The Women* and Sacha Baron Cohen's *Bruno*. My first COVID return to the theater for for Questlove's *Summer of Soul* documentary with Questlove in person! I often took MUNI straight from work and had many a popcorn dinner. Tickets were affordable and available at the Castro's box office. After film festivals, I would often meet friends at Twin Peaks to discuss the films.

The Nasser family and APE have created unnecessary rifts in the Castro community. (One co-director of a local non profit noted the publicist they chose was not one who reached out.) The Nassers and APE have dragged this process out, hoping to get their way, asking some who've worked with APE at the Castro to speak out on APE's behalf.

Regards,

Maureen Russell

San Francisco 94103

Present: Supervisors Melgar, Preston, Peskin

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

Sponsor: Mandelman

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. (Historic Preservation Commission)

(Supervisor Melgar dissented in Committee)

[230192](#)

From: [Thomas Lucas](#)
To: [Board of Supervisors \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff. \[BOS\]](#)
Subject: Letter of Support for the Nasser Family's Plan Remodel the Castro Theater
Date: Monday, June 5, 2023 8:26:34 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Board Members:

For close to 35 years, I have lived in the Castro District. I am a landlord and Castro District business owner. I am an active member of the Eureka Valley Neighborhood Association.

I urge you to remove all obstacles for the Nasser Family so that they can adapt the inside of their theater to maximize their profits. I don't think that it is your business to direct how they choose to re-design the inside of their building.

I suggest that you move your attention from micromanaging the business plan of the Nasser family to addressing the pressing matters facing our city: homelessness, open drug markets, budget deficits, and the collapsing retail sector.

Sincerely,

Thomas A. Lucas

3981-3983 18th Street
San Francisco, CA 94114

From: [DAVID WARNER](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 3:35:46 PM

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Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

Another Planet has outlined a thoughtful renovation plan that includes accessibility and ventilation upgrades, restoring the art deco ceiling and chandelier, preserving the interior murals, and transitioning the orchestra level into a tiered floor to maintain existing seated programming such as film, lectures and choral performances, while allowing the venue to also be used for standing room concerts, celebratory events, and other community-focused programming.

Opponents of the renovation plan would like it to be thought that they speak for all Castro Merchants, film-lovers, members of the LGBTQ community, or neighborhood residents. They do not speak for me, and I strongly believe they do not speak for the majority of the aforementioned groups they claim to represent.

The renovation plan has strong support among Castro Merchants, various film festivals, members of the LGBTQ community, and neighborhood residents, who are excited to see a treasured neighborhood landmark preserved for future generations. I have faith that Another Planet Entertainment will be excellent stewards of not only the Castro Theatre, but also the rich history it represents to cinephiles, the LGBTQ Community, and the neighborhood.

Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

DAVID WARNER
dbwarner@cs.com
2105 9th Avenue
SAN FRANCISCO, California 94116

From: [Christopher McMahon](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 12:36:02 PM

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Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Christopher McMahon
chrismcmahon02@gmail.com
203 Eureka St
SAN FRANCISCO, California 94114

From: [John Lowell](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 11:08:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre. I am CIS gender male with a gay orientation. I sustained a permanent disability from the injuries when a van hit me at the 14th & Mission intersection on March 23rd 2001. I was walking across Mission Street that day. A van driver hit me after he ran thru the red light at 14th Street.

This great restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

APE has outlined a thoughtful renovation plan that includes accessibility and ventilation upgrades, restoring the art deco ceiling and chandelier, preserving the interior murals, and transitioning the orchestra level into a tiered floor to maintain existing seated programming such as film, lectures and choral performances, while allowing the venue to also be used for standing room concerts, celebratory events, and other community-focused programming.

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The renovation plan has strong support among Castro Merchants, various film festivals, members of the LGBTQ community, and neighborhood residents, who are excited to see a treasured neighborhood landmark preserved for future generations. I have strong sincere faith that Another Planet Entertainment will be excellent stewards of not only the Castro Theatre, but also the rich history it represents to cinephiles, the LGBTQ Community, the Castro neighborhood, and the whole city/county of San Francisco.

Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

John Lowell
jxlowell.jal@gmail.com
881 Hayes Street
San Francisco, California 94117-2614

From: [Patrick Rylee](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 10:59:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

I have been watching this evolve over the past few months and am strongly in favor of this renovation. The world has changed and the city needs to keep up with those changes. A full time movie house does not work in today's world of Netflix and chill.

The Castro has a history of digging their heels in to stop change and end up getting screwed in the end. Starbucks wanted to move to Market Street and a few people were up in arms over this. So, that building will be torn down and replace with condos and a retail component on the ground floor...probably a bank or mortgage company. The same thing happened on Market & Church when the vocal few balked at a Mexican restaurant going in to the former "Home" restaurant space. Condos went up and a bank went into the retail space.

Time and time again, when the neighborhood is inflexible, they end up with something worse than what they were fighting against. How many banks does the neighborhood need.

Too many of these old style theatres have been converted into gyms (The Alhambra Theatre on Polk) or condos (The Palace Theater in North Beach) or have been torn down (sadly, there are too many to list). Let's evolve with the times and make sure that the Castro Theatre is around for another 100 years.

Patrick Rylee
rambosf@hotmail.com
307 Filbert Street, A
SAN FRANCISCO, California 94133

From: [David L. Gutierrez](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 10:40:04 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

Another Planet has outlined a thoughtful renovation plan that includes accessibility and ventilation upgrades, restoring the art deco ceiling and chandelier, preserving the interior murals, and transitioning the orchestra level into a tiered floor to maintain existing seated programming such as film, lectures and choral performances, while allowing the venue to also be used for standing room concerts, celebratory events, and other community-focused programming.

Opponents of the renovation plan would like it to be thought that they speak for all Castro Merchants, film-lovers, members of the LGBTQ community, or neighborhood residents. They do not speak for me, and I strongly believe they do not speak for the majority of the aforementioned groups they claim to represent.

The renovation plan has strong support among Castro Merchants, various film festivals, members of the LGBTQ community, and neighborhood residents, who are excited to see a treasured neighborhood landmark preserved for future generations. I have faith that Another Planet Entertainment will be excellent stewards of not only the Castro Theatre, but also the rich history it represents to cinephiles, the LGBTQ Community, and the neighborhood.

Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

David L Gutierrez
David@CEOServicesUSA.com
584 Castro Street #827
San Francisco, California 94114

From: [Christopher Sherrill](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 9:51:19 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

It is crucial that APE's restoration be allowed to proceed. Without it - for there is no viable alternate plan - the theater will sit empty and be an enormous impediment to reviving the struggling neighborhood. With APE's restoration, there will be hope for a Castro renaissance.

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Christopher Sherrill

christopher.sherrill.sf@gmail.com
117 Newman Street
San Francisco, California 94110

From: [Cynthia Eagleton](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 9:36:58 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Cynthia Eagleton
zimzamjamz@sbcglobal.net
1160 Brussels
San Francisco , California 94134

From: [Gad Heinic](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 7:25:59 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Gad Heinic
gheinic@gmail.com
1074 14th Street
San Francisco, California 94114

From: [Andrew Tremblay](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 7:21:43 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Andrew Tremblay
adtremblay13@gmail.com
461 Noe Street, Apt. 4
San Francisco, California 94114

From: [Christopher McCarthy](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Monday, June 5, 2023 6:55:47 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre. It's been sad to see the Castro decline over time. I've lived in the Castro for many years and now live adjacent (in the Mission). Over time, the Castro has become less and less "fun." It feels rundown and sad. This renovation will pump more life and excitement into the neighborhood.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Christopher McCarthy

chrismccarthysf@gmail.com
237A Lexington St
San Francisco, California 94110

From: arothrock09@gmail.com
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Sunday, June 4, 2023 11:25:42 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

I love just 3 blocks from the theater and want to see it restored! Let's enable a vibrant new era of arts and community for our neighborhood!

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

arothrock09@gmail.com
222 States St

San Francisco, California 94114

From: [Sam Pederson](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Saturday, June 3, 2023 7:17:24 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre. This is a layup for the city, and shouldn't even be in question. It will revitalize a hard hit neighborhood with private investment that's rare in this economy.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Sam Pederson
sampederson@gmail.com

120 Marview Way
San Francisco, California 94131

From: robert.cox2@comcast.net
To: [Stefani, Catherine \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: [Board of Supervisors \(BOS\)](#)
Subject: Support the Castro Theater Renovation Plan
Date: Friday, June 2, 2023 12:26:51 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To The San Francisco Board of Supervisors

I would like to again voice my support for the APE Castro Theater renovation plan. APE has set out a clear and *elegant* solution to update the Theater so that it remains active and vital to the Castro community. In addition the renovation will repair failing infrastructure and add much needed upgrades long ignored and much needed.

With a nod to those opposed to the renovation, I can acknowledge some of their concerns. However reading APE's proposal and having met several times with APE it is clear that APE will be a more than a desirable caretaker for the Theater. Already they have presented and programmed "Castro Friendly" events. APE is prepared to invest \$15 million into the renovation and restoration of the Castro Theater.

The "Castro Conservancy" has vowed to raise similar funds but so far has nothing to show for their opposition efforts. And even if they were to raise the funds, which is highly unlikely, there is no guarantee that the Conservancy could properly manage and/maintain the Theater. And besides, the Nasser family has already said that they do not see a viable offer from the Conservancy.

The orchestra floor seats are **not** historic. They are only 20 years old. The current slope of the floor is **not** ADA compliant. APE has proposed to fix all of that and more. Allowing the Conservancy's argument to hold sway will damn the Theater to ruin, if not now than in the not too distant future. The Castro Theater is the "Heart of the Castro". If that heart stops beating then the Castro will cease to be the historic and thriving neighborhood it is today.

Change is necessary. Without it a City stagnates and dies. Things must evolve and change. Become better, even if different. I served on the Executive Board for the Eureka Valley Neighborhood Association for 12 years and heard the constant refrain of "this can't change; that can't change; the neighborhood isn't what it used to be." Yep! It ain't. It moves forward, it evolves. It is vital.

Let the Conservancy have its way and we'll have another Pottery Barn building in the Castro. Vacant, decaying and useless. Shameful. Don't let this happen to our Theater.

Supervisor Mandelman recently said to me, "I wish APE would consider partnering with a nonprofit". I didn't have time to follow up on that comment but I'm a little confused by it. APE has been and has agreed to in the future run Castro centric charity events. Does every private business have to have a nonprofit ingredient in their business plan?

Do the right thing: vote to overturn the decision to “save” the (20 year old) seats. Vote to support APE’s renovation plan. Don’t let the Theater die for the sake of some old chairs. Save the Seats, Kill the Theater.

Respectfully,

Rob Cox
60 Hartford Street (right behind the Theater)
San Francisco

From: [Jack Hardiman](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Friday, June 2, 2023 9:06:29 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of Oakland, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre. I have spoken to community members about both sides of the issue and am reaching out because I believe that supporting the restoration of the Castro Theater will support the communities of the Castro, SF and Bay Area at large.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

Another Planet has outlined a thoughtful renovation plan that includes accessibility and ventilation upgrades, restoring the art deco ceiling and chandelier, preserving the interior murals, and transitioning the orchestra level into a tiered floor to maintain existing seated programming such as film, lectures and choral performances, while allowing the venue to also be used for standing room concerts, celebratory events, and other community-focused programming.

Opponents of the renovation plan would like it to be thought that they speak for all Castro Merchants, film-lovers, members of the LGBTQ community, or neighborhood residents. They do not speak for me, and I strongly believe they do not speak for the majority of the aforementioned groups they claim to represent.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Jack Hardiman

jackhardiman2017@gmail.com

430 65th street

Oakland, 9609

From: [Gary Decad](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Friday, June 2, 2023 7:42:53 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

Why is it so difficult to get anything of value done in our City? If you don't do what us taxpayers are asking to be done, then we will get new leadership in 2024. We are fed up. As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Gary Decad
gmdecad@gmail.com

1068 14th Street
San Francisco , California 94114

From: [Paul Hastings](#)
To: [Peskin, Aaron \(BOS\)](#); [EngardioStaff \(BOS\)](#); [Preston, Dean \(BOS\)](#); [DorseyStaff \(BOS\)](#); [MelgarStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Ronen, Hillary](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors \(BOS\)](#); [ChanStaff \(BOS\)](#)
Subject: FW: Castro Theatre Renovation
Date: Friday, June 2, 2023 2:12:05 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

From: Paul Hastings
Sent: Friday, June 2, 2023 2:02 AM
To: Ahsha.Safai@sfgov.org
Subject: FW: Castro Theatre Renovation

Dear Supervisors :

We are long time residents of 61 Hartford Street, the street block adjacent to the Castro Theatre. We have lived in this historic victorian, the former Hartford Stret Zen Center AIDS Hospice since 1998. We have seen many changes in our neighborhood.

My husband Steve and I have attended many events at the Castro Theatre, and we have gotten to know the family business team that owns the Castro theatre, as well as many other merchants and business owners in the area.

I have been a CEO of multiple biotech companies, so I know what it is like to run an entrepreneurial business, and my current company, Nkarta Therapeutics, leases approx. 150,000 square feet of space in South San Francisco. Our 90,000 square foot building at 180 Veterans Boulevard is in the middle of a \$60MM renovation. Scary, risky, and worth it, if we are to discover and manufacture treatments for patients with cancer and other debilitating diseases and have a profound impact on their survival and quality of life. There are , however no guarantees in any business.

That APE, a family run business, is willing to invest \$15MM into our historic landmark, the Castro theatre is a big deal and a large and risky investment. No one else has stepped up in any manner close to this, and no non profit will ever be able to raise that amount of capital to RESTORE the original interior, and have a building capable of hosting many diverse events including movies.

Regardless of whether we have sat in the front 8 rows of the theatre in the 20 year old seats or not, we support the architectural plans to have seating, adjustable to open up the center for events other than unprofitable movies. We cherish the idea of having other events in the theatre, while being able to observe the restoration of the stage and walls and ceilings to their original glory. We cherish having a thriving event center, as well as movie theatre, to meet the needs of the changing neighborhood, city and local diverse community.

While APE is not partnered with a non-profit organization, we are certain such organizations will be able to enjoy the newly renovated venue as well, and we fail to see the significance of a need to partner with a non profit to appeal to a group of people desperately trying to preserve and old way of life that just no longer exists and will not survive in our current already crumbling city landscape.

Our city is in desperate need of urban planning to revitalize, refresh and restore a neighborhood brimming with activity and purpose. Our historic landmark, the Castro Theatre needs to remain open and viable as a business , much like how Cliff's Variety has morphed with the changing needs of our neighborhood and thrived, supported by young and old alike.

We would love to see young people return to our neighborhood, be able to afford to live and thrive here and enjoy a beautiful venue like the Castro Theatre. Please consider voting "Yes" to the renovation plans of this family run business. These folks have a very good track record of restoration of other venues, and the inaccuracies that swirl about the Bill Graham Center and its renovation are astounding.

APE is not a behemoth corporation looking to maximize profit and minimize innovation, it is a family business willing to invest in our neighborhood in a creative and successful way, preserving the history while updating the venue to change with the changing needs of our diverse and deserving community.

We will be attending the Biotechnology Innovation Organization international conference in Boston next week, so will miss the opportunity to attend the next hearing, but wanted to have our voices heard, none the less. Please consider our opinion as long time residents of the adjacent block to the Castro Theatre block, and Castro neighborhood loyalists.

All the best

Paul Hastings and Steve DeJong
61 Hartford Street

Paul Hastings
President and CEO
Nkarta Therapeutics
650-215-0385

From: [Andrew Rosario](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 8:47:47 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

I recently moved here because I was excited about being part of a queer community. I live on 14th st a few blocks from theater. I was sad to see the Castro theater underutilized . When I walk by it's doesn't ever look open. Im for bringing more People to the neighbors to support all the restaurants, retail
And bars.

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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The renovation plan has strong support among Castro Merchants, various film festivals, members of the LGBTQ community, and neighborhood residents, who are excited to see a treasured neighborhood landmark preserved for future generations. I have faith that Another Planet Entertainment will be excellent stewards of not only the Castro Theatre, but also the rich history it represents to cinephiles, the LGBTQ Community, and the neighborhood.

Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed

by the Historic Preservation Commission.

Andrew Rosario

rosario.andrew@gmail.com

94 walter

San Francisco , California 94119

From: [Iris Hu](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 7:06:45 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Iris Hu
irisehu@gmail.com
669 Cayuga Ave
San Francisco, California 94112

From: [Dylan Zika](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 6:31:56 PM

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Secretary Board of Supervisors,

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Dylan Zika
dylanzika@gmail.com
30 Otis Street, Unit 719
San Francisco, California 94103

From: [Madison Walker](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 6:21:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Madison Walker
madwalk99@gmail.com

San Francisco, California 94117

From: [Drue Froeschke](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 6:21:27 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

We love the Castro theatre!!! Keep it going!!!

Drue Froeschke
druemouse@gmail.com
33 Alvarado St, #2

San Francisco, California 94110

From: [Megan Moran](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 6:21:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Megan Moran
megmoran08@gmail.com

San Francisco, California 94110

From: [Sadie Hoeschen](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 6:20:21 PM

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Secretary Board of Supervisors,

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Sadie Hoeschen
shoeschen@mac.com
16 Gladys St, B
San Francisco, California 94110

From: [Jason Dayvault](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre is my Local Home!: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 6:19:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

I live just a few blocks from the Castro Theater at 15th and Castro, and it is my local home for entertainment and wonderful things. I think APE has the right tools and opportunity to bring the Castro back to the glory it deserves! The opposition's roadblocking is unproductive and unsustainable.

As a concerned citizen of San Francisco, I write to you today to express my strong support for Another Planet Entertainment (APE) and their proposed restoration of the Castro Theatre.

This restoration work, which would ensure the future of the building as a live events and film space, is imperiled by the Land Use and Transportation Committee's amendment to the landmark designation for the theater. This amendment, requiring the Castro Theatre to preserve the "raked floor and fixed seating in a 'movie palace' style", will tether this private business to an outdated and unviable business model.

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Jason Dayvault
3rsjd@gmail.com
2301 15th St Apt 5
San Francisco, California 94114

From: [Jack Sale](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Support the updating of The Castro Theater!!!!
Date: Thursday, June 1, 2023 6:15:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Secretary Board of Supervisors,

Dear Supervisor,

As a devoted resident of San Francisco, I am compelled to express my unwavering support for Another Planet Entertainment (APE) and their proposed revitalization of the iconic Castro Theatre.

The future of this cherished building as a venue for live events and film screenings faces a significant obstacle in the form of the Land Use and Transportation Committee's amendment to the theater's landmark designation. By mandating the preservation of the "raked floor and fixed seating in a 'movie palace' style," this amendment threatens to hinder the theater's growth by binding it to an outdated and unsustainable business model.

APE has presented a comprehensive and considerate renovation strategy that encompasses accessibility and ventilation enhancements, restoration of the art deco ceiling and chandelier, conservation of the interior murals, and the conversion of the orchestra level into a tiered floor. This thoughtful design will support diverse programming, including film screenings, lectures, choral performances, standing room concerts, festive events, and a variety of community-centered activities.

It is crucial to note that those opposing the renovation plan do not represent the collective voice of Castro Merchants, film enthusiasts, the LGBTQ community, or local residents. I am confident that the majority of these groups do not share the dissenting views of the opposition.

The proposed plan has garnered substantial backing from Castro Merchants, multiple film festivals, members of the LGBTQ community, and neighborhood inhabitants, all of whom eagerly anticipate the preservation of this beloved local landmark for future generations. I firmly believe that Another Planet Entertainment will serve as exemplary custodians of the Castro Theatre and the rich cultural history it embodies for cinephiles, the LGBTQ community, and the surrounding neighborhood.

I respectfully request that you vote to replace the "raked floor and fixed seating in a 'movie palace' style" clause in the amended landmark designation with the original "presence of seating" provision as proposed by the Historic Preservation Commission.

- Jack Sale

(I live down the street from the Castro Theater)

Jack Sale
jtsale@gmail.com
4019, 18th Street
San Francisco , California 94114

From: [Drew Salmon](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 5:57:20 PM

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Secretary Board of Supervisors,

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Please vote to replace the "raked floor and fixed seating in a 'movie palace' style" language in the amended landmark designation with the original "presence of seating" language proposed by the Historic Preservation Commission.

Drew Salmon
drew.salmon@berkeley.edu
152 Panoramic Way
Berkeley, California 94704

From: ctkeene@gmail.com
To: [Board of Supervisors \(BOS\)](#)
Subject: Castro Theatre: Support the HPC Recommendation and Reject Fixed Seating Amendment
Date: Thursday, June 1, 2023 5:33:41 PM

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ctkeene@gmail.com
1126 Dolores Street
San Francisco, California 94110

