

File No. 230709

Committee Item No. 6

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

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Date: October 16, 2023

Board of Supervisors Meeting: \_\_\_\_\_

Date: \_\_\_\_\_

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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: John Carroll

Date: October 12, 2023

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District]

2

3 **Ordinance amending the Planning Code, to change the zoning controls in the Castro**  
4 **Street Neighborhood Commercial District to allow Nighttime Entertainment with a**  
5 **Conditional Use authorization on the second floor; and affirming the Planning**  
6 **Department's determination under the California Environmental Quality Act; and**  
7 **making findings of consistency with the General Plan, and the eight priority policies of**  
8 **Planning Code, Section 101.1, and findings of public necessity, convenience, and**  
9 **welfare under Planning Code, Section 302.**

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

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

18

19 Section 1. Findings.

20

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. 220709 and is incorporated herein by reference. The Board affirms  
25 this determination.

26

27 (b) On June 28, 2023, the Planning Commission, in Resolution No. 21333, adopted  
28 findings that the actions contemplated in this ordinance are consistent, on balance, with the  
29 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board

adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 220709, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21333, and incorporates such reasons by this reference thereto. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 220709, and is incorporated herein by reference.

Section 2. The Planning Code is hereby amended by revising Section 715, to read as follows:

**SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.**

\* \* \* \*

**Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

\* \* \* \*

Zoning Category	§ References	Controls		
* * * *				
<b>NON-RESIDENTIAL STANDARDS</b>				
* * * *				
Non-Residential Uses	<b>Controls by Story</b>			
	<b>1st</b>	<b>2nd</b>	<b>3rd+</b>	
* * * *				
Entertainment, Arts and Recreation Use Category				

1	<b>Entertainment, Arts and Recreation Uses*</b>	§ 102	NP	NP	NP
2	Arts Activities	§ 102	P	P	P
3	Entertainment, General	§ 102	P	P	NP
4	Entertainment, Nighttime	§ 102	C	<u>CNP</u>	NP

7 \* \* \* \*

8  
9 Section 3. Effective Date. This ordinance shall become effective 30 days after  
10 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
11 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
12 of Supervisors overrides the Mayor's veto of the ordinance.

13  
14  
15 APPROVED AS TO FORM:  
16 DAVID CHIU, City Attorney

17 By: /s/ \_\_\_\_\_  
18 ROBB KAPLA  
19 Deputy City Attorney

20 n:\legana\as2022\2200457\01604112.docx

**LEGISLATIVE DIGEST**

[Planning Code - Nighttime Entertainment Castro Street Neighborhood Commercial District]

**Ordinance amending the Planning Code, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

Existing Law

Within the Castro Neighborhood Commercial District, Nighttime Entertainment is allowed with a Conditional Use authorization on the first floor of a building and is not permitted on the second story or above.

Amendments to Current Law

The Proposed Legislation would allow Nighttime Entertainment with a Conditional Use authorization on the second floor while keeping the use not permitted on the third floor or above.

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June 22, 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 2022-005693PCA:  
Nighttime Entertainment Castro Street Neighborhood Commercial District  
Board File No. 220709

Historic Preservation Commission Recommendation:	<b>Approval with Modifications</b>
Planning Commission Recommendation:	<b>Approval with Modifications</b>

Dear Ms. Calvillo and Supervisor Mandelman,

On June 15, 2023, the Historic Preservation Commission and Planning Commission conducted a duly noticed public hearing at a specially scheduled joint meeting to consider the proposed Ordinance, introduced by Supervisor Mandelman that would amend the Planning Code to conditionally permit Nighttime Entertainment on the second story in the Castro Street Neighborhood Commercial District (Castro Street NCD). At the hearing, the Historic Preservation Commission adopted a recommendation for approval with modifications and the Planning Commission recommended approval with modifications.

The Historic Preservation Commission’s and Planning Commission’s proposed modification was as follows:

- Remove non-residential use size limitations for Article 10 Landmarks in the Castro NCD.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron D. Starr  
*Manager of Legislative Affairs*

cc: Robb Kapla, Deputy City Attorney  
Adam Thongsavat, Aide to Supervisor Mandelman  
Erica Major, Office of the Clerk of the Board

**Attachments :**

Historic Preservation Commission Resolution  
Planning Commission Resolution  
Planning Department Executive Summary



# HISTORIC PRESERVATION COMMISSION RESOLUTION NO. 1332

**HEARING DATE: JUNE 15, 2023**

**Project Name:** Nighttime Entertainment Castro Street Neighborhood Commercial District  
**Case Number:** 2022-005693PCA [Board File No. 220709]  
**Initiated by:** Supervisor Mandelman / Introduced June 7, 2022  
**Staff Contact:** Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534  
**Reviewed by:** Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, (628) 652-7533

**RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CHANGE THE ZONING CONTROLS IN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW NIGHTTIME ENTERTAINMENT WITH A CONDITIONAL USE AUTHORIZATION ON THE SECOND FLOOR; AND AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.**

WHEREAS, on June 7, 2022 Supervisor Mandelman introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 220709, which would amend the Planning Code to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor);

WHEREAS, the Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 15, 2023; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c) and 15378; and



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

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Historic Preservation Commission hereby adopts a recommendation for **approval with modifications** of the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

1. Remove non-residential use size limitations for Article 10 Landmarks in the Castro NCD.

## Findings

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

The Castro NCD is both a neighborhood-serving shopping district and a destination for regional and national visitors. It has a vibrant mix of uses that meet daily needs - coffee shops, a hardware store, banks, a bookstore, a grocer, and pharmacies. And like all San Francisco neighborhoods, it has felt the impact of the pandemic and a changing retail sector. One of the few remaining business types that have been able to stay profitable are experiential in nature, for example Entertainment, Personal Service, and Eating & Drinking Establishments. The City also has an interest in land use policies that support a mix of retail so that the neighborhood can continue to both serve residents and draw visitors. The proposed Ordinance achieves this balance. A CUA process for new Nighttime Entertainment will ensure each proposed new Nighttime Entertainment use can be reviewed on a case-by-case basis to determine whether it would be appropriate for the neighborhood in its specific context.

## General Plan Compliance

The proposed Ordinance and the Commission's recommended modification is consistent with the following Objectives and Policies of the General Plan:

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 2

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

Policy 2.1

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

Policy 2.3

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

*Citywide data over the past decades shows that dining/drinking, personal services, and entertainment are the only retail subsections that have grown in the City's neighborhood commercial areas. Increasing the types of uses that may operate on the 2<sup>nd</sup> story in the Castro NCD to include Nighttime Entertainment will allow a use type to establish in the district that is known for bringing in tourists and locals alike. The residual effects of increased visitors to the district will benefit the struggling commercial businesses and potentially assist in reducing the number of storefront vacancies in the Castro NCD.*

**Planning Code Section 101 Findings**

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

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

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

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

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

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

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

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

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office*

*development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

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

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

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

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

**Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 15, 2023.



Jonas P Ionin Digitally signed by Jonas P Ionin

Jonas P. Ionin  
Commission Secretary

AYES: Vergara, Foley, So, Nageswaran, Matsuda

NOES: None

ABSENT: Wright

ADOPTED: June 15, 2023



# PLANNING COMMISSION RESOLUTION NO. 21333

**HEARING DATE: JUNE 15, 2023**

**Project Name:** Nighttime Entertainment Castro Street Neighborhood Commercial District  
**Case Number:** 2022-005693PCA [Board File No. 220709]  
**Initiated by:** Supervisor Mandelman / Introduced June 7, 2022  
**Staff Contact:** Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534  
**Reviewed by:** Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, (628) 652-7533

**RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CHANGE THE ZONING CONTROLS IN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW NIGHTTIME ENTERTAINMENT WITH A CONDITIONAL USE AUTHORIZATION ON THE SECOND FLOOR; AND AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.**

WHEREAS, on June 7, 2022 Supervisor Mandelman introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 220709, which would amend the Planning Code to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor);

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 15, 2023; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c) and 15378; and

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

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The Commission's proposed recommendation is as follows:

1. Remove non-residential use size limitations for Article 10 Landmarks in the Castro NCD.

## Findings

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

The Castro NCD is both a neighborhood-serving shopping district and a destination for regional and national visitors. It has a vibrant mix of uses that meet daily needs - coffee shops, a hardware store, banks, a bookstore, a grocer, and pharmacies. And like all San Francisco neighborhoods, it has felt the impact of the pandemic and a changing retail sector. One of the few remaining business types that have been able to stay profitable are experiential in nature, for example Entertainment, Personal Service, and Eating & Drinking Establishments. The City also has an interest in land use policies that support a mix of retail so that the neighborhood can continue to both serve residents and draw visitors. The proposed Ordinance achieves this balance. A CUA process for new Nighttime Entertainment will ensure each proposed new Nighttime Entertainment use can be reviewed on a case-by-case basis to determine whether it would be appropriate for the neighborhood in its specific context.

## General Plan Compliance

The proposed Ordinance and the Commission's recommended modification is consistent with the following Objectives and Policies of the General Plan:

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 2

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

Policy 2.1

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

Policy 2.3

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

*Citywide data over the past decades shows that dining/drinking, personal services, and entertainment are the only retail subsections that have grown in the City's neighborhood commercial areas. Increasing the types of uses that may operate on the 2<sup>nd</sup> story in the Castro NCD to include Nighttime Entertainment will allow a use type to establish in the district that is known for bringing in tourists and locals alike. The residual effects of increased visitors to the district will benefit the struggling commercial businesses and potentially assist in reducing the number of storefront vacancies in the Castro NCD.*

**Planning Code Section 101 Findings**

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

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

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

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

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

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

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

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

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office*

*development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

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

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

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

*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

### **Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 15, 2023.



Jonas P. Ionin  
Commission Secretary

Jonas P Ionin Digitally signed by Jonas P Ionin  
Date: 2023.06.21 17:14:48 -0700

AYES: Braun, Diamond, Imperial, Koppel, Moore, Tanner

NOES: None

ABSENT: Ruiz

ADOPTED: June 15, 2023



# EXECUTIVE SUMMARY

## PLANNING CODE TEXT AMENDMENT

**HEARING DATE: May 18, 2023**

**Review Deadline: June 12, 2023**

**Project Name:** Nighttime Entertainment Castro Street Neighborhood Commercial District  
**Case Number:** 2022-005693PCA [Board File No. 220709]  
**Initiated by:** Supervisor Mandelman / Introduced June 7, 2022  
**Staff Contact:** Audrey Merlone, Legislative Affairs  
Audrey.merlone@sfgov.org, 628-652-7534  
**Reviewed by:** Aaron Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, 628-652-7533

**Recommendation:** Approval with Modifications

### Planning Code Amendment

The proposed Ordinance would amend the Planning Code to conditionally permit Nighttime Entertainment on the second story in the Castro Street Neighborhood Commercial District (Castro Street NCD).

#### The Way It Is Now:

1. In the Castro NCD, Nighttime Entertainment is allowed with a Conditional Use authorization (CUA) on the 1st story, and not permitted above the first story.
2. In the Castro NCD, non-residential uses sizes are permitted up to 1,999 square feet, require a CUA for non-residential uses between 2,000 square feet and 3,999 square feet, and are Not Permitted (NP) for uses 4,000 square feet and above.

#### The Way It Would Be:

1. In the Castro NCD, Nighttime Entertainment would be allowed with Conditional Use authorization on the 1<sup>st</sup> and 2nd story, and not permitted above the 2nd story.



2. The non-residential use sizes in the Castro NCD would not change.

## Background

On June 15, 2022, the Planning Department received multiple applications for 429 Castro Street (d.b.a. Castro Theatre). The applications included proposed major rehabilitation work, adding a Nighttime Entertainment use and Bar on the 1<sup>st</sup> story and mezzanine level, and continuing the venue's use as a Movie Theater. This legislative amendment, introduced by Supervisor Mandelman, is intended to allow the Castro Theatre to conduct a Nighttime Entertainment use on the mezzanine level, which the ZA determined to be large enough and separate enough from the ground story to constitute a 2<sup>nd</sup> story. Although the proposed legislation was spurred by this specific project proposal, the legislation would affect the entire Castro Street NCD; therefore, this report will weigh the merits of the proposed legislative change for the entire district. This report will not weigh in on whether the Castro Theatre, specifically, should be granted a Conditional Use authorization for Nighttime Entertainment on the 2<sup>nd</sup> story.

## Issues and Considerations

### Definition of Nighttime Entertainment

The Planning Code defines Nighttime Entertainment as:

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

The types of businesses that fall under a Nighttime Entertainment vary; however, most often they are a concert venue, private club, or night club. It should be noted that to serve alcohol, Nighttime Entertainment uses must also operate in conjunction with another use that allows on-site alcohol consumption, such as a Bar use. Bar uses are currently permitted on the first and second stories with Conditional Use authorization in the Castro NCD.

### The Health of the Nightlife Industry

Prior to the pandemic, the City's 3,800 nightlife businesses employed over 64,000 people and generated an estimated \$7 billion in annual economic impact. While the City continues to make exciting progress in its economic recovery, the COVID-19 pandemic has had a devastating effect on its restaurants, bars, performing arts spaces, and music venues. Live entertainment is a key piece of San Francisco's nightlife offerings and a cornerstone of our City's cultural identity. According to nightlife visitor surveys conducted by the Controller's

Office in 2012, 31% of visitors from outside of the City who traveled to San Francisco at night did so to visit music venues and nightclubs, frequenting other local businesses during their trips.

**Expanding opportunities for entertainment venues will enhance the recovery of the Castro Street NCD and attract local workers and tourists to support surrounding businesses.**

Entertainment venues have been hit especially hard by the pandemic, and yet they are critical to San Francisco's standing as an arts and culture destination and play an important role in the local economy. Live music attracts tourists and locals alike, adding vibrancy to neighborhoods and drawing patrons to our restaurants, bars, and hotels. Expanding opportunities for entertainment venues will enhance the recovery of the Castro Street NCD and attract local workers and tourists to support surrounding businesses. Entertainment venues also provide an important platform to help local musicians launch successful careers, and support employment within the broader local music industry. According to the Controller's 2012 report, San Francisco's nightlife and entertainment venues spent \$110 million on musicians and other performers in 2010.

### **Castro Street Neighborhood Commercial District**

The Castro Street NCD was created in 1987 as one of the City's very first named neighborhood commercial districts. The District is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include several gay-oriented bars and restaurants, as well as several specialty clothing and gift stores. The district also supports several offices in converted residential buildings.

**The proposed Ordinance will create more opportunities for the vacant storefronts in the Castro St. NCD to become thriving businesses again, while still assuring proper conditions of operation are in place to prevent proposed venues from being a nuisance to surrounding businesses and neighbors.**

The Castro Street District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. To maintain convenience stores and protect adjacent residential livability, controls authorize some additional eating and drinking establishments with a Conditional Use authorization, permit self-service specialty food establishments, and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses. Housing development in new buildings is encouraged above the second story.

One of the many unfortunate consequences of the pandemic has been an increase in the number of storefront vacancies across the City, and the Castro St. NCD is no different. A visual survey of the Castro St. NCD conducted in November of 2021 found that of the approximately 124 active storefronts in the Castro St. NCD, 18 were vacant. This translates to a vacancy rate of ~15% (OEWD considers a healthy vacancy rate 5%-10%). Almost all of these storefronts became vacant within the last 3 years.

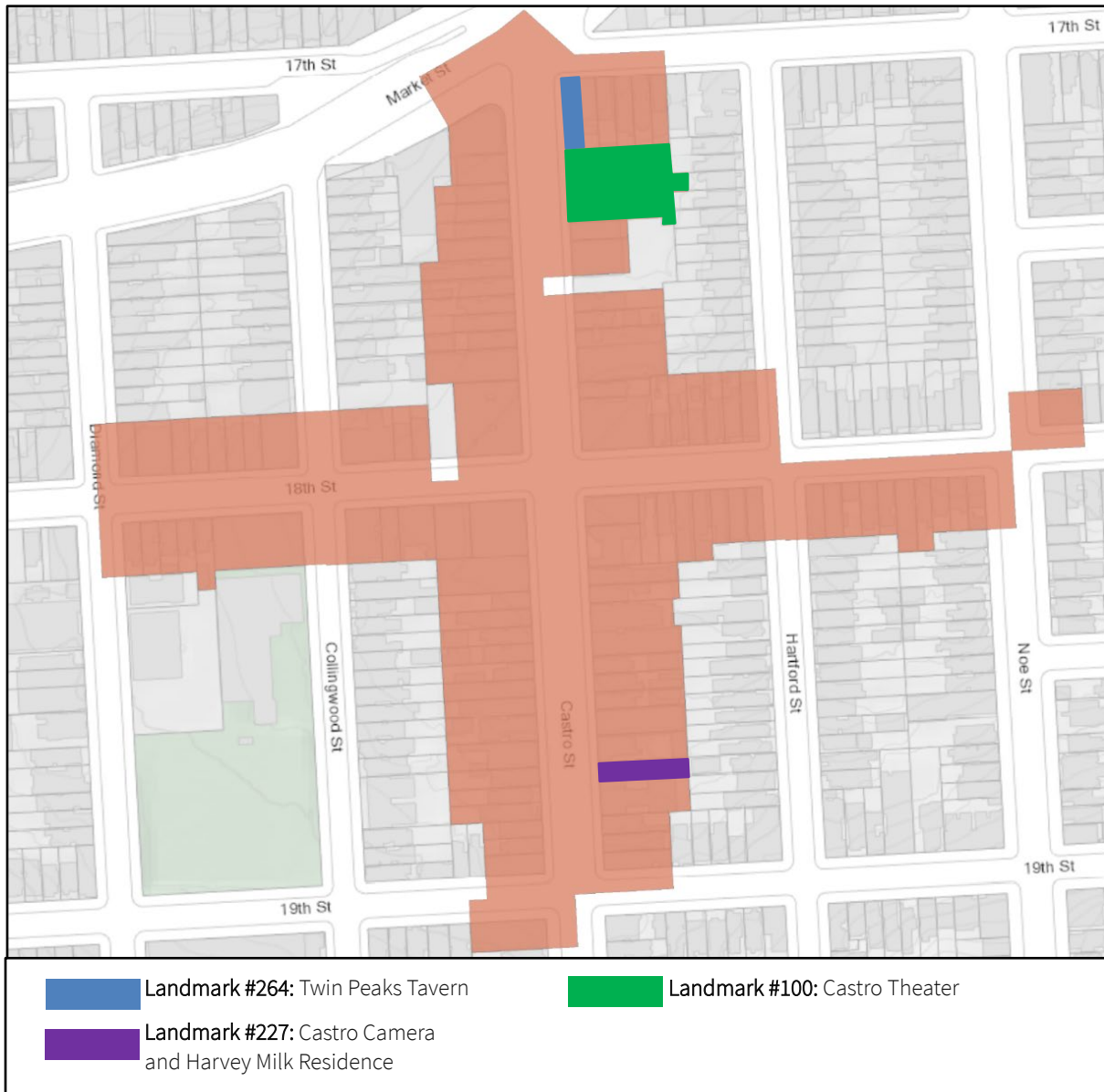


Even before the pandemic, traditional brick and mortar retail establishments have been struggling due to a shift from consumers to online retail. Citywide data over the past decades shows that dining/drinking, personal services, and entertainment are the only retail subsections that have grown in the City's neighborhood commercial areas. Increasing the types of uses that may operate on the 2<sup>nd</sup> story in the Castro NCD to include Nighttime Entertainment will allow a use type to establish in the district that is known for bringing in tourists and locals alike. The residual effects of increased visitors to the district will benefit the struggling commercial businesses and potentially assist in reducing the number of storefront vacancies in the Castro NCD. Requiring Conditional Use authorization for new Nighttime Entertainment uses on the 2<sup>nd</sup> story will also assure that proper conditions of operation are in place to prevent proposed venues from being a nuisance to surrounding businesses and neighbors.

### Historic Landmarks in the Castro Street NCD

Landmarks and Landmark Districts are unique and irreplaceable assets to the City and its neighborhoods and provide examples of the surroundings in which past and recent generations lived. The intent of Landmark

designation is to protect, preserve, enhance, and encourage continued utilization, rehabilitation and, where necessary, adaptive use of significant cultural resources. Once a structure or feature is listed as an individual landmark, any applications for construction, alteration, or demolition must be reviewed by the Historic Preservation Commission to ensure the proposed changes will not result in the diminishment of the resource such that its historic significance is lost.



The Castro Street NCD is home to three buildings that are individually listed, Article 10 Landmarks<sup>1</sup>: The Castro Theater, Twin Peaks Tavern, and the Castro Camera & Harvey Milk Residence. As all three Landmarks are structures, any uses contained within are constrained by restrictions on alterations to the interiors; including to make spaces smaller. In the Castro NCD, non-residential uses are only Principally Permitted up to 1,999 square feet. A CUA is required for non-residential uses between 2,000 square feet and 3,999 square feet, and non-residential uses larger than 3,999 square feet Not Permitted (NP). This means Landmarks in the Castro NCD with spaces larger than 1,999 square feet must either alter the interior of the space to subdivide the building into multiple non-residential units or find tenants willing to go through a Conditional Use authorization to establish in the building. If the space is larger than 3,999 square feet, such is the case with the Castro Theater, the Landmark is further constrained; and may only operate the original, legal non-conforming use at the site.

### General Plan Compliance

The Commerce and Industry Element of the General Plan calls for managing economic growth and change to ensure enhancement of the total city environment, maintaining a sound and diverse economic base and fiscal structure, and providing expanded employment opportunities for city residents. Policies 2.1 and 2.3 focus on retaining commercial activity and attracting new activity by fostering a favorable social and cultural climate. The proposed Ordinance assists in accomplishing these policy goals by allowing new commercial activity in the form of new Nighttime Entertainment on the 2<sup>nd</sup> story in the Castro NCD with a CUA. This added commercial activity will help maintain a favorable social and cultural climate in the Castro by adding to the variety in social gathering spaces available to visitors and residents.

### Racial and Social Equity Analysis

The proposed amendments cannot be directly tied to a negative or positive impact in advancing the City's racial and social equity. There is not enough data to support the claim for the small number of businesses that it will affect.

### Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

### Recommendation

The Department recommends that the Commission *approve with modifications* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

1. Remove non-residential use size limitations for Article 10 Landmarks in the Castro NCD.

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<sup>1</sup> In addition to three buildings, the Castro NCD also contains Landmark #200: Path of Gold Light Standards, which are considered street furniture (light poles).

## Basis for Recommendation

The Castro NCD is both a neighborhood-serving shopping district and a destination for regional and national visitors. It has a vibrant mix of uses that meet daily needs - coffee shops, a hardware store, banks, a bookstore, a grocer, and pharmacies. And like all San Francisco neighborhoods, it has felt the impact of the pandemic and a changing retail sector. One of the few remaining business types that have been able to stay profitable are experiential in nature, for example Entertainment, Personal Service, and Eating & Drinking Establishments. The City also has an interest in land use policies that support a mix of retail so that the neighborhood can continue to both serve residents and draw visitors. The proposed Ordinance achieves this balance. A CUA process for new Nighttime Entertainment will ensure each proposed new Nighttime Entertainment use can be reviewed on a case-by-case basis to determine whether it would be appropriate for the neighborhood in its specific context.

**Recommended Modification 1: Remove non-residential use size limitations for Article 10 Landmarks in the Castro NCD.** Article 10 Landmarks must obtain a Certificate of Appropriateness to alter any aspect of the structure that is part of the landmarking, which often includes the interior of the building. These restrictions, coupled with use-size limitations in the Castro NCD, make it difficult to find suitable tenants for larger Landmarked buildings. The proposed modification will make it easier for Article 10 Landmarks in the Castro NCD to find tenants by removing the restrictive non-residential use size limitations, which will in-turn assist in keeping these important, historically significant buildings active.

## Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

## Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

## Public Comment

As of May 10<sup>th</sup>, 2023 (the publishing deadline of this report), the Planning Department has not received any public comment regarding the proposed Ordinance, specifically. The Department has, however received numerous public comments regarding the proposed changes to the Castro Theatre, which includes obtaining a CUA for Nighttime Entertainment on the 2<sup>nd</sup> story (mezzanine), a Certificate of Appropriateness for the proposed alterations, and changes to the Landmark designation.

- **SUPPORT** – As of May 10<sup>th</sup> the Department has received 1,513 letters in support of the proposed project. 1,491 of these utilized one of two form letter templates accessed and submitted via the Castro Theatre's website. Many of the signatories signed both letters. The letters support the renovation plans with upgraded seat configurations to allow flexibility of space to accommodate a variety of events. Benefits cited include increased economic activity, accessibility upgrades to allow for better accessibility for persons with disabilities, and physical improvements to the space, noting a trust with the project

sponsor to restore the historic venue. The second, more recent form letter also supports the commitment of APE to host events that highlight LGBTQ+ performers, and APE's pledge to dedicate at least 1/3 of programming to movies and film festivals.

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

Other submissions with comments that did not fit into a full support or opposition category of the proposed changes include:

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

A list of every person who submitted public comment can be found as Exhibit D. All submitted public comments have been sent to the Commissioners and can also be found on file with the Department upon request.

### **Attachments:**

Exhibit A: Letters of Support/Opposition



**Castro Theatre Website Form Letter #1 in Support of Proposed Changes**



Jan 24, 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:** |

**Zip:**

**Date/Time:**



## Castro Theatre Website Form Letter #2 in Support of Proposed Changes

10th May 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,

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Alexander Werne	Jeff Alley	Gilberto Ledesma	Bryan Flynn
Robert Adams	Christine Azzaro	Sarah Whyte	Nancy Millar Patton
Vas Kiniris	Shannon Brumm Brumm	Ellie Stokes	Theodore J
Angela DePaul	Dan Kasin	Maria Aiello	Kevin Hayes
Ken Ferraris	Sally Ford	Molly Engellenner	Jim Haas
Colby Moore	Marlo Miller	Kimberly Barclay	Nicholas Barrie
Edward Lortz	Rae Livingston	Jonathan Kahn	Matthew Kaplan
John Edwards	Joseph Orlando	Mark Pitner	Chris Gilbert
Mario Ramirez	Sarah Gudernatch Smith	Manuel Cabanas	David Hillis
Sandy Valente	Kara Lawson	Tom Frenkel	Gwen Kaplan
Erik Quinn	Paul Espinoza	April Hrach	Triona Bivens
Kyle Dugan	Paul Davenpory	Maureen Morris	Marc Duncan
Joan Leppanen-Douglas	Cristal Rangel	David Zeno	Tania Goulart
James Lykens	Chandra Umack	Rob Hardy	Betty Louie
Michael Micael	Krissy Daily	Mia Cambi	Patrick Carroll
Doug Breckenridge	Xiomara Blanco	Adam Kahn	Gabriel Docto
Barbara Thompson	Alfredo Casuso	Carlos Casuso	Ania Moniuszko
Casey Lowdermilk	David Perry	JoAnne Brenner	Stuart McFaul
Olivia D'Adamo	Scott Schaefer	Mike Anguera	Kristin Olson
Janice Herradora	Dennis O'Connor	Melany Pearce	Brad Serot
Houri Markarian	Rene Serot	Monique Molino	Sally Lowdermilk
Hanj Ratte	Francis Nelbach	Sarah Serot	Eric Barleen
Melinda Frenkel	Joe Serot	Pete Merriman	Jim Goddard
Antonio Mezquiriz	Michael Ginsburg	Allison Atwood	Sadie Henderson
Jasmine Amons	Scott Johnson	Alessandra Tudela	Kate Smith
Portia DiPasquale	Gen Paminiano	Aaron Cohen	Stacy Cohen
Daniel Lozano	Luis Camacho	Gina DAdamo	Bruno Celis
Cindy Fassler	Randia Surmaj	Sam Pederson	Barry Marchessault
Jonathan Tyburski	Ryan Ludlow	Bruce Lowdermilk	Karen Gomez
Adrianna Torres	Jessica Rogers	Mark Brackin	Casey Bartlett
Robin Brandt	Anthony Feudo	Prescott Wilson	Isaac Conway-Stenzel
Rochelle Lacey	Russell McDonald	Julie Ebner	Liz Liles-Brown
Stephen Lawrence	Alfred Melo	Sarah Dempsey	Tim Green
Amy Johnson	Stephen Feener	Andres Acosta	Sasha Diedrich
Alison Wong	Lois Kessler	Rosalyn Acosta	Kathy Castor
Karen Rosenblum	Melissa Baer	Sue Zipp	Susani Clark
Sharon Yee	Betsy McCarthy	Miles Kaplan	Paige Pederson
Yana Ross	Cynthia Loosley	Connie Chen	Terrance Haney
Sanjay Gujral	Ian McCuaig	Chris Valente	Erin Cervelli
Louise Pierce	Anthony Leong	Donna Sachet	Olivia Goldstein
Cary Stein	Jeanne McCallum	Olivia VanDamme	Chris Hastings
Jaclyn Cannici	Bruce Cyr	Audrey Joseph	Carlos Gomez
Ryan Orr	Burchell Smith	Kenneth Hughes	Kevin Mulvey
Linda Cheng	Stephanie Martin	Auryn Zimmer	Michele Kullmann
Josu Garmendia	Eleanor Stokes	Brian Ota	Jill DiBartolomeo
Brandon Wolinsky	Gary Brown	Ryan Gleeson	Joseph Wood
Dominic Corsaro	Kyra Green	Penelope Gould	Elaine Nasser Padian

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Colin McGuire	Jennifer Luu	Alison Traina	Rainbow Chatman
Cannon Gill	Juan Novella	Alden Parker	Bruce Westland
Lauren Godfrey	Elaine Padian	Sotiris Kolokotronis	Thomas Varner
David Kluger	Angele Dayer	Gavin Kelly	Julie Du Brow
Michael Cabanlit	Suzanna Lee	Todd Susman	Tiffany Sainz
Rebecca Smyth	Sally Thompson-Hawks	Mike Schwartz	Dana Augustin
Andrew Mayer	Adam Rainey	Emma Gimon	John White
Maria Ross	Nicole Miller	Shavon Salkar	Stuart Rosson
Robyn Stein	K Janelle Lee	Dan Dock	George McCalman
Sofia Duarte	Matilde Leonetti	Mathieu Reeves	Paul Malling
Josh Greenberg	Jeff Taylor	Kevin Runde	Tod Nash
Ashley Hamilton	Scot Conner	Sam Watts	Carla Needleman
Caprice Carter	Felicia Leong	Jay Cruz	Brian Maloney
Fred Githler	William Uhrir	Samantha Erickson	Carlos Domenech
Steffanie Goodman	Jeffrey Meisel	Peter Conolly	Mo Salimi
Jennifer Engler	Jared Litwin	John McCutcheon	Caroline Requierme
Oanh Phan	Ashley Hicks	Pamela Morros	Theresa Byrne
Jazz Torres	John Vars	Gaynell Rogers	Lindsey Husband
Jeffrey Hurwitz	Craig Nejedly	Kenneth Vick	John Jensen
Dan Serot	Linnette Edwards	Stephan Henze	Donald Richards
Hollis Brock	Adam Gelling	Samantha Oneil	Rose Mackey
Nicholas Halsey	Allegra Jones	Isaac Lui	Bianca Johnson
Hannah Lane	Vincent Maloney	Davidson Bidwell-Waite	Jon Purdue
Chris Neil	Kelly Novell	Savio D'Souza	Margarethe Pena
Colleen McCracken	Monique Wood	Beverly Flint	Fritz Hovey
Jonathan Chang	Kimberly Best	Michael Courtney	Michael Fitzpatrick
Bonnie Brown Cali	Austin Lowe	Johnnie Thompson	Ryan Wiederkehr
Kelly Kitagawa	Marisa Kolokotronis	Margaret Casey	Wilson Constantine
Ian Moran	Jemma Lester	Ian Hunter	Sarah Stanton
Jonathan Mancipe Mancipe	Keith Wainschel	Cindy Shamban	Brendan Smith
Beverly Alkire	Brian Swier	Laura Morland	Kathy McClellan
Hilary Gordon	Suzanne Strong	Gordon Andrew	Jack Palmtag
Jeff Ligouri	Jacob Cohl	Mona Grabowski	Andrew Reyes
Davis Eriksson	Nina Didkovsky	Eric Best	Rina Horenian
Michael Swanson	Dirk Alton	Sarah Ellis	Leslie Hagins
Jennifer Cerio	Tim Simpson	Landis Nasser	Marilyn Flores
Shawn Heiser	Stacey Howell	Tammy Brown	Greg Zajac
Andrew Chapman	Melanie Chadderdon	Bill Hagman	Matt Flores
Monica Moran	Scott Chadderdon	Johnny Delaplane	Dana Dizon
Jesse Medina	Seanna Vail	Kate Roberts	Eric Gronlund
Katie St Clair	John McMahan	McKenzie Ward	F.U.
Cathleen Alexander	Missy Silver	Justin Freels	Dimitri Anthens
Robert James	Braden Seely	Lisa Padoan	Emma Marcus
David Marglin	Max Houston	Scott Pinker	Jeanne DiPrima
Bruce Wagman	Michele Foudy	Elmer Tosta	Daniel Strickland
Amanda Van West	Richard Farman	Jaime Touchstone	Susan Goodhue
Edwin Brower	Zach Felsenstein	Savannah Werne	Charlie Yang

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Jay Jeffers	Shayaan Nadeem	Jorge Becerril	Drew Wilhite
Marilyn Bancel	Gregory Meyer	Fenton Johnson	Mallory Pittman
Bethany Ehrhart	Annie Wensley	Anthony StClair	Linda Mayoral
Geoff Snyder	Zachary Ballard	Joyce Han	Kylee Vi
Christopher Jackson	Britani Letcher	Katie Colpitts	Katie Keith
Joseph Blaszczyk	Franz Meyer	Erica Rice	Audrey Paulson
Luis Alderete	Alan Chung Ma	Dilber Duran	Ashley McDermott
Anh Ha	Lawrence Neuman	Josh Hoffman	Ariannq McDonald
Orionne Malool	Nicholas Colina	Jay Aragon	Vanessa Woo
Giovanni Acosta	R Wong	Keaton Nasser	Rich Prahm
Steven Murphy	Cathy Asmus	Jack Avery	Jessica Barker
James Stotts	Ashley Kruse	Sen. Carole Migden (ret)	Jessi Seanorn
Noah Haydon	Alejandro Baltazar	Arda Kara	Gregory Villalba
Kelly Powers	Lily Reese	Steven Evanchik	Janna McLaughlin
Durga Ji	Emma Bynder	J Joe Rose	Patrick Smith
Mark Denney	Eloise Reese	Michael Gharabiklou	Jen of Eve Parodo
Kevin Scott	Melanie Cacpal	Kim Etzel	Jake McKenna
Mike Murray	Megan Griffith	Phillip Aguilar	Evan Levine
Ana Lamothe	Amelia Coffin	Andrew Rosas	Tom Bockmon
Jesse Woodward	Melanie Chica	JohnDamian Rodriguez	Shelly Butcher
Jason Hancock	Elizabeth Trueblood	Jagroop Bhandal	Veronica Sanz
Joan Schoonover	Jamie Becker	Tyler Whaley	Emilio Alaniz
John Forsayeth	Amanda Johanson	Amy Dunnigan	Dane Peterson
Saoirse la Wivre	Bridget Bertrand	Sophie Delfs	Craig Persiko
Ankita Shankar	Emily Kohlheim	Christine O'Neill	Brian Bonham
Jonathan Moreci	Kim Welsh	Laura Miller	Bob Sullivan
Adam Peterson	Fernando Aguilar	Ali Westbrook	Eric Lungren
Doris Chan	Laurie Fox	Sara Kahahi	Elizabeth Torres
Jacqueline O'Brien	Kareem Kaddah	Samantha Keyes-Levine	David Huffman
Trevor Fabbri	Theresa Mehl	Maackenzie Phillips	Daniel Garza
Charlotte Golden	Dylan MacNiven	Imogen Doumani	Juliana Gerdts
Jonathan McGinley	Wendy Chanthasenh	Tiffany Ngo	Julian Jantz
Haley Shelton	Nora Finton	Jatzel Bedolloa	Josh Winters
Shea Herndon	Matt Malone	E. Salvador Hernandez	Joanna Mccarver
Cameron Blevins	David Engerman	Carrie Stockwell	Jeffrey Cairns
Kayla Villani	Erika Atkinson	C.C. Clark	Ilena Finocchi
Careen Matar	Malachy Duffy	Camerson Burns	Heather Miller
Mar Trejo	Donald Praz	Beth Johnson	Gary Putman
Kevin Salazar	David Gaskin	Alma Pacheco	Mark B Weias
Mark Gravadaor	AnnqS Sheffer	Abbey Gabriel	Robert May
Isabel Seniawski	Evan Wentzel	Kamila Wong	Stacy Sallade
Jennifer Stevens	Gordy Diaz	Alicia Carrp	Preston Birch
Rachel King	Anne Teegarden	Sophia Crawford-Hayes	Paula Hanson
Nathan Jagers	Bryan Hsuan	Mauricio Najarro	Nicole Baptista
Leah Dibble	Sarah Boyd	Michael Alexander	Minyu Luo
Sophia Szady	Dean Leri	Marlo Sgro	Victoria Molina
Ryan Hyams	Halston Hales	Katherine Altonaga	Daniel Whitcombe

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Brent Hendry	Bruce Seidel	Asha Fletcher-Irwin	James Ashenhurst
Patricia Peraza	Aaron Van Arsdale	Chris Martinez	Shelley Caswell
Michael Shaulis	Rebecca Mincio	Colby Jones	Suzanne Gautier
Laura Lyons	Christina Bowen	Riley Busch	Timothy Tieu
Joy Wu	Jordan Manning	Benjamin McCloskey	Sonya Del Gallego
Zoë Sprott	Pauline Faye	Elyse Schein	Sharon Leipzig
Boaz Mariles	Jessica Hay	Lyndsey Burns	Adam Jacobs
Tom Saw	Nicholas Wells	Leslie Morelli	David Augusta
Nanette Johnson	Paula Soto	Lindsay Busa	David Albert
Tracy Weiss	Rosa Rodriguez	Jess Phan	Colin Hartke
Margo Shuster	Jacob Mall	James Nhek	Corby Guenther
Kristie Amezcua	Lauren Lopez	Holly Brackett	Chris Safford
James Dawson	Raytne Probert	Gabby Chan	Ardis Graham
Jeff Rodman	Angelica Nippard	David Truong	Anwaar Muhammad
Diogo Domingos	Nora Ross	Bream Ross	Ali Abolfazli
Dayna Sharkey	Jasmine Wood	Amy Yamagami	Alex Barrows
Cindy Hollis	Courtney Holcomb	Mandy Kuang	Adrienne Moore
Chris Penny	Addison Westbrook	Roxanne Pipitone	Deena Q
Andrew Martinez Cabrera	Phoenix Saha	Tin Duong	Tyler Hausman Carver
Alex Vaisman	Jonathan Young	Stephany Arroyo	John Adams
Roderick Baldwin	Bridget Larsen	Marlyn Burns	Natasha Davis
Brian Mozill	Carly Larsen	Paul Brackett	Melanie Love
Kathryn Hogle	Cynthia Smuzyniska	Mark Vielgo	Margo Griffiths
Justin Okelly	Guillermo Flores	Marc Mc Auslen	Keith Thompson
Cougar Oswald	Ari Salomon	Tin Nguyen	Lorraine Sandoval
Calvin Landrum	Silvia Vergani	Melissa Sanchez	John C Carrillo
Sean Wittig	Jordan Cross	Aaron Zorndorf	Gina Rivera
Mary Shaffer	Benita Auge	Aleta Toure	Evan Eller
Brian Kemler	Maren Davis	Alexei Othenin-Girard	Edward Wilson
Molly McLaughlin	Ralph Hibbs	David Jasso	Nicola Grody
Linda Dulong	Sven Hansen	Charles Carroll	Teddy Ha
Liat Portal	Andrea Leigh	Jeff Pritsker	Travis Deuerling
Kerri Giglio	Dan Costello	Joan Kemp	Tan Huynh
Kc Kozak	Kelly Reda	John Elliott	Stacy Horne
Jennifer Loayza	Heidianne Pillsbury	Kevin Ervin	Robert Detert
Gary Smithson	Arthur Oberbeck	Mizan Chin	Olga Paredes
David Pittman	Ohialehua Bullock	Shane Hare	Viv Bo
Christiana Principato	Dagmar Brunow	Rose Mayer	James Mcdermott
Ching Yi Tseng	Claude Imbault	Ron Ison	Ira Sandler
Angelina Waidelich	Scott Harris	Raini Cover	Heather Morris
Allison Serio	Marci Yellin	Paola Eisner	Hillary Culhane
Patricia Alvarez	Diane Seltzer	Narasu Rebbapragada	Hakeem Oseni
Marty Cerles	Brian Soldo	Mike Danylchuk	Denise Deslonde
Otto von Stroheim	Allison Copp	Zachary Headland	Esteban All are Valdivieso
Chad Stewar	Lydia Winn	Wendy Ware	Daniel Wilson
Elise Haas	Misty Johnson	Storm Keas	Christopher Sherrill
Vincent Garmo	Ian Renner	Steve Lugar	Daniel Gildenhuys

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Sarah Welsh	Alex Hammonds	Joseph Metzler	Joy Woo
Chad Miller	Letizia Rossi	Joe Mullen	Mylee Suarez
Casey Erlenheim	jeanine williams	Brook Johnson	Brayan Palma
Caroline Marringa	Randall Thieben	Courtney Russell	James Perfetti
Alex Mackenzie	Craig Vincent	Lee de Broff	Albert Ren
Ansu Hull	Eric Seward	Frederick Klein	Alex Gripshover
Javier Baez	Dan Cousins	Damien Blackshaw	Brian Zindler
Monica Sandberg	Chris Yaros	Michael J. Murphy	Nicholas DeChant
Taylor Brosky	Marc Wendt	Jeremy Summerton-French	Robert Astafuroff
Stephany Gaffagan	Bernie Honigman	Justin Golden	Ayisha Stewart
Sofia Lee	Gabe Nahshon	Tiffany Thorsson	Stephanie Uchino-Beach
Ryan Dixon	Calvin Jones	Brian Metzler	John Brunello
Mary Conde	Baylie Olson	Marina Szarfarc	Sarina Eastman
Neil Sekhri	Linda Thieben	Carter Adams	Greg Janza
Lucila orengo Orengo	Jenelle Delugg	Scott Zimmermann	Tyler Sapaugh
Loc Turan	Heather Hanly	Jeff Roark	Brett Ruffenach
Lindsey Laughlin	James Kiely	Matthew Ceniceroz	Damon Guidry
Kevin flood Flood	Daniel Purcell	Alexis Orand	Alejandra Lopez
Jonathan Van Nuys	Christine Ogu	Scott Sidorsky	Michael Branca
Jeff Bayard	Andrew Dawson	Rob Naumann	Lee Yates
Terry Morris	Risa Ono	Doug von Koss	George Atkinson
Erin Young	Lindsay Alamillo	Judith Watson	Nikhil Mane
Ivan Morales	Jacob Rochon	Don Watson	Linda Sekino
Evan Popaduke	Elliott Rice	Lisa Calderon	Erick Murguia
Amy Lehman	David Coffman	Jose Salazar	Karen Fray
Sara Hofverberg	Sammy W	Cinthya Gonzalez	Jackie Childers
Raven Anderson	Cornelia Twitchell	Alex Graziani	Jessica Gibbs
Paola Carrillo Lopez	Matthew Boese	David Hovey	Mira Peterson
Olivia Bernadel-Huey	Don Moffett	Thomas Scharff	Ben Maxon
Mary elizabeth Yarbrough	Paul Dima	Mark Shankel	Kelly Close
Lance Wettersten	Lisa Glaser	Sabrina Falkenberg	Carol Chen
Kristine Larsen	Payam Sharifi	Chuck Thegze	Tom Brown
Julio Feliciano	Dan Simpson	Joe Riggio-Kerley	Olivia Lukezic
John Diamond	Eleanor Charlotte	M Harlock	Bettina Glenning
Jen Apodaca	Edward Rote	Natalie Frwnco	Ed Saatchi
Geneva Vander Poel	Anonymous	Alfredo Flores	Raymunda Torres
Ines Chan	Nat Koren	Jatinder Janda	Jessica Warinner
Dan Chambers	Marie Farestveit	Rick Farfaglia	Annie Karuna
Ethan Rabbat	Michael Brown	Paul Sands	Jason Coleman
Cesar Plata	Michael Whitehurst	Nora Johnson	Kunal Khanna
Matthew Corvi	Don Starnes	Jilian Gomez	Lisa Sturgis
Andrew Bennett	Madison Eiting	Liza Frank	Jason Lehman
Margaret O'Connor	Tannor Brag	Michael Santeusanio	Mary O'Benar
Katrina Shaw	Ian Roth	Kaitlin Wood	Camille Ricketts
Madeline Tien	Ed Green	Linda Morine	Jarratt Ong
Jim Beaumonte	Helen Adam	Joseph Andrew Lafond	Justine Willard
Kevin Potcner	Christofer Atwood	Garrett Meitzenheimer	Onur Uras

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Connor Norton	Mitchell Horowitz	Vince Gamboa	Helen Ortiz
Sarah K	Seth Morgan	Anna Munoz	E. Michael Micael
Shannon Lynch	Haley Rosenberg	Jared Waterman	Patrick O'Leary
Ian McFarland	Bryce Freeman	Peter Henson	Pablo Rosas
William Brogan	Margane Knox	Gerard Leitz	Jennie Kajiko
John Gorden	Alicia Sowersby	Megan Brennan	Valerie Kam
Anson Otani	Edgar Nunez	Kenneth Brooks	Dustin St Jonn
Iva Reid	Greg Karabeinikoff	Jennifer Wofford	Michael Cook
Howard Dickey	Brittany Delaney	Rebecca Calamar	Jared Goldfine
Andrea Grad	Victor Cana	Kaden Witten	Tom Unger
Brian Woodfall	Gianna BK	Dylan White	Daniel Lopez
Nadr Essabhoy	Gregory Marks	Jude Parise	Roman Martinez
Cynthia Barbero	Henry Bao	Richard Renwick	Camille Kirst
Amanda Cohen	Nikole Harker	Melissa Kim	Doug Kwan
Katie Taylor	Suzy Chirchiglia	Eduardo Caverzasi	Margaret Pastera
Carl Cassaday	Rogelio Foronda	Catherine Roberts	Everett Fisher
Hannah G	Chloe Terrell	Autumn Looijen	Adam Sandel
Curtis Decker	Raciel Andales	Vikram Gupta	Andres Brender
Noah Samuels	Adrian Coppini	Elizabeth Cook	Sergio De Gregorio
Megan Carlisle	Barbara Kinney	David Thompson	Rafaelito Sy
Mary McFadden	Cheryl Jennings	Joe Hege	Austin Adams
Marina Lazzara	Manny Aferez	Maia Veres	Joseph Rodriguez
Melissa Hooper	Kiely Watt	Isha Smith	Holly Bazeley
Harvest King	Robery Rochin	Caroline Whittinghill	Marc Delucchi
Lawrence Gordon	CJ Cassaday	Gregory Leung	Casey McKerchie
Chris Wardell	Casey Lloyd	Debby P	Drew Gomez
Jason Sherba	Devyn Leasure	Siva Raj	Bradley Portnoy
Rebecca Reynolds	Trebov Scowden	Alex Mechanic	Laurie Gossy
Antonio Casabat	Chez Cobb	Chris Dobbins	LeMansec Herve
Theodore Cady	Michael Shanahan	Hailey Clonts	Mike Shaughnessy
Cynthia Wood	Bjorn Pave	Jeffery Cooper	Jim McLucas
Ken Bennett-Gibson	Ruben Raygoza	Lydia Chan	Teri Whitney
James Vyliet	Jessica Mora	Laura Mezey	Cecily Dumas
Christina Bejaranoco	Laura Wood	Michael Kaufman	Mansi Shah
James Wofford	Jessica Knapstein	Francesco Parlati	Brian Mullin
Gyasi Curry	Huiqin HU	Angela Solleder	Elliot Rossomme
Batina Zeher	Denise Corrado	Deb Pederson	Ben Robinson
Chung Xiong	Jonathan Lloyd	Henda Ch	Jared Bhatti
Thomas Tarn	Christopher Chase	Michael S Orland	Adrian Perez Orozco
David Keith Ball	Tomi Knutson	Mary Cummings	Mar P
Debbie Findling	Shannon Sakellariou	Michael Olcese	Yesenia Juarez
Manny Yekuttel	Ciele Jupe	Eve Ford	Eric Seilhamer
Chris Barr	Amanda D'Egidio	Jon Quiambao	Brian Pearlman
Ross Nowacki	Eduardo Samuel	Michael Bello	Chris Klotzbach
David McGavern	Wendy Bridges	Ramon De Leon	Joseph Sheehan
Landes Dixon	Debra Friedland	Wendell Protacio	Eli Cartier
Cecilia Carvajal	Brien Bell	Ryan Ochsner	Ghazal Karimpour

## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

Jeremy French	Matthew Gragtmans	Brian Urmanita	James Hudson
Tim Hansen	Matthew Lukens	Matt Their	Amanda Lopez
Joshua Kehl	Jack Jones	Chris OB	Brooke Gibson
Shaun Norman	Tim Garibaldi	Randy Reiss	Cassandra Macias
Braeden Mansouri	John Quintana	Sally Stone	Andrew Hill
Scott Zaloom	Fima Zaltsman	Oliver Grassmann	Lake Kowell
Justin Kran	Dave Gifford	Maysie Childs	Daniel McIntosh
Joshua Barnabei	Randall Shulman	Neal Wong	Jonna Milledge
Alex Kain	Philip Tassin	Dewayne Washington	Terese Lawler
Craig Foy	Christopher Zolezzi	Sarah Kelly	Steve Allen
Bryan Ponton	Laith Nuqul	Nick Alvarez	Bonnie McGregor
Justin Robinson	Michael Hurwitz	Braden Amundsen	Joseph Jr Covino
Brad Mu	Lexi Alaga	Mary Davis	Katie Hickox
Jordan Roselli	Sidney Lemonier	Nicholas Noratto	JC Collins
Drayton Moody	Jacob Hillman	Jared Scherer	Jake Hofwegen
Robb Marsee	Bruno Pajares	Philip Grasso	Kalia DeJesus
Jervis Lawas	Bryan Phillips	Alex Rafter	Benjamin Schafer
Eric Russell	Albert Hainsworth	Sam Lundquist	Spencer Sheehan
Eli Sokol	Zach Dahl	Logan Ahlgren	Esteban Gomez
Bradley White	John Kazen	Skye Quisol	Bill Hansen
Case Pollock	Thanh Le	Daniel Cuellar	Allen Chang
Ryan McKeel	Syed Ahmad	Russ Nordmeyer	Sean Mikita
Fedja Sefic	Scott Dyl	Justin Parchman	Gal Oppenheimer
Tyler Jones	Ramsey A	Eric Zou	Thomas Kaiser
Greg C	Caleb Zeringue	Kim Scurr	Robert Madera
Zach Brown	Nik Medrano	Carly McKnight	Frank Morris
Garrett Tillman	Stephen Keller	Patrick Calahan	Evan Tallman
Christopher Johnson	Jack Westerland	Chris Wallis	Matt Hendry
Geoffrey Angelino	Colleen Beach	Michael McQuiggan	Luke O'Leary
Jack Eidson	Justin Schultz	Vince Thomas	Maggie Chang
Thomas Egan	James Bourke	Mark Taylor	Claudio Concin
Richard Bellerose	David Reese	Scott Skinner	Francisco Padilla
Jason Nichols	Adam Reid	Kraig Meyer	Tiffany Proehl
Jack Bussell	Rick Hamer	William Felice	Jonathan Can
RJ Schmidt	John Tapia	Lance Burbank	Jessica Saling
Lucia Tawfik	Jonathan Noriega	Kerbanu Pudumjee	David Esber
Dan Waits	Roberto Lartigue	Mike McKiernan	adrienne peterson
Jonathan Rahm	Sam Riley	Bret Hendry	keghan kirschmann
Ryan VanZuylen	Raymond Whelan	Catherine Medlock	kevin lavin
Stephen Xanthos	Kyle Burke	Jennifer Tate	jeffery templeton
Taylor Leidheiser	Seth DeVoll	Jon Vargas	ken burke
Ben Evangelista	Susan Mahusay	Shannon Geis	Ben Mustion
Brad Harris	Dimitri Legg	Kari Rurup	Sachin Agarwal
Richie Phan	Christian Hill	Sarah Holcomb	Tyler Guasco
Zach Naumowicz	Trevor Fisher	Jennifer Baltas	Loic Olichon
Kevin Boyle	Steve Petterborg	Chase LaMarche	Bruce Muncil
Brenna Beluk	Kevin Nuno	Benjamin Bellayuto	Ryan Duchin



## Signatories for Castro Theatre Website Form Letters in Support of Proposed Changes

James Foreman	Adrian Chung	Chris Hanner	Michael Wells
Leslie Tse	Kyle Shea	Bret Patterson	Andrea Sonnenberg
Robert Hood	Alex Unger	Lane Stilwell	Robert Marlin
Scott Howlett	Peter Williams	Kyle Krainer	Sam Campione
Lillian Hu	Vincente Neto	Michael Pangelina	Mark Davis
Ruben Sethi	Jason Blackwell	Andrew Silaj	Daniel Tabib
Ethan Diamond	Amanda Murray	Jerry Jankowski	Alex Goodkind
Michael Spiegelman	Nick Gibson	Daniel McCarthy	Adam Bruner
Bruce Seidel	Spencer Griffith	Marilyn Lifton Flores	Nicholas Yoswa
Mang-Git Ng	Mara Lundberg	Grahan Veth	David Ramsay
Sue Irwin	Reed Jones	Alex Piacquad	Erik Peterson
David Gutierrez	Scott Carlson	Will Randall	Emmanuelle Legoff
Thomas Wineland	Steve Clohset	Sabrina Adamonis	Rubinder Sethi
Sam Brennan	Perer Rodway	Kymerly Munguia	Terry Tsipouras
Martin Osborne	Evan Reeves	Philip Halperin	Connor Gilbert
Adones Cunha	Helena Levin	Khaled Haq	Eryn Hales
Myles Freeman	Cemre Gungor	Edward Deibert	Brady Wood
Christian Bellman	Zach Myers	Spencer Hemphill	Andrew Sawyer
Sam Hull	Graeme Joeck	Cristiana Principato	Dan Spaeth
Suzanne Shade	Joel Garcia	Scott Saraceno	Rogeria Polezze
David Kim	Lia Asquini	Jonathan Jordan	James Frieberg
Mdenis Lahey	William Fuchs	Lance Lin	Amy Hung
Lorena Pereira	Nicholas Hoelker	Luis Prado	Caroline Raffanti
Sarah Curtiss	Russell Abdo	Kevin Hopper	John Cavellini
Spencer Schobert	Hunter Anderson	Laurel Hanson	Ali Barsamian
Christine McCarrick	Chris Lew	Ruby Songster	Fernando Pantoja
James Halyard	Sean McBride	Alex Solomon	Ryan Ginja
Rob Markey	Marcus Sanchez	Alex Werne	Chris Garvin
carmela foti	Zack Battige	Alex Carlis	Dustin Maberry
Luke Swetman	William Jackson	Stuart Goldstein	Greer Deselover
Deborah Gordon	Preston Hershorn	James O'Brien	Zac Eggers
Thomas Bockmon	Lance Relicke	Yessenia Gonzalez	Brian Limon
Norman Aguon	Kevin Dorvil	Peter Merholz	Isaias Diaz
Christopher Kerby	Jon Hawkes	Andrew Boice	Kelsey Pitman
Miguel Lopez	Craig Vaughan	Kevin Bruni	Monique Pelletier
Laurel Robinson	Karena Fowler	Rob Harrington	Edward Fernandez
Travis Felsing	Jon Carroll	Alexander Salazar	
Paul Hastings	Jason Mandell	Nathaniel Pergamit	
Robert Peluso	David Karraker	Ted Manyon	
Michael Griffin	David Hart	Justy Renson	
Darren Murphy	Carolyn Thomas	Alison Smookler	
Chris Mitchell	Douglas Phillips	Blake Stewart	
Tighe Flatley	Tim Doherty	Ion Murata	
Rufus McLain	Tobias Quaranta	Ryan Heise	
Joanne Slaboch	Jennifer Benz	Joel Mendoza	
Stephen Engblom	Michael Milazzo	Jonathan Storper	

## **“Save the Castro Theatre” Form Letter**

Dear Supervisors, Historical Preservation Commission, and Planning Commission,

As a San Franciscan, 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. The Castro must not be valued mainly for its ability to earn money for a corporate entity.

I am writing to urge you to help save the Castro for the community, by including the sloped floor and orchestra seats in the update of the Theatre’s landmark designation. 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 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.

Expanding the landmark designation will protect the Castro’s soul. It will ensure that film festivals, luminaries of the world of cinema, and LGBTQ+ and other community events are able to continue using the theatre at affordable prices.

Sincerely,

## "Save the Castro Theatre" Form Letter Signatories

Marisa Vela	Annie Karuna	Kay Voyvodich	Tiago Ganhão
Edna Molina	Annie Linon	Laurie Brion	Beth Hamel
Stephen Brotzman	Barbara Dunlap	Lorin Murphy	Camille Blot-Wellens
Patricia McCarthy	Berit Pedersen	Marc	Charles Zukow
Victoria Garcia	ch.angehrn	Maryann Wolfe	Charlotte Oddo
Jessica Pfisterer	Charlie Barratt	Mathias Hilger	Christophe Dupin
Tommy Hines Jr	Chris Starr	Michael Wallace	Eddy Colloton
Bianca Beyrouiti	D G	Michelle Palmer	Elena Rossi-Snook
Carlos Rodriguez	Darin Qualls	Mya Byrne	Gray Clossman
Christa Artherholt	David Riker	Paul Bihun	gretchen Bond de Limur
Ellie Wen	easyread3	Penny Clifton	Hisashi Okajima
Jordan Wallace	Effie Fletcher	Randolph D Blim	Irene Torp Halvorsen
Joseph Ratner	Eric Edmondson	Rebecca Robbins	Jay Rosenblatt
Justine Nagan	Ethan Mitchell	Roxanne Redmeat	Jennifer Anne Blaylock
Lisa Kleiner Chanoff	Fiona Borres-DeLuca	Sara Diamond	Kimberly O'Quinn
Robyn Kopp	Frances Callaghan- Ertola	Sas Colby	Larry Urbanski
Sarah Rose Mahnke-Baum	George Sukara	Sean Edberg	Leslie Miessner
Serin Marshall	Harold Stoddard	Stephen K. Roberts	M Lipman
Yael Chanoff	Hendryck Lasak	Sue Beardsley /Elise Mayer	Malia Haines-Stewart
Lauretta Molitor	Jake MacLachlan	Teddy Meeker	Matt Soar
Sarah Karp	Jared Stearns	Thilo Ullmann	Matthew Eng
Megan Gillian Seymour	Jay Altobelli	Amy Weas	Megan Needels
Sara Levine	Jeffrey Matthews	Bjørn Sørenssen	Miryam Sas
Rebecca Cordes	Joan Leppanen-Douglas	Brittany Gravely	Sam Shark-Land
Stephanie Davis Rae	Josh Miller	Christophe Piette	Simona Schneider
Virginia Miller	Juleen D. Collins	Ciara Chambers	Sofia Elizalde
Christy Spurling-Snyder	Julie Decker	Daniel Eagan	Taylor Whitney
Mark Bender	Karyn Panitch	David Walsh	Valeria Bigongiali
Sylvia Allen	Kathleen Lopez	Eric Myers	Vesna Lerotic
Lisa Chanoff	Kim Clancy	Florian Wrobel	Wilhelmine
Ernest Rodriguez	Leigh Ausiello	Georg Thallinger	Yannick Chevalier
Charly Zukow	Lila Chwee	Giovanna Fossati	Zach Baum
Jennifer Urbain	Linda Sherwood	Greg Helmstetter	Anne Batmale
Brenda Choi	Lisa Burkett	Jeanne Pommeau	Anne Marie Smatla
Craig James	LuAnne Daly	June Hwang	Annelise Goldberg
Eli Messinger	Mariel McMIndes	Karen Colizzi Noonan	Lauren Sorensen
Julie Esparza	Mark Di Giorgio	Margaret Bodde	Aparna Subramanian
Larry Delinger	Matt Montgomery	Mimi Klausner	Artemis Willis
Nancy Morrison	Michael Mayer	Nikolaus Wostry	Bernhard André
Shoshanah Dobry	Paul G. McCurdy	Pat Locke	Bob Summers
Kelli Vasquez	Paul Isaacs	Richard Levitt	catalog
Andrew Eckmann	Ricco Siasoco	Sonia Mistry	Charles "Buckey" Grimm
Barbara Gersh	Robert Bray	Stephen Horne	Charles Cadkin
Melissa Riley	Ronald Mungai	Steven Bruneel	Ed Martin
Craig Corpora	Ryan Vásquez	Thomas Lyles	Garbiñe Ortega
Elwood Miller	Sandra Norberg	Michael Zanoni	Hay Kranen
Frances Crawford	Shelley Malmgren	Mike Traina	Hugh Munro Neely

## "Save the Castro Theatre" Form Letter Signatories

Hilary Mc Bride & family	Suzanne Radcliffe	Nancy Hawkins	Irina Leimbacher
Megan Smith	Terri DeSalvo	Nicasio Nakamine	Jan-Christopher Horak
Nadine May	Terri Mason	Nick Danford	Janelle Blankenship
Noah Ben-Eishai	Terry Hill	Robert Partida	Jay Schwartz
Amy Johnson	Tim Isom	Rudi Salamon	Jean-Pierre Sens
David Becker	Vladimir Khait	Stephany Wilkes	Jeff Kreines
Edith Kramer	Charlie Leonard	Stephen Beal	Jeffrey Skoller
Frederic Schrag	David Craig and Roberta Cairney	Stephen Kijak	Jennifer L. Jenkins
Heather Shane	Julia Wallmüller	Thomas Coatar	Jesse Lerner, Ph.D.
Iris Martina Vahrenhorst-Bucchioni	Kathalynn Knoops	Amy Allgood	Joanne Bernardi
Jeannette Woo	Patrick Williams & Larry Choquette	Beth Staton	John Migliore
Jennifer Barnason	Stephanie Kaye	Caitlin Parson	Joshua Yumibe
Kathleen Kramer	Stephen Waldmann	Deborah Feraco	Kate Dollenmayer
Leon Van Steen	Steve Ensminger	Dorrie Newton	Kelly Haydon
Liz Keim	Theresa Nuqui	Emily Bennett Price	Kenna Fung
Nina Smith	Alejandro Mora	Ian Montgomery	Kirsten Larvick
Patrice Catanio	Dr Maya Panisset	Joan Weir	Kit Hughes, Ph.D.
Paul Worobec	George Fox	Pam Grady	Kristin Lipska
Connie Jeung-Mills	Jane McIntyre	Raul Aldape	Laura Horak
Jason Whiton	Leanne Wierzba	Rhonda Stoffel-Rudolfi	Lee Hawn
Paula Yardley	Alan Grinberg	Robyn Marsh	Lee Tsiantis
steve holt	Elizabeth Antonelli	Scott "Tofu" St. John	Linda Tadic
Adam Klein	Phil Barnett	Thomas Denney	Mark J. Williams
Frank Silletti	Anne Mavromatis	Yoriko Yamamoto	Martin BARNIER
Michael Williams	Ariane Baudat	Alex Albright	Mary Elizabeth Yarbrough
Doug Youd	Carol Fox	Alexa Goldin	Mary Mallory
Nina Moog	Catharine Sheller Clark	Christina Marroquin	Maud Nelissen
Ryan Carmichael	Chun-Chi	David Dinerstein	Paul Young
Elizabeth Kim	James M Reese	Derrick Scocchera	Paula Felix Didier
Kristen Caven	Jennifer Miko	Doug McKirahan	Pip Chodorov
Amanda Shoemaker	Mimi Brody	Ellen Maremont Silver	Serge Bromberg
Robin O'Donnell	Natasha Kleit	Ian Hendrie	Shelley Stamp
Jesse Dubus	Patrick Connors	Jason Cryer	Sibley Bacon
Patricia Warren	Suzanne Reed	Joe Solis	Summer McCorkle
Sandra Cohen-Rose	William Peters	Kathy Rose O'Regan	Tanya Sleiman
John McCammon	Yolanda Yeb	Katrina Daly Thompson	Valeria Dávila
Peter Jenó	Alicia Reebenacker	Loren C	Donna L. Hill
Lucy Laird	Carl Spiegelberg	Melanie Havelin	Laurent Mannoni
Oliver Besner	Dalia Zatkan	Melissa M. Wilcox	Lucy Gray
Sarah Blain	Daniel Fox	Morgan Valentine	Maria Fuentes
Alger Ciabattoni	Dina Wilson	Pat MacKenzie	Michael E. Merrigan
Kathy Fitts Smith	Ed Varga	Peter Melton	Robin Azevedo
Elaine Keck	Ellen M. Cosgrove	Steven Bracco	Nick Danford
David Christensen	Henry Windle	Timothy Sarmiento	Pamela J. Garcia
Beverly Carole Hines	Jake Naso	Zoe Reiniger	Phern Hunt
Lynne Hale	Jamie Cardinale-Webb	Adrienne Casco	Mark Davison
Doni McMillan	JSK Anderson	Amanda Mann	Rich Gelber

## "Save the Castro Theatre" Form Letter Signatories

Carrie Tacla	Julian Weatherby	Bill Ghiorso	Hilary Naylor
Joe Loree	Kai Kaufmann	Cara Caddoo	Kerry Laitala
Erica Seidman	Kate Richards	Chris Archambault	Nina Elkin
Guillaume Marche	Ken Miller	Deeanne Edwards	Paul Nadeau
Peter Lebares	Lauren Gogarty	Diana Napoli	Alex Unger
Susan Fritts	Laurie York	Elisabeth Derby	Benjamin Patterson
Tina Tom	Lior Troianovski	Genevieve N. Franklin	Chelsea Lee
Elena Ronquillo	Lisa Roth	Howard Curtis & Shoji Kasegi	Dom
Andrew Sullivan	Louis Libert	Jane Goodwin	Ellen Gierson
cobalt coate	Maureen Morris	Janice Davis	Jesse White
David Nemoyten	Mian Bond Carvin	Joe Monteadora,	Jessica Dillon
David Stoll	Mickey Garza	Josh Koll	Johnny Zito
Jamie Clark	Millie Wilson	Katie Grote	Konrad Steiner
Karen Gehrman	Nancy Glazener	Linda SchramWilliams	Matthew Chayt
Karyn DiCastrri	Tommy Hamel	Lisa Altman	Seth Puckett
Liliana Diaz	Viviana García Besné	Michael O'Rand	Tim Buckwalter
Marie Mika	Chris Van Horn	Pam Graber	Ann Lehman
Nora Benson-Glaspey	Douglas Rice	Pamela Heck	Ariana
Roberta Bruhn	Jeffrey M. Anderson	Paul Brewer	Barbara
Dirk Foerstner	Jevin Almazan	Phillip Henderson	Charles Beal
Ed whiteman	Judith Ehrlich	SHAIN SU	Chris Rasmussen
Eric Hyman	Ky J. Boyd	Shannon Moore	Craig Smith
Jean Ramirez	Max Abrams	Shellee Davis	Damien Bargiacchi
John Flanagan	Peter Pastreich	Wilbert h. Brown	J.P. McDevitt
Marilyn Chartrand	Rebecca Kidd	William Montgomery	Jeffrey Lichtman
Valerie Artese	Anita Bairogh	Noel Von Joo	Jeffrey McHale
Ying Ying Wu	Alex Phelps	Lauren M.	John Cremer
A. L.	Christin Rice	Christopher Chase	Justine tenZeldam
Abigail Sawyer	Emily Randen	Eddie Muller	Kate Saccone
Abraham Mahallati	Evelyn Jean Pine	Anne-Marie Jensen	Katherine Day
Alaine Panitch	HUGUES DEMEUSY	Anthony K	Kevin Yee
Megan Luis	jeff	Beth Barrett	Lisa Flanzraich
Pamela Vadakan	Jeffrey Valentine	Brandee Marckmann	Maxwell Kelly
Pete DeYoung	Jennifer Urbain	Carley Callahan	Netta F. Fedor
Robert Ward	Jenny Reed	Carly Cram	Patrick Marks
Roger Saunden	Marcus Mahto	Cary Spatz	Rebecca Meyers
Sara Weed	Martin Koerber	David Sickles	Rishi Varma
Scott Clancy	Robert A. Call	Eric Essman	Scout Festa
Scott Louis	Sally Carmichael	Frako Loden	Ted Teipel.
Sona Avakian	Shari Kizirian	Francesca Prada	Troy Barber
Tika Hall	Steve Black	Gerard Padilla	marilyn coyne
Victoria Farlow	Susan Call	Isak Lindenauer	Andy McDaniel
Warren Harral	William Hill	Jamil Al-Ghosein	Casper Tybjerg
Zach Middleton	Ann Jane	Jason Oringer	Christa Salo
Akash Kumar	David Troup	Joyce Gomez	Kathryn and Scott Hambly
Alison Strauss	Deborah Kwan	Kelvin De La Rosa	Jennifer Rey
Debra Levin	Michael Friedman	Margit Bode	Jim Head Jr.

## "Save the Castro Theatre" Form Letter Signatories

Arielle Berrick	Diane Peers
Atosa Melody Babaoff	Donald Gilson
B. Dommen	Doris Anna Guerrero
Beth Rubenstein	Douglas Neff
Bob Powell	Dr. Elisa Jochum
Carol Weinstein	Eliot Kent-Uritam
Caroline Fournier	Elizabeth LaBarre
Chandler Bennett	Guy Schouten
Cher Evans	Helen Pellegrin
Christine Simms	Jack Patrick McGowan
Christopher Inverarity	Jason Whiton
Colleen Mullins	Jeanette Cool
D.A. Miller	Jeff Levin
Daniela Curro	Jennifer Baity
Dave Pleimann	Jessica Storm
David A Knopf	Joey Horan
Robin Duffy	John Foertsch
Robin Whiteside	Jorge Romero-Lozano
Robyn Kopp	Jose Salazar
Sam Baird	Joyce Lupack
Sarah Fowler	JP Allen
Scott Killpack	Juliana Mojica
Sharon Kaplan	Julie le Gonidec
Silvia Escalante Corral	Katherine Roberts
Steve Brazius	Katy Burnett
Susan Doyle	Keith A. Bisailon
Susan Witka	Lara Stillo
Tina Perricone	Laura Norrell
Yvonne M.	Prof. Dr. rer. nat. Ulrich Rudel
Claudia Skelton	Anonymous ( <a href="mailto:cathalog@xs4all.nl">cathalog@xs4all.nl</a> )
Daphne Stannard	
Ely Newman	
Erica	
Esther Lerman	
George Hubbard	
Gerry Watt	
Gretchen Brosius	
Janice Pardoe	
Jason MacDonald	
Jay Davidson	
Jessica Finn	
John Waters	
Kathleen Young	
Lawrence Russo	
Liz Helfgott	
Lora Hirschberg	
Mae Lippincott	

## Individually Written Letters

NAME	SUMMARY
Erica Sweetman	Concerns with APE as the operator/supports upgrades
Richard Hildreth	Concerns with Nasser family and APE, opposes nighttime entertainment uses
Sonia Mistry	Opposes change of use
Susan Ohmer	Opposes change of use
Stephen Fisk	Opposes changes proposed by APE
Victor Ortiz de Montellano	Opposes changes proposed by APE
Michael C. Berch	Opposes changes proposed by APE
Nellie Killian	Opposes changes proposed by APE
Jamison Wieser	Opposes changes proposed by APE
Jamie Jensen	Opposes changes proposed by APE
Lincoln Spector	Opposes changes proposed by APE
Karl Cohen	Opposes changes proposed by APE
Andy Kaufman	Opposes changes proposed by APE
Gary Hobish	Opposes changes proposed by APE
Don Sjoerdsma	Opposes changes proposed by APE
Frank McGuire	Opposes changes proposed by APE
Katherine Elewski	Opposes changes proposed by APE
Tricia Welsch	Opposes changes proposed by APE
Justin DeFreitas	Opposes changes proposed by APE
Beth Mooney	Opposes changes proposed by APE
Philip Toscano	Opposes changes proposed by APE
Melisa Moonan	Opposes changes proposed by APE
Michael Mayer	Opposes changes proposed by APE
Erich Richter	Opposes changes proposed by APE
Larry Brinkin	Opposes changes proposed by APE
Harry Breaux	Opposes changes proposed by APE
Jessica Dillon	Opposes changes proposed by APE
Matthew Perifano	Opposes changes proposed by APE
Corey Rothermel	Opposes changes proposed by APE
Michael Wilk	Opposes changes proposed by APE
Karl Cohen	Opposes changes proposed by APE
Frank McGuire	Opposes changes proposed by APE
Susan Salisbury	Opposes changes proposed by APE
David G Fink	Opposes changes proposed by APE
Linda Keenan	Opposes changes proposed by APE
D. Arsanis	Opposes changes proposed by APE
Gary Meyer	Opposes changes proposed by APE
Lora Hirschberg	Opposes changes proposed by APE
Charles Beal	Opposes changes proposed by APE
R. Christian Anderson	Opposes changes proposed by APE
Erik Westby	Opposes changes proposed by APE
John Pflueger	Opposes changes proposed by APE
Caroline Bracco	Opposes changes proposed by APE
Peter Jenó	Opposes changes proposed by APE
Gary Gregerson	Opposes changes proposed by APE/change of use/Morrissey

## Individually Written Letters

Eddie Muller	Opposes changes proposed by APE/Nassers as owners
Philip Fisher	Opposes changes/supports landmarking
Daniel Forsley	Opposes changes/supports landmarking
Gretchen Forsley	Opposes changes/supports landmarking
Julie Lindow	Opposes removal of seating/APE management/future programming
jeff Shuman	Opposes removal of seats
Dawnee Moon	Opposes removal of seats
Gail Bensinger	Opposes removal of seats
Cynthia Stone	Opposes removal of seats
Chicken Head Ed	Opposes removal of seats
Kevin Coffee	Opposes removal of seats
Susie Sargent	Opposes removal of seats
Michael T Brink and Dorrie Newton	Opposes removal of seats
Zachary Reiheld	Opposes removal of seats
David Landis	Opposes removal of seats/sloped floor
Andy Pastalaniec	Opposes removal of seats/sloped floor
Gray Clossman	Opposes removal of seats/sloped floor
AmyLu Weas	Opposes removal of seats/sloped floor
Maya	Opposes removal of seats/sloped floor
Randolph Langenbach	Opposes removal of seats/sloped floor
Matt Mumper	Opposes removal of seats/sloped floor
Jennifer Ormson	Opposes removal of seats/sloped floor
Bruce Burns	Opposes removal of seats/sloped floor
Joel VanderWerf	Opposes removal of seats/sloped floor
Eric Bull	Opposes removal of seats/sloped floor
Ben Terrall	Opposes removal of seats/sloped floor
Denise Sullivan	Opposes removal of seats/sloped floor
Nina Moog	Opposes removal of seats/sloped floor
Liz Keim	Opposes removal of seats/sloped floor
Edward Hosey	Opposes removal of seats/sloped floor
Nina Smith	Opposes removal of seats/sloped floor
John M. Vigil	Opposes removal of seats/sloped floor
Tom Silberkleit	Opposes removal of seats/sloped floor
Dan Wohlfeiler	Opposes removal of seats/sloped floor
Casey McNamara	Opposes removal of seats/sloped floor
Emily Weisensee	Opposes removal of seats/sloped floor
Louis Nastro	Opposes removal of seats/sloped floor
Crystal Adams	Opposes removal of seats/sloped floor
Robin Simmons	Opposes removal of seats/sloped floor
Sara Murphy	Opposes removal of seats/sloped floor
Annie Tillis	Opposes removal of seats/sloped floor
Rena Kiehn	Opposes removal of seats/sloped floor
David Kiehn	Opposes removal of seats/sloped floor
Marge Healy	Opposes removal of seats/sloped floor
David Schnee	Opposes removal of seats/sloped floor



## Individually Written Letters

Brian Whitty	Opposes removal of seats/sloped floor
Kimber Patterson	Opposes removal of seats/sloped floor
Elisabeth Derby	Opposes removal of seats/sloped floor
Anne Batmale	Opposes removal of seats/sloped floor
Candace Forest	Opposes removal of seats/sloped floor
Casper Tybjerg	Opposes removal of seats/sloped floor
Dr. Jo Harrison	Opposes removal of seats/sloped floor
John Waters	Opposes removal of seats/sloped floor
Larsen Associates (Karen Larsen, Joel Shepard, Zachary Thompson, Tim Buckwalter, Corey Tong, Lawrence Helman	Opposes removal of seats/sloped floor
Lex Sloan	Opposes removal of seats/sloped floor
Richard Levitt	Opposes removal of seats/sloped floor
Robert Ward	Opposes removal of seats/sloped floor
Sarah Schaaf	Opposes removal of seats/sloped floor
Sean Sharp	Opposes removal of seats/sloped floor
Tara Lee Ford	Opposes removal of seats/sloped floor
Thom Loftus	Opposes removal of seats/sloped floor
Matt Mumper	Opposes removal of seats/sloped floor
Eddie Muller	Opposes removal of seats/sloped floor
Susan Salisbury	Opposes removal of seats/sloped floor
David Schnee	Opposes removal of seats/sloped floor
Diane Peers	Opposes removal of seats/sloped floor
Pat Huey	Opposes removal of seats/sloped floor
Troy Barber	Opposes removal of seats/sloped floor/Nasser family as owners
Joyce Lupack	Opposes removal of seats/sloped floor/proposed change of use
Peter Pastreich/Castro Theatre Conservancy	Opposes removal of seats/sloped floor/proposed change of use/CofA/CUA
Gerard Koskovich	Requests changes to landmarking language
Castro LGBTQ Cultural District	Requests continuance of April 13 CofA hearing until after final passage of landmarking
Lily Wong, Sunset Chinese Cultural District Director	Supports Castro LGBTQ Cultural District's efforts for community engagement
Sara Friedman	Supports landmarking
Kristen Caven	Supports landmarking
Mark Parra	Supports landmarking
Alan Snitow	Supports landmarking
Deborah Kaufman	Supports landmarking
Lenore Chinn	Supports landmarking
Brad Paul	Supports landmarking
Rick Danielson	Supports landmarking
Roxanne Gentile	Supports landmarking
Serafina Miller	Supports landmarking
Alice Jurow	Supports landmarking
Katie Conry	Supports landmarking

## Individually Written Letters

Elaine Denham	Supports landmarking
Robert Bray	Supports landmarking
Dr. Mercilee Jenkins	Supports landmarking
Leather & LGBTQ Cultural District	Supports landmarking
Tim Schafer	Supports landmarking
Castro Merchants Board of Directors	Supports landmarking
Merideth H. Grierson	Supports landmarking
Maureen Russell	Supports landmarking
Alana Romund	Supports landmarking
Jon Wengstrom	Supports landmarking
SF Heritage/Karalyn Monteil	Supports landmarking
Laura Thielen	Supports landmarking
Madeleine Cargas	Supports landmarking/opposes Morsey
Castro Community Benefits District	Supports proposed changes/APE
Terese Lawler	Supports proposed changes/APE
Gregory Sugar	Supports proposed changes/APE
Brian Kemler	Supports proposed changes/APE
Jessica G	Supports proposed changes/APE
Angie Gentile	Supports proposed changes/APE
Kyle Rosenthal	Supports proposed changes/APE
Christian Bellman	Supports proposed changes/APE
John Forsayeth	Supports proposed changes/APE
Joan Schoonover	Supports proposed changes/APE
Sean Mayer	Supports proposed changes/APE
Christopher Chase	Supports proposed changes/APE
Savio D'Souza - owner of UPS store at 2370 Market	Supports proposed changes/APE
Leslie Tse, owner of 25 Hartford Street (1 lot away from Castro Theatre)	Supports proposed changes/APE
Mike Sullivan	Supports proposed changes/APE
Joe Sangirardi - Eureka Valley Neighborhood Assoc.	Supports proposed changes/APE
Ben Halbig	Supports proposed changes/APE
Sharon and Norman Kman	Supports proposed changes/APE
Jona Bate	Supports proposed changes/APE
Jane Natoli	Supports proposed changes/APE
Karena and Matt Fowler	Supports proposed changes/APE
Ted Getten	Supports proposed changes/APE



# PLANNING COMMISSION RESOLUTION NO. 21333

**HEARING DATE: JUNE 15, 2023**  
**CORRECTED DATE: JUNE 28, 2023**

**Project Name:** Nighttime Entertainment Castro Street Neighborhood Commercial District  
**Case Number:** 2022-005693PCA [Board File No. 220709]  
**Initiated by:** Supervisor Mandelman / Introduced June 7, 2022  
**Staff Contact:** Audrey Merlone, Legislative Affairs  
Audrey.Merlone@sfgov.org, 628-652-7534  
**Reviewed by:** Aaron D Starr, Manager of Legislative Affairs  
aaron.starr@sfgov.org, (628) 652-7533

**RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CHANGE THE ZONING CONTROLS IN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT TO ALLOW NIGHTTIME ENTERTAINMENT WITH A CONDITIONAL USE AUTHORIZATION ON THE SECOND FLOOR; AND AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.**

WHEREAS, on June 7, 2022 Supervisor Mandelman introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 220709, which would amend the Planning Code to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor);

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on June 15, 2023; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15060(c) and 15378; and

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

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance. The Commission's proposed recommendation is as follows:

1. Remove non-residential use size limitations for Article 10 Landmarks in the Castro NCD.

## Findings

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

The Castro NCD is both a neighborhood-serving shopping district and a destination for regional and national visitors. It has a vibrant mix of uses that meet daily needs - coffee shops, a hardware store, banks, a bookstore, a grocer, and pharmacies. And like all San Francisco neighborhoods, it has felt the impact of the pandemic and a changing retail sector. One of the few remaining business types that have been able to stay profitable are experiential in nature, for example Entertainment, Personal Service, and Eating & Drinking Establishments. The City also has an interest in land use policies that support a mix of retail so that the neighborhood can continue to both serve residents and draw visitors. The proposed Ordinance achieves this balance. A CUA process for new Nighttime Entertainment will ensure each proposed new Nighttime Entertainment use can be reviewed on a case-by-case basis to determine whether it would be appropriate for the neighborhood in its specific context.

## General Plan Compliance

The proposed Ordinance and the Commission's recommended modification is consistent with the following Objectives and Policies of the General Plan:

### COMMERCE AND INDUSTRY ELEMENT

#### OBJECTIVE 2

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

Policy 2.1

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

Policy 2.3

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

*Citywide data over the past decades shows that dining/drinking, personal services, and entertainment are the only retail subsections that have grown in the City's neighborhood commercial areas. Increasing the types of uses that may operate on the 2<sup>nd</sup> story in the Castro NCD to include Nighttime Entertainment will allow a use type to establish in the district that is known for bringing in tourists and locals alike. The residual effects of increased visitors to the district will benefit the struggling commercial businesses and potentially assist in reducing the number of storefront vacancies in the Castro NCD.*

**Planning Code Section 101 Findings**

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

*The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.*

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

*The proposed Ordinance would not have a negative effect on housing or neighborhood character.*

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

*The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.*

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

*The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.*

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

*The proposed Ordinance would not cause displacement of the industrial or service sectors due to office*

*development, and future opportunities for resident employment or ownership in these sectors would not be impaired.*

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

*The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.*

7. That the landmarks and historic buildings be preserved;

*The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.*

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

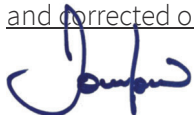
*The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.*

### **Planning Code Section 302 Findings.**

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on June 15, 2023 and corrected on June 28, 2023.



Jonas P. Ionin  
Commission Secretary

Jonas P Ionin Digitally signed by Jonas P Ionin  
Date: 2023.06.29 10:49:52 -0700

AYES: Braun, Diamond, ~~Imperial~~, Koppel, ~~Moore~~, Tanner

NOES: ~~None~~ Imperial, Moore

ABSENT: Ruiz

ADOPTED: June 15, 2023

CORRECTED: June 28, 2023

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

June 15, 2022

**File No. 220709**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Ms. Gibson:

On June 7, 2022, Supervisor Mandelman submitted the following legislation:

**File No. 220709**

**Ordinance amending the Planning Code, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Don Lewis, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

July 20, 2022

A handwritten signature in cursive script, appearing to read "Joy Navarrete".

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

June 15, 2022

Planning Commission  
Attn: Jonas Ionin  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Commissioners:

On June 7, 2022, Supervisor Mandelman submitted the following legislation:

**File No. 220709**

**Ordinance amending the Planning Code, to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

The proposed ordinance is being transmitted for review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk  
Land Use and Transportation Committee

c: Rich Hillis, Director  
Tina Tam, Deputy Zoning Administrator  
Corey Teague, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Devyani Jain, Deputy Environmental Review Officer  
AnMarie Rodgers, Director of Citywide Planning  
Dan Sider, Chief of Staff  
Aaron Starr, Manager of Legislative Affairs  
Joy Navarrete, Environmental Planning



1 [Approval of a 90-Day Extension for Planning Commission Review of Nighttime Entertainment  
2 Castro Street Neighborhood Commercial District (File No. 220709)]

3 **Resolution extending by 90 days the prescribed time within which the Planning**  
4 **Commission may render its decision on an Ordinance (File No. 220709) amending the**  
5 **Planning Code, to change the zoning controls in the Castro Street Neighborhood**  
6 **Commercial District to allow Nighttime Entertainment with a Conditional Use**  
7 **authorization on the second floor; affirming the Planning Department’s California**  
8 **Environmental Quality Act determination; and making Planning Code, Section 302,**  
9 **findings, and making findings of consistency with the General Plan, and the eight**  
10 **priority policies of Planning Code, Section 101.1.**

11  
12 WHEREAS, On June 7, 2022, Supervisor Mandelman introduced legislation amending  
13 the Planning Code to change the zoning controls in the Castro Street Neighborhood  
14 Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on  
15 the second floor, and affirming the Planning Department’s California Environmental Quality  
16 Act determination; and making Planning Code, Section 302, findings, and making findings of  
17 consistency with the General Plan, and the eight priority policies of Planning Code, Section  
18 101.1; and

19 WHEREAS, On or about June 15, 2022, the Clerk of the Board of Supervisors referred  
20 the proposed ordinance to the Planning Commission; and

21 WHEREAS, The Planning Commission shall, in accordance with Planning Code,  
22 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date  
23 of referral of the proposed amendment or modification by the Board to the Commission; and

24 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to  
25 constitute disapproval; and

1           WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d) may, by  
2 Resolution, extend the prescribed time within which the Planning Commission is to render its  
3 decision on proposed amendments to the Planning Code, that the Board of Supervisors  
4 initiates; and

5           WHEREAS, Supervisor Mandelman has requested additional time for the Planning  
6 Commission to review the proposed Ordinance; and

7           WHEREAS, The Board deems it appropriate in this instance to grant to the Planning  
8 Commission additional time to review the proposed Ordinance and render its decision; now,  
9 therefore, be it

10          RESOLVED, That by this Resolution, the Board hereby extends the prescribed time  
11 within which the Planning Commission may render its decision on the proposed Ordinance for  
12 approximately 90 additional days, until December 12, 2022.



City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Resolution

File Number: 220862

Date Passed: July 26, 2022

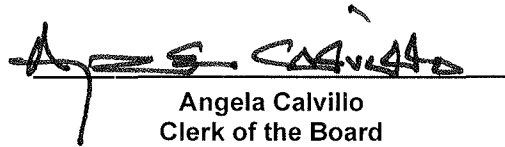
Resolution extending by 90 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 220709) amending the Planning Code to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; affirming the Planning Department's California Environmental Quality Act determination; and making Planning Code, Section 302, findings, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

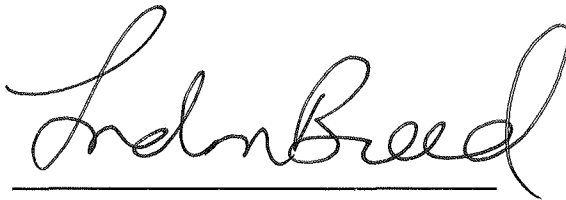
July 26, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 220862

I hereby certify that the foregoing Resolution was ADOPTED on 7/26/2022 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board



London N. Breed  
Mayor

8/4/22

Date Approved

1 [Approval of a Six-Month Extension for Planning Commission Review of Nighttime  
2 Entertainment Castro Street Neighborhood Commercial District (File No. 220709)]

3 **Resolution extending by six months the prescribed time within which the Planning**  
4 **Commission may render its decision on an Ordinance (File No. 220709) amending the**  
5 **Planning Code to change the zoning controls in the Castro Street Neighborhood**  
6 **Commercial District to allow Nighttime Entertainment with a Conditional Use**  
7 **authorization on the second floor; affirming the Planning Department’s California**  
8 **Environmental Quality Act determination; and making Planning Code, Section 302,**  
9 **findings, and making findings of consistency with the General Plan, and the eight**  
10 **priority policies of Planning Code, Section 101.1.**

11  
12 WHEREAS, On June 7, 2022, Supervisor Mandelman introduced legislation amending  
13 the Planning Code to change the zoning controls in the Castro Street Neighborhood  
14 Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on  
15 the second floor, and affirming the Planning Department’s California Environmental Quality  
16 Act determination; and making Planning Code, Section 302, findings, and making findings of  
17 consistency with the General Plan, and the eight priority policies of Planning Code, Section  
18 101.1; and

19 WHEREAS, On or about June 15, 2022, the Clerk of the Board of Supervisors referred  
20 the proposed Ordinance to the Planning Commission; and

21 WHEREAS, The Planning Commission shall, in accordance with Planning Code,  
22 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date  
23 of referral of the proposed amendment or modification by the Board to the Commission; and

24 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to  
25 constitute disapproval; and

1           WHEREAS, The Board, in accordance with Planning Code, Section 306.4(d) may, by  
2 Resolution, extend the prescribed time within which the Planning Commission is to render its  
3 decision on proposed amendments to the Planning Code that the Board of Supervisors  
4 initiates; and

5           WHEREAS, The Board previously extended the prescribed time within which the  
6 Planning Commission may render its decision on the proposed Ordinance for approximately  
7 90 additional days, until December 12, 2022; and

8           WHEREAS, Supervisor Mandelman has requested additional time for the Planning  
9 Commission to review the proposed Ordinance; and

10          WHEREAS, The Board deems it appropriate in this instance to grant to the Planning  
11 Commission additional time to review the proposed Ordinance and render its decision; now,  
12 therefore, be it

13          RESOLVED, That by this Resolution, the Board hereby extends the prescribed time  
14 within which the Planning Commission may render its decision on the proposed Ordinance for  
15 approximately six additional months, until June 12, 2023.



City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Resolution

File Number: 221151

Date Passed: November 15, 2022

Resolution extending by six months the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 220709) amending the Planning Code to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor; affirming the Planning Department's California Environmental Quality Act determination; and making Planning Code, Section 302, findings, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

November 15, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 221151

I hereby certify that the foregoing Resolution was ADOPTED on 11/15/2022 by the Board of Supervisors of the City and County of San Francisco.

f Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

11/17/22

Date Approved

1 [Approval of a 60-Day Extension for Planning Commission Review of Nighttime Entertainment  
2 Castro Street Neighborhood Commercial District (File No. 220709)]

3 **Resolution extending by 60 days the prescribed time within which the Planning**  
4 **Commission may render its decision on an Ordinance (File No. 220709) amending the**  
5 **San Francisco Planning Code to change the zoning controls in the Castro Street**  
6 **Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional**  
7 **Use authorization on the second floor, and affirming the Planning Department’s**  
8 **California Environmental Quality Act determination; and making Planning Code,**  
9 **Section 302, findings, and making findings of consistency with the General Plan, and**  
10 **the eight priority policies of Planning Code, Section 101.1.**

11  
12 WHEREAS, On June 7, 2022, Supervisor Mandelman introduced legislation amending  
13 the Planning Code to change the zoning controls in the Castro Street Neighborhood  
14 Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on  
15 the second floor, and affirming the Planning Department’s California Environmental Quality  
16 Act determination; and making Planning Code, Section 302, findings, and making findings of  
17 consistency with the General Plan, and the eight priority policies of Planning Code, Section  
18 101.1; and

19 WHEREAS, On or about June 15, 2022, the Clerk of the Board of Supervisors referred  
20 the proposed ordinance to the Planning Commission; and

21 WHEREAS, The Planning Commission shall, in accordance with Planning Code,  
22 Section 306.4(d), render a decision on the proposed Ordinance within 90 days from the date  
23 of referral of the proposed amendment or modification by the Board to the Commission; and

24 WHEREAS, Failure of the Commission to act within 90 days shall be deemed to  
25 constitute disapproval; and

1           WHEREAS, The Board, in accordance with Planning Code Section 306.4(d) may, by  
2 Resolution, extend the prescribed time within which the Planning Commission is to render its  
3 decision on proposed amendments to the Planning Code that the Board of Supervisors  
4 initiates; and

5           WHEREAS, The Board previously extended the prescribed time within which the  
6 Planning Commission may render its decision on the proposed Ordinance for approximately  
7 90 additional days, until December 12, 2022; and

8           WHEREAS, The Board again extended the prescribed time within which the Planning  
9 Commission may render its decision on the proposed Ordinance for an additional six months,  
10 until June 12, 2023; and

11           WHEREAS, Supervisor Mandelman has requested additional time for the Planning  
12 Commission to review the proposed Ordinance; and

13           WHEREAS, The Board deems it appropriate in this instance to grant to the Planning  
14 Commission additional time to review the proposed Ordinance and render its decision; now,  
15 therefore, be it

16           RESOLVED, That by this Resolution, the Board hereby extends the prescribed time  
17 within which the Planning Commission may render its decision on the proposed Ordinance for  
18 approximately 60 additional days, until August 11, 2023.





City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Resolution

File Number: 230603

Date Passed: June 06, 2023

Resolution extending by 60 days the prescribed time within which the Planning Commission may render its decision on an Ordinance (File No. 220709) amending the San Francisco Planning Code to change the zoning controls in the Castro Street Neighborhood Commercial District to allow Nighttime Entertainment with a Conditional Use authorization on the second floor, and affirming the Planning Department's California Environmental Quality Act determination; and making Planning Code, Section 302, findings, and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

June 06, 2023 Board of Supervisors - ADOPTED

Ayes: 10 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Safai, Stefani and Walton  
Excused: 1 - Ronen

File No. 230603

I hereby certify that the foregoing Resolution was ADOPTED on 6/6/2023 by the Board of Supervisors of the City and County of San Francisco.

f Angela Calvillo  
Clerk of the Board

London N. Breed  
Mayor

6/16/23

Date Approved

# Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor  inquiries"
- 5. City Attorney Request.
- 6. Call File No.  from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.**

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

For Clerk's Use Only