

2023-0000051

**F I L E D**

SAN FRANCISCO County Clerk

**AUG 03 2023**

*M. Nadonza*

by: Mariedyne Nadonza  
Deputy County Clerk

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

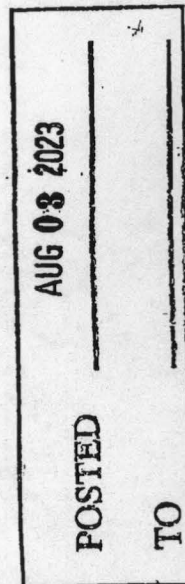


**San Francisco  
Planning**

## NOTICE OF EXEMPTION

**Final Approval Date:** June 15, 2023  
**Case No.:** 2022-005675ENV  
**Project Title:** 429 Castro Street (Castro Theatre)  
**Zoning:** NCD - Castro Street Neighborhood Commercial  
 65-B Height and Bulk District  
**Block/Lot:** 3582/085  
**Lot Size:** 15,489 square feet  
**Lead Agency:** San Francisco Planning Department  
**Project Sponsor:** Andrew Junius, Reuben, Junius & Rose, LLP  
 (415) 567-9000  
 ajunius@reubenlaw.com  
**Staff Contact:** Chelsea Fordham  
 (628) 652-7579  
 chelsea.fordham@sfgov.org

**To:** County Clerk, City and County of San Francisco  
 City Hall Room 168  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102



Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

**Attached fee:** \$79 filing fee

### Project Description

The Castro Theatre is located at 429 Castro Street, midblock between 17th Street and 18th Street, in the Castro/Upper Market neighborhood of San Francisco on Assessor's Block 3582, Lot 085. The project site has a total area of approximately 0.36 acres, or approximately 15,500 square feet (sf). The Castro Theatre is designated as city landmark #100. The approximately 23,500 gross square feet (gsf) theatre is a one-screen theatre and entertainment venue that includes an auditorium, a mezzanine/balcony level, a front lobby, and a basement level. The project sponsor, Another Planet Entertainment, proposes renovations to historic features including ceiling, murals, original proscenium, and light fixtures. The existing fixed seating area on the main floor level would be removed and replaced with tiered levels to allow for flexible audience and seating configurations, ranging from standing to theatre-style removable seating. The fixed seating on the

second-floor (mezzanine and balcony) would not be altered. The project also includes the renovation of the existing restrooms and the addition of 4 concessions/bars throughout the venue. The project would also include an expansion at the rear of 898 gsf to accommodate a dressing room and storage area. The total proposed floor area would be approximately 24,500 gsf. New lighting and sound systems would be installed in the theatre. A new HVAC system would be installed on the roof of the theatre. The project includes the expansion of programming and will include both film and live performances. Proposed programming would not alter the existing hours of operation. Construction of the project would occur over the course of approximately 9 months. No excavation, pile driving, or nighttime construction is proposed.

**Determination**

The City and County of San Francisco decided to carry out or approve the project on June 15, 2023 when the San Francisco Planning Commission and Historic Preservation Commission approved the Conditional Use Authorization /Certificate of Appropriateness. The project was officially approved on July 17, 2023 when no appeal of the Categorical Exemption was filed during the 30-day appeal period. A copy of the documents may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103 in file no. 2022-005675ENV and 2022-005675CUA/COA.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under:
  - Ministerial (Sec. 21080(b)(1); 15268)
  - Declared Emergency (Sec. 21080(b)(3); 15269(a))
  - Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
  - Categorical Exemption. State type and section number: Class 1. Section 15031
  - Statutory Exemption. State code number: \_\_\_\_\_
  - Community Plan Exemption (Sec. 21083.3; 15183)
  
2. This project in its approved form has been determined to be exempt from environmental review because it fits the definition of the above-stated classes of categorical exemption and would not trigger any of the exceptions to the issuance of a categorical exemption.

*Chelsea Fordham*

For Lisa Gibson  
Environmental Review Officer

August 2, 2023

Date

cc: Elisa Skaggs, Page & Turnbull  
Supervisor Rafael Mandelman, District 8  
other interested parties



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

**Print**



**Finalize&Email**

RECEIPT NUMBER:  
 38-08/03/2023-083  
 STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN FRANCISCO PLANNING DEPARTMENT	LEAD AGENCY EMAIL pic@sfgov.org	DATE 08/03/2023
COUNTY/STATE AGENCY OF FILING SAN FRANCISCO COUNTY	DOCUMENT NUMBER 2023-0000051	

PROJECT TITLE  
  
429 CASTRO STREET (CASTRO THEATRE)

PROJECT APPLICANT NAME CHELSEA FORDHAM	PROJECT APPLICANT EMAIL chelsea.fordham@sfgov.org	PHONE NUMBER (628) 652-7579
PROJECT APPLICANT ADDRESS 49 SOUTH VAN NESS AVENUE, SUITE 1400	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94103

**PROJECT APPLICANT (Check appropriate box)**

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$ 3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ 79.00 \$ 79.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED \$ 79.00**

SIGNATURE  <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE  Mariedyne Nadonza Deputy Clerk
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