



# NOTICE OF PUBLIC HEARING

Hearing Date: **WEDNESDAY, October 5, 2022**  
Time: **Not before 12:30 PM**  
Location: **Visit [sfplanning.org/remotehearings](https://sfplanning.org/remotehearings) for details**  
Case Type: **Certificate of Appropriateness**  
Hearing Body: **Historic Preservation Commission**

## PROJECT INFORMATION

Project Address: **429 Castro Street (The Castro Theatre)**  
Cross Streets: **17<sup>th</sup> and 18<sup>th</sup> Streets**  
Block / Lot No.: **3582 / 085**  
Zoning District(s): **Castro Street NCD / 65-B**  
Area Plan:  
Record No.: **2022-005675COA**

## APPLICANT INFORMATION

Applicant: **Elisa H Skaggs**  
Company: **Page & Turnbull**  
Address: **170 Maiden Lane, 5th Floor**  
City, State: **San Francisco, CA**  
Telephone: **415-593-3224**  
Email: **skaggs@page-turnbull.com**

## PROJECT DESCRIPTION

The proposed project includes: restoration/conservation/repair of interior historic features including the ceiling, murals, original proscenium, and light fixtures; interior alterations including the removal of ground floor level seats, installation of tiered levels with chair lifts on the ground floor over raked concrete, installation of two fixed back counters in the auditorium, installation of entry lobby fixed counter, installation of new mezzanine lobby concession area, infill of the stage stairs, new organ lift, pit, and automatic stage trap opening system, and restroom improvements; construction of a new one-story rear addition to add a new dressing room, restroom, and storage platform; installation of a new HVAC system; installation of acoustic door gaskets; rear stair replacement; and installation of a new front security gate. The Castro Theater is currently designated as Landmark No. 100 in Article 10 of the San Francisco Planning Code.

A Historic Preservation Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

## ADDITIONAL INFORMATION

Architectural Plans: To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans. The Department recommendation on the proposed project will also be available one week prior to the hearing through the Commission agenda at: <https://sfplanning.org/hearings-hpc> or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

**For more information, please contact Planning Department staff:**

Planner: **Alex Westhoff** Telephone: **628-652-7314** Email: **Alex.Westhoff@sfgov.org**

## General Information About Procedures

### HEARING INFORMATION

You are receiving this notice because you are either 1) a property owner or resident that is within 150 feet of the subject property or 2) are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, as they may already be aware of the project.

Please be advised that due to the COVID-19 emergency, the Planning Commission may be required to conduct this hearing remotely. Additional information may be found on the Department's website at [www.sfplanning.org](http://www.sfplanning.org).

Members of the public are strongly encouraged to submit their comments in written form via email to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing. Hearing location information can be found by visiting [www.sfplanning.org](http://www.sfplanning.org). Comments received at [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

### OTHER APPLICATION INFORMATION

This notice is only for a hearing by the HPC for a Certificate of Appropriateness under Article 10 of the Planning Code.

Pursuant to Planning Code Section 311, the Building Permit Application associated with this proposal, if any, may also subject to a 30-day notification to property owners and residents within 150-feet of the subject property; and, if applicable, under Planning Code Section 303, a Conditional Use Authorization associated with this proposal may also be subject to a 20-day notification to owners within 300 feet and occupants within 150 feet of the subject property. **The mailings of such notifications, if required, will be performed separately.**

### APPEAL INFORMATION

An appeal of the approval (or denial) of a **Certificate of Appropriateness application** by the Historic Preservation Commission may be made in one of two ways:

- 1) To the **Board of Appeals** within 30 calendar days after the final decision on the Certificate of Appropriateness; or
- 2) To the **Board of Supervisors** within calendar 30 days after the final decision on the Certificate of Appropriateness, if the project requires Board of Supervisors approval and/or, if required, the Conditional Use Authorization is appealed.

During the Shelter in Place Order, appeals to the **Board of Supervisors** may be submitted by email at [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org). Appeals to the **Board of Appeals** can be submitted by phone at (628) 652-1150 or by email to [julie.rosenberg@sfgov.org](mailto:julie.rosenberg@sfgov.org) and [alec.longaway@sfgov.org](mailto:alec.longaway@sfgov.org). For further information about either appeal processes, including current fees, **contact the Board of Appeals at (628) 652-1150, or the Board of Supervisors at (415) 554-5184.**

An appeal of the approval (or denial) of the associated **building permit application** by the Planning Department may be made to the **Board of Appeals** within 15 days after the building permit is issued (or denied) by the Director of the Department of Building Inspection. If a Conditional Use Authorization is appealed to the Board of Supervisors, then the associated building permit application may not be appealed.



Date: **9/15/2022**

The attached notice is provided under the Planning Code. It concerns property located at **429 Castro Street (The Castro Theatre) - (2022-005675COA)**. A hearing may occur, a right to request review may expire or a development approval may become final by **10/5/2022**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

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附上的是三藩市城市規劃的法定通告。

此通告是與位於 **429 Castro Street (The Castro Theatre) - (2022-005675COA)** 的建築計劃有關。如果在 **10/5/2022** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節,請電 **628.652.7550** .

然後,請按 “8” 及留言. 城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

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El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **429 Castro Street (The Castro Theatre) - (2022-005675COA)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **10/5/2022**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

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Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **429 Castro Street (The Castro Theatre) - (2022-005675COA)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **10/5/2022**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.