



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 28, 2016

Date: February 2, 2017
Case No.: 2016-004115CUA
Project Address: 644 BROADWAY
Zoning: CCB (Chinatown Community Business) District
65-N Height and Bulk District
Block/Lot: 0146/006
Project Sponsor: Richard Warren
92 Fresno Ave.
Berkeley, CA 94707
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org

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BACKGROUND

On July 28, 2016, the Planning Commission reviewed Case No. 2016-004115CUA for a request for Conditional Use Authorization pursuant to Sections 303, 803.2(b)(1)(B)(iii), and 810.41 of the Planning Code, to authorize a change of use from a vacant Movie Theater to an Other Entertainment live performance theater use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances, at the basement level of the existing four-story over basement building. The Planning Commission approved the Conditional Use Authorization and as set forth in Motion No. 19706, the Planning Commission imposed the following condition of approval:

Written Performance Update. A written performance update shall be provided to the Planning Commission six months following the approval of the Conditional Use Authorization. The update memo should include any recorded complaints with the San Francisco Police Department and any other general feedback from neighbors regarding operation of the live performance theater Other Entertainment and Bar use and adherence to the Conditions of Approval. The Commission may request a full hearing at their discretion.

At the hearing, there was one primary point of discussion dealing with the rear of the subject property and its frontage onto Kenneth Rexroth Place, an alley which runs for a half block between the rear of the subject property and the intersection at Vallejo and Columbus just to the north. Boxcar Theatre proposed using the alley as a meeting and entrance point for patrons, as part of their "Speakeasy" production. This would contribute to the overall experience of the show, which is designed to be immersive and interactive for patrons, and set in the Prohibition era.

Also along this alley however, are three parcels with 7 residential units; Kenneth Rexroth Pl. is the only access point for these units. These residents submitted emails in advance and also commented at the hearing, concerned about the impact that this business would have on their safety, the cleanliness of the

alley, and their overall quality of life. To complicate matters further, there was actually a gate installed at the north end of the alley, where it meets Vallejo St., so the residents of the alley are accustomed to a restricted street.

As a result, in addition to the Condition of Approval requiring a six-month performance update, the Commission also imposed additional conditions around use of the alley by Boxcar Theatre, specifically:

Access Through Kenneth Rexroth Alley. The live performance theater may use Kenneth Rexroth Place, which abuts the property at the rear, for patron entry into the theater up until 8:30 p.m. The Project Sponsor shall ensure that theater staff and security is located at both the gate on the northern end of Kenneth Rexroth Place (at Vallejo St.) and at the rear property line, in order to guide patrons into the venue in a quiet and orderly manner. Additionally, theater security staff shall be located at the rear exit during all performances to ensure that patrons do not exit through Kenneth Rexroth Place at the rear, or use the space for smoking. Staff shall direct all patrons to exit through Broadway. This condition shall not prohibit use of the rear exit or Kenneth Rexroth Place for egress in the event of an emergency.

Sidewalk Maintenance. ... The Project Sponsor shall also be responsible for maintaining the cleanliness of Kenneth Rexroth Place at the rear of the property.

Noise Control. ... The Project Sponsor shall continue to work with neighboring residents, and seek to minimize the amount of noise from the closure of the gates at the north end of Kenneth Rexroth Pl. and at the rear property line.

In preparing this memo, staff sent emails out to the residents of Kenneth Rexroth Pl. that had previously been in communication with the Department, the general manager of Boxcar Theatre, the Captain of Central Station (SFPD), and the office of Supervisor Aaron Peskin.

Both the Central Station and the Supervisor's office reported that they did not receive any complaints or issues being reported in regard to the theater's use and operations.

Responses from Residents along Kenneth Rexroth Pl.

The collective response from the residents at the rear, and additionally from Joe Mastrelli of Molinari Deli at 373 Columbus Ave, continues to be in opposition to the use of Kenneth Rexroth Pl. as an entrance for Boxcar Theatre's production, though not opposed to the theater use generally. All of the emails received from neighbors have been included as an attachment to this memo.

In their responses, several residents and owners noted that there continued to be issues with individuals smoking, causing too much noise particularly during late-night hours, and leaving trash in the alley. Several responses also noted issues with the placing of trash bins at the corner of Columbus and Vallejo, leaving them out for days at a time, and having them overflow with garbage. Respondents noted the inconvenience of having to walk by bouncers in order to reach their homes, the influx of strangers congregating near the gate and walking through a small space which is essentially seen as their front yard, and overall security concerns as some residents have found the gate left open in the evening presumably for late arrivals to the theater.

Some of the respondents recognized that a slight improvement has occurred over the last two months,

coinciding with Boxcar replacing the security company that they were using (which David Gluck, manager of Boxcar Theatre addresses in more detail in his own response.) In summary however, respondents feel that they were willing to give the company a chance for six months, but that many of their concerns still persist. It is unclear to these respondents why their property values should be negatively impacted in order to provide a third entrance for the theater, when there are already two, more appropriate entrances along Broadway.

Response from Boxcar Theatre

The full, 3-page response from David Gluck, manager of Boxcar Theatre, can be found as an attachment to this memo; major points from the letter are summarized below.

Boxcar Theatre began performances of “The Speakeasy” on September 2, 2016, after securing all necessary permits and licenses, and since that date they have held 52 performances, which continue to receive critical acclaim from local and national media publications. Patrons gather in one of two locations – in Jack Kerouac Alley, off Grant St. near the front side of the property, and in front of the Shrine of St. Francis of Assisi on Vallejo, for those patrons who are to enter through the rear alley. He notes too that the patrons of the show, often in period attire, often frequent other nearby restaurants, bars and businesses before the show, bringing an economic benefit to the neighborhood, and attracting the interest and curiosity of tourists and locals alike.

Mr. Gluck notes that their most important concern as it relates to the alley issues, is “to have the right security staff in place during all performances, to ensure that there will be no smoking in the alley at any time, and no foot traffic into or out from our business after 8:30 p.m.” He recognizes the initial struggles they were having with two different security companies, that they were not achieving the promised results, and understands that “anything less than 100% success [on this issue] equals failure.” As a result, the company determined that they needed to hire and train their own in-house security staff in order for there to be direct accountability to Boxcar Theatre. Since making this change, Mr. Gluck feels that the management of the alley has been almost flawless. Additionally, Boxcar has placed “No Smoking” signs in the loading dock area at the rear, has consistently roped off the rear stairwell after performances begin, frequently reminds staff that this rear stairway cannot be used for entrance or exit after 8:30, and directs all late-arriving patrons to enter through the Broadway side of the building.

Boxcar Theatre does recognize the concerns of the residents as valid and that these conditions may constitute a nuisance, especially when compared with the relative quiet these residents experienced over the last several years, when the 644 Broadway building was vacant following the closure of the Gold Mountain Restaurant. However, Mr. Gluck wants to make it clear that the conditions of the alley are not due to Boxcar’s activities, and that they have tried their hardest to be “conscientious, respectful and responsive neighbors.”

Mr. Gluck attributes the conditions in the alley and the root cause of the neighbor’s concerns to two main points. First, the residents of Kenneth Rexroth Pl. are currently stuck between two major construction projects, with the buildout of China Live – the tenant at the 1st, 2nd, and 3rd floors of 644 Broadway and the adjacent 660 Broadway – and the tenant improvements to the Piazza Market building proposed for Cole Hardware, fronting Vallejo at the other end of the alley. These projects, with substantial square footages, have large crews and a rotation of construction workers that are entirely unassociated with Boxcar Theatre and are unaware of the restrictions on their use of the alley.

Second, Mr. Gluck notes that while Boxcar Theatre is unique in that they required a Conditional Use Authorization to operate, there are other businesses in the building, or others with access to the alley, that do not have such conditions imposed; therefore, although Boxcar has been operating with the conditions laid out in the approval, this business now feels responsible for all general concerns and complaints about the condition of the alley.

In his letter, Mr. Gluck specifically responds to a number of the comments made by individual residents, and offers further suggestions as to how his company may continue to work to improve their operations, as well as other suggestions for beautifying the alley. He notes that all Boxcar Theatre employees know to only smoke on the Broadway side of the building, and direct patrons to do the same. He has witnessed cigarette butts flicked into the alley by construction workers, by workers at Molinari Deli smoking at their rear loading dock, by tenants in the units above Molinari Deli, and by members and employees of the other businesses at the 3rd and 4th floors of the subject 644 Broadway building. Lastly, he notes that their contract with Recology requires that they set out their carts along the Broadway side of the building, though recognizes that other businesses within the building may be using the bins located at the rear of the building, and place them at the end of the alley at Vallejo.

In summary, while Boxcar Theatre does recognize the concerns of these nearby residents, they do not believe they are the cause of these issues and that it would be unfair to penalize an operator acting in good faith, for the actions of others in the vicinity that are not held to the same conditions of approval or Conditional Use Authorization process. Boxcar has succeeded in creating a unique theater experience and has worked diligently to make this a flawless operation.

In conclusion, the Department does not find the operator, Boxcar Theatre, to be in violation of any of the Conditions of Approval; however, staff also encourages the operator and the building's management company to continue to work with residents of Kenneth Rexroth Pl. in order to continue making improvements to alley conditions.

REQUIRED COMMISSION ACTION

None required, however the Commission may request a full hearing at its discretion. This memorandum is intended to update the Commission on the operation of "Boxcar Theatre" at 644 Broadway six months following the approval of the Other Entertainment and Bar use, per Motion 19706.

Attachments:

Email from David Gluck, Boxcar Theatre
Emails from Kenneth Rexroth Pl. Residents

From: [David Gluck](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: Re: Boxcar Check-in - Please call or email me
Date: Tuesday, January 17, 2017 12:17:09 AM
Attachments: [image007.png](#)
[image009.png](#)
[image011.png](#)
[image013.png](#)
[image016.png](#)
[image005.png](#)
[image003.png](#)
[image015.png](#)

To Andrew Perry and members of the Planning Commission:

The board, staff, and audience members of Boxcar Theatre are deeply grateful that the Planning Commission voted to approve the conditional use permit that allowed Boxcar Theatre to begin operating the premises at 644 Broadway, Lower Level, as a live performance theater. The experience of the last six months has been incredibly exhilarating, challenging, and ultimately gratifying. The Boxcar Theatre staff worked incredibly hard to overcome enormous obstacles and bring this exciting new live performance experience to North Beach / Chinatown. Local residents, businesses, city officials, media, and the larger artistic community have been overwhelming supportive and welcoming of this project.

We began performances of "The Speakeasy," our immersive theatre hit show, on September 2, 2016, having received all necessary permits and licenses, including Planning Department, Building Department, Fire Department, Police Department, Health Department, Entertainment Commission, and Alcoholic Beverage Control approvals. That in itself felt like a huge accomplishment, and we are deeply grateful to all the residents, businesses, and city officials who supported our applications and helped us navigate the approvals processes. As the Planning Commission well knows, it is not a small accomplishment to open a new, safe, well-equipped and fully permitted arts space in a mixed-use district in San Francisco. We have been diligent in meeting the requirements of all the City agencies involved.

Since September, we have performed "The Speakeasy" a total of 52 times, and more than 8,300 San Francisco residents and visitors have seen the show. Most of our audience members come to the show in 1920s-style attire, and on performance nights they are easily recognized stepping out of ride-share vehicles and filling nearby restaurants. We have developed good relationships with the owners of many neighborhood restaurants, who appreciate the influx of early-evening diners so festively attired. We operate our "remote check-in" locations in Jack Kerouac Alley and on Vallejo Street near the Chapel of St. Francis, and the small groupings of costumed theatre-goers have become a piece of well-known local color for residents, and a source of delightful bewilderment for tourists traipsing through the area.

On November 17, we held our official ribbon cutting ceremony, which was open to neighborhood residents and business owners, attended by more than 100 people, and covered by the local media, including Sing Tao Daily. I've attached a photo from that ceremony, featuring Supervisor Aaron Peskin, SFPD Captain David Lazar, and representatives of the Mayor's OEWD, the Entertainment Commission, the Art Commission, Chinatown Community Development Corporation, Center for Asian American Media, North Beach Business Association, Theatre Bay Area, Northern California Community Loan Fund, and the Community Arts Stabilization Trust. We

were very proud to have so many agencies and organizations cheering for us.

On December 8, we held our official "press opening," and the critical response has been overwhelmingly positive. The San Francisco Chronicle gave us its highest rating, the "Little Man" leaping out of his chair in wild applause, and wrote "A feast for the theatrically adventurous -- The Speakeasy deserves to be a fixture in the Bay Area theater scene." Raves from San Francisco Magazine, 7x7, San Francisco Examiner, and a host of online sources including The Bold-Italic, SFist, Mission Mission, and For All Events included quotes like:

"An unpredictable, immersive delight"

"Absolutely a must-see"

"It's easy to see why The Speakeasy is the hottest ticket in town"

College Magazine ranked The Speakeasy #3 in the "Top Ten FOMO Events in San Francisco", behind only Bay to Breakers and Outside Lands. We've never read College Magazine, and maybe you haven't either, but it has a national circulation of around one million college students, and this article is telling them not to miss The Speakeasy the next time they visit San Francisco.

The critics among our audience members have been equally kind, bestowing us with a 5-star rating on TripAdvisor, and 4.5 stars in more than 100 reviews on Yelp. The bulk of our audience members to date have been San Francisco and Bay Area residents, but we are actively cultivating the tourist market, and have joined SF Travel and hosted a monthly meeting of the Northern California Concierge Association.

All in all, we are pleased to report considerable initial success for the project itself. We have also done a good job of meeting Planning Commission conditions regarding use of Rexroth Alley.

Our most important concern is to have the right security staff in place during all performances, to ensure that there will be no smoking in the alley at any time, and no foot traffic into or out from our business after 8:30 pm. To be honest, we struggled initially to put in place the right security resource. We first hired Bannerman Security, which yielded very inconsistent results; they sent different guards almost every night, and despite clear and explicit instructions, some of the guards failed to prevent foot traffic and smoking in the alley. We worked with Bannerman for a few weeks to improve these outcomes, and then we replaced them with Shaw Security. This second firm provide a more consistent presence, but nonetheless did not deliver spotless result; we are acutely aware that anything less than 100% success equals failure. We determined that we had to hire and train our own in-house security staff, with direct accountability to Boxcar Theatre, and since we have made this change, our management of the alley has been almost flawless.

Other measures to mitigate impact on alley residents include posting No Smoking signs in the loading dock area, roping off the rear stairwell to our premises after performances (the rear door cannot be locked as it is a fire exit), and frequent reminders to staff that the rear stairway may not be used for entrances or exits after 8:30 pm.

We understand that in some regards, the residents of Rexroth Alley are not happy with the physical condition and the level of activity on their street. Vehicle traffic, construction noise, garbage carts, cigarette butts, all constitute a nuisance and interfere with the quiet enjoyment of their homes. BUT THESE CONDITIONS ARE NOT DUE TO BOXCAR THEATRE. Right now, the Rexroth residents are sandwiched between two major construction projects. The anchor tenant of our building, China Live, is furiously trying to complete the build-out of 20,000 square feet of restaurant space by the end of the month, with large crews working days, weekends, and late into the night -- some crews do not start until 10 pm. On the other end of the alley, Cole Hardware is renovating the prior Piazza Market space, clogging the alley with trade vehicles and generating large clouds of noise and dust. In addition, the San Francisco Film Society and Disher Sound continue to operate on the upper floors of 644 Broadway, and frequently host late-night events.

There are complaints about cigarette butts accumulating in the alley -- these are not due to Boxcar Theatre. We have personally witnessed the construction workers from both large projects smoking in the alley and flicking their butts in the street. We have seen workers from Molinari's Delicatessen taking smoke breaks in their rear loading dock, and leaving cigarette butts behind. We have seen the residents of the upper units above Molinari's smoking at their windows and dropping butts on the street below. Our customers and our staff do not smoke in Rexroth, they only smoke on Broadway.

There are complaints about trash bin and trash bags being left in the alley -- these are not due to Boxcar Theatre. Our contract with Recology requires that our trash carts are set out on the Broadway side of the building, never on the Vallejo or Rexroth side. We have 5-day trash pickup and dispose of all trash properly in our carts, we never dump trash bags in the alley. There are indeed trash carts in the 644 Broadway loading dock, but they are not ours. It is possible that the building's custodial staff, or one of the other businesses, uses the Rexroth side for trash collection, but Boxcar does not.

There are complaints about foot traffic and noise after hours in the alley -- these are not due to Boxcar Theatre. The filmmaker offices on the fourth floor of the building are full of artists who work late into the night, some of whom habitually leave via the Rexroth Alley, since the closest parking garages that are open after 10 pm are on Vallejo between Powell and Stockton. The San Francisco Film Society hosts frequent lectures, screenings, and fundraising events that last late into the evening, at which point 20-60 people depart the building all at once. Our customers are methodically steered out the Broadway exits only, and our employees have been trained not to use the alley at night.

One of the residents (Pei) provided some videos of people smoking in the alley. These were not Boxcar employees or audience members. These were members of the fourth floor filmmaking community you can see on holding a camera tripod); and I went out there that day, met these guys and told them not to smoke in the alley.

One of the residents (Mandy) mentioned the gate being left open for late arrivals to the theater. This is not how we operate, all late arrivals are directed to enter on the Broadway side. What I can do in response to this concern, is direct our security guard, who is stationed at the opposite end of the alley, to leave his post and close the alley gate at any time it is left open and unattended, by any resident or business that has access to the gate. Mandy also mentioned that she didn't feel safe in the

alley, but I think she was overlooking the added security of having a guard-card certified staff member stationed just a few feet away from the entrance to her home. Many people would see this as a net gain in safety.

Joe from Molinari's is very passionate but he is simply wrong on the facts. If there are people who work at 644 Broadway who are smoking in the alley, they are not Boxcar employees. Since the restaurant and office uses in the building did not require Conditional Use permission, the owners and employees of those business may never have been educated in the proper use of the alley. They may believe that they are complying with local ordinance by not smoking inside. And the scores of construction workers under China Live have almost certainly not been instructed not to smoke in the alley -- there are different guys working there every day. And once again, the trash carts on the corner of Columbus and Vallejo are not Boxcar's. I'm sure Joe was exaggerating when he threatened to throw one through our front window, but it's nice to know who to talk to just in case it happens.

It seems to me that these residents received tremendous benefit during the years that 644 Broadway was vacant. We know from their own accounts that when the building was operating as Gold Mountain Restaurant, there were a variety of blight conditions in the alley, some of them arising from that business. The residents have had a very nice 4-5 quiet years with no commercial activity there. They don't want to lose that peace and quiet, which is completely understandable. But China Live is opening soon with a footprint three times the size of Boxcar's, with 300 daily employees, and with no conditional use restrictions on the use of Rexroth Alley. DPW has declared Rexroth to be a public street and the rear exit from 644 Broadway a legal and necessary egress. So significant change is coming to Rexroth, regardless of what happens with Boxcar. It seems to me that this conditional use process has given the residents an outlet to channel all their anxiety, worry, and fear of change, and heap it on Boxcar, when in reality we are one of the most conscientious, respectful, and responsive neighbors they could hope to have.

We ask that the Planning Commission maintain the current set of conditions and allow the permitted use to continue. Once the major construction at both ends of the alley is complete, we would be very happy to engage with residents and business owners regarding beautification and improvement of the alley. The owners of 644 Broadway have already expressed in interest in paying to have the alley repaved, and our creative staff is incredibly adept at envisioning small changes that dramatically improve the character of the space. We could be outstanding partners in transforming Rexroth into a unique and special streetscape.

Thank you for your time and attention on this matter.

David Gluck
Producer & General Manager
"The Speakeasy"
415-828-2301

On Thu, Jan 12, 2017 at 5:07 PM, Perry, Andrew (CPC) <andrew.perry@sfgov.org> wrote:

Thanks David – I would ideally like the feedback as soon as possible, would it be realistic to have it to me by Tuesday or Wednesday of next week?

The information will be transmitted to the Commission via a memo that I will write, synthesizing the feedback from all parties that have responded. After reviewing the memo, the Commission may request another full hearing on this matter at their discretion. At that hearing, I believe the Commission could revisit the existing conditions of approval and operating parameters that had been authorized, in order to result in a project, intensity and use that may be more compatible with the surrounding properties. They may also find that the current operation is sufficient – it's truly at the discretion of the Commission.

The memo would be available publicly, and I will likely attach all feedback emails directly to the memo so there is no potential loss of information in my summary.

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: [415-575-9017](tel:415-575-9017)



1650 Mission Street, Suite 400
San Francisco, CA 94103

**SF Planning
Department**

From: David Gluck [mailto:dlgluck@gmail.com]

Sent: Thursday, January 12, 2017 4:50 PM

To: Perry, Andrew (CPC)

Subject: Re: Boxcar Check-in - Please call or email me

Hi Andrew,

Thanks for your follow-up. We are indeed working on our submission. What is the deadline to get this to you? And how is this information used -- does it go back to the commission, is it heard publicly?

Thanks very much.

David Gluck

Producer & General Manager

"The Speakeasy"

[415-828-2301](tel:415-828-2301)

On Thu, Jan 12, 2017 at 4:39 PM, Perry, Andrew (CPC)
<andrew.perry@sfgov.org> wrote:

Hi David,

I'm attaching a PDF binder with 6 additional emails from neighbors/residents of the alley. I've tried reaching out a few times now – maybe you are in the process of drafting a reply? Please at least let me know that you've received my emails or call and are aware that you should be providing me with an update from your end as well. I am definitely hearing the neighbor's continued concerns, and I want to be sure that you and Boxcar have a chance to represent your side of the story as well.

Thanks,

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: [415-575-9017](tel:415-575-9017) | Fax: [415-558-6409](tel:415-558-6409)

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San Francisco, CA 94103

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From: [Rae Owen](#)
To: [Russell Wolking](#)
Cc: [Perry, Andrew \(CPC\)](#); [David Copperman](#)
Subject: Re: Boxcar Theatre 6-month Check In
Date: Friday, January 06, 2017 4:43:01 PM
Attachments: [image016.png](#)
[image017.png](#)
[image020.png](#)
[image015.png](#)
[image021.png](#)
[image019.png](#)
[image018.png](#)

Hi Andrew, thanks so much for following up, and happy new year!

I echo Russ' comments; the first four months of this arrangement were awful, and we had frequent problems with trash, smoking, and late-night noise. The current security team has been an improvement, but we've still experienced plenty of nights where the staff and performers use the alley as an exit in the late-night hours. I've personally been woken up at least 4 times by some of the performers smoking and talking loudly in the alley after midnight.

Overall, it has continued to be (at the best of times) inconvenient to have the only entrance to our home blocked (and at worst, polluted and disrupted) by the bar's use of the alley as a third entrance option. I'm curious to know if using the alley has truly made a difference in their business; I know their original desire to use the alley was purely for creative effect - not fire/safety code - and it still seems to me that the rights of the residents to a peaceful, clean and quiet sole entrance should outweigh the theatrical request for more "secret" entrances.

I'm hoping that, with a few months under their belt now, the Speakeasy will see that it's not necessary for their show to have three separate entrances. We haven't seen them care for the alley space (or any other neighborly / goodwill efforts, for that matter...) as any other resident would, and as homeowners, having a bar entrance directly outside of our front/only door is absolutely a long-term concern. I am curious as to what protection we'll have if this 6-month Conditional Approval is updated to full/permanent approval. I'm very concerned that The Speakeasy will look for more cost-effective security options if they no longer have "conditional" approval.

What are our options for longer-term conditional use specifications? I want to be sure that if they do not decide to stop using the alley as an entrance/exit that we'll have reasonable options to encourage them to continue to tighten their security, cleanliness, and noise protocols.

Thanks again for your attention here. I'll forward your inquiry to Trista Yu; she is one of the other residents on Kenneth Rexroth. Her email address is tracyyu88@yahoo.com.

Best wishes,
Rae

On Thu, Jan 5, 2017 at 11:08 PM, Russell Wolking <russellwolking@yahoo.com>

wrote:

Hey Andrew,

Thanks for following up! It's hard to answer your question at this point. Initially we had a ton of issues with the Boxcar Theatre Group and the Speakeasy. Their staff & security guards would talk very loud and smoke in the alleyway, which resulted in a disgusting amount of cigarette and other trash in the alley and made it hard to peacefully enjoy our home. They also would leave their trash bins out on the corner of Vallejo and Columbus for several days at a time, which resulted in them frequently overflowing with garbage. We emailed David Gluck on a number of occasions to ask him to do something about it, and he said that he talked to the staff, but it continued to be a recurring problem until Boxcar fired the security company they were using a couple of months ago, and posted a no-smoking sign. The past two months have been a little better, but in all honesty I think a big part is because they've been operating less frequently during the holidays.

Overall, I still would rather not have Boxcar use the alleyway. Frankly, it's a nuisance to us to have to walk by bouncers, have strangers wandering through our front yard, and to pick up their trash. I don't think its existence provides any benefit to the Kenneth Rexroth residents. I have yet to see them do anything to clean or maintain the alleyway like they said they would, which would be a huge help considering some of the trash comes from their staff and patrons, and that would be a neighborly thing to do. I also worry that turning my "front yard" into a bar entrance will decrease the value of my home. I might feel differently if they invested a little into the upkeep and beautification of the alley, but I'm not sure their willingness to do that. Their offer of free tickets to the show is nice, but really the community outreach hasn't gone far beyond that, and I can only speak for that being offered to myself by David G. At best, I'd offer them another 6 month conditional use with the request that they build off their recent improvements and try harder to be a good neighbor.

Thanks again. I appreciate the follow up. Feel free to contact me if you have any additional questions.

Russ

On Thursday, January 5, 2017 2:54 PM, "Perry, Andrew (CPC)" <andrew.perry@sfgov.org> wrote:

Hello residents of Kenneth Rexroth Place,

About 6 months ago, I had received at least one email communication from each of you with concerns about the proposed theater use at 644 Broadway and their proposed use of Kenneth Rexroth Pl. If you believe there are others who should also receive this email, please feel free to forward it along to them.

As you may recall, with the approval of the project on July 28th of last year, there was a Condition of Approval that required staff to provide the Commission with an update memo at the 6-month point, as to how the operation has been working thus far.

Please use this opportunity to describe your experience with Boxcar over the last 6 months – whether there have been any issues or conflicts, whether you've approached Boxcar directly about those issues and if there was some resolution to them, or if the issues continue to persist.

I would appreciate your responses before next Friday, January 13th if at all

possible.

Thank you and I hope the new year is treating you all well,

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: [415-575-9017](tel:415-575-9017) | **Fax:** [415-558-6409](tel:415-558-6409)

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From: [Russell Wolking](#)
To: [Perry, Andrew \(CPC\)](#); raeowen@gmail.com; [David Copperman](#)
Subject: Re: Boxcar Theatre 6-month Check In
Date: Thursday, January 05, 2017 11:08:52 PM
Attachments: [image021.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image015.png](#)
[image016.png](#)

Hey Andrew,

Thanks for following up! It's hard to answer your question at this point. Initially we had a ton of issues with the Boxcar Theatre Group and the Speakeasy. Their staff & security guards would talk very loud and smoke in the alleyway, which resulted in a disgusting amount of cigarette and other trash in the alley and made it hard to peacefully enjoy our home. They also would leave their trash bins out on the corner of Vallejo and Columbus for several days at a time, which resulted in them frequently overflowing with garbage. We emailed David Gluck on a number of occasions to ask him to do something about it, and he said that he talked to the staff, but it continued to be a recurring problem until Boxcar fired the security company they were using a couple of months ago, and posted a no-smoking sign. The past two months have been a little better, but in all honesty I think a big part is because they've been operating less frequently during the holidays.

Overall, I still would rather not have Boxcar use the alleyway. Frankly, it's a nuisance to us to have to walk by bouncers, have strangers wandering through our front yard, and to pick up their trash. I don't think its existence provides any benefit to the Kenneth Rexroth residents. I have yet to see them do anything to clean or maintain the alleyway like they said they would, which would be a huge help considering some of the trash comes from their staff and patrons, and that would be a neighborly thing to do. I also worry that turning my "front yard" into a bar entrance will decrease the value of my home. I might feel differently if they invested a little into the upkeep and beautification of the alley, but I'm not sure their willingness to do that. Their offer of free tickets to the show is nice, but really the community outreach hasn't gone far beyond that, and I can only speak for that being offered to myself by David G. At best, I'd offer them another 6 month conditional use with the request that they build off their recent improvements and try harder to be a good neighbor.

Thanks again. I appreciate the follow up. Feel free to contact me if you have any additional questions.

Russ

On Thursday, January 5, 2017 2:54 PM, "Perry, Andrew (CPC)" <andrew.perry@sfgov.org> wrote:

Hello residents of Kenneth Rexroth Place,

About 6 months ago, I had received at least one email communication from each of you with concerns about the proposed theater use at 644 Broadway and their proposed use of Kenneth Rexroth Pl. If you believe there are others who should also receive this email, please feel free to forward it along to them.

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as to how the operation has been working thus far.

Please use this opportunity to describe your experience with Boxcar over the last 6 months – whether there have been any issues or conflicts, whether you’ve approached Boxcar directly about those issues and if there was some resolution to them, or if the issues continue to persist.

I would appreciate your responses before next Friday, January 13th if at all possible.

Thank you and I hope the new year is treating you all well,

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: 415-575-9017 | **Fax:** 415-558-6409



1650 Mission Street, Suite 400
San Francisco, CA 94103

**SF Planning
Department**

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From: [Lam McNulty](#)
To: [Perry, Andrew \(CPC\)](#); raeowen@gmail.com; russellwolking@yahoo.com; [David Copperman](#); [Trista Yu](#); [Pei Wong Yan](#); [Celia](#)
Cc: planning@rodneyfong.com; [Richards, Dennis \(CPC\)](#); wordweaver21@aol.com; richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); mooreurban@aol.com; cwu.planning@gmail.com; [Secretary, Commissions \(CPC\)](#)
Subject: RE: Boxcar Theatre 6-month Check In
Date: Wednesday, January 11, 2017 10:30:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Andrew,

Thanks for your follow up email on this issue. For the last 6 months, we have had to live with increase use/traffic on our little dead end street, Kenneth Rexroth place. I can say it has not been pleasant, theater patrons standing around by the gate with some of them smoking near or in the alley. On several occasions the small gate was left open when I came home, my guess it was left open for late arriving patrons.

We still believe the 2 entrances on Broadway are better suited for theater access; patron arrival should happen there and not at the back door down a dead end alley. I am not sure if the city will listen to our concerns but since you sent the email and ask, my concern with access and safety are still the same as they were 6 months ago.

From: Perry, Andrew (CPC) [mailto:andrew.perry@sfgov.org]
Sent: Thursday, January 05, 2017 2:54 PM
To: raeowen@gmail.com; russellwolking@yahoo.com; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Subject: Boxcar Theatre 6-month Check In

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Department**

1650 Mission Street, Suite 400
San Francisco, CA 94103

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From: [Pei Wong Yan](#)
To: [Perry, Andrew \(CPC\)](#); raeowen@gmail.com; russellwolking@yahoo.com; [David Copperman](#); [Trista Yu](#); [Lam McNulty](#); rick@colehardware.com; jamastrelli@gmail.com
Cc: planning@rodneyfong.com; [Richards, Dennis \(CPC\)](#); [Johnson, Christine \(CPC\)](#); richhillissf@yahoo.com; [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Secretary, Commissions \(CPC\)](#)
Subject: Re: Boxcar Theatre 6-month Check In
Date: Thursday, January 12, 2017 1:39:29 AM
Attachments: [image016.png](#)
[image015.png](#)
[image018.png](#)
[image017.png](#)
[image020.png](#)
[image019.png](#)
[image021.png](#)

Hi Andrew and all Commissioners:

Thank you for your thoughtful for checking up the Alley Status again!
Enclose two videos:



IMG_9298[1].MOV

File via Dropbox



IMG_9299[1].MOV

File via Dropbox

These are employees of 644 Broadway, the slam sound is from them get in and out of the alley gate, smoking, taking, dancing...after their lunch, we can earn their left over food in the alley too(didn't through away everywhere yet, just keep it in the small whole on the wall, from this video you see the yellow is banana skin),one of our neighbor has been asked them, why don't they dance in their office, they said their office need to be quiet, they can't do it inside...

We have been enjoy to living in the peace, quiet and cleaning alley since 2003 city set up all the neighbors garbage cans CAN NOT allow store in the alley, 644 Broadway garbage need to pick up in their front door and their daily deliver have to be do it from the front street too, however our good dream broken by this new business, during the day, that's all kind of the people you will see in and out in our the alley, slam the gate or keep the gate open...smoking in the alley from their employees, door man...we are affair to open our window because of the noise and smoke, all kind of custom people get in the alley in the evening..night, our alley became a Halloween street; Their garbage 24/7 store in corner of 627 Vallejo st. and 371 Columbus st., nobody want to leave a garbage can in their front door, but funny they can store their can one block away neighbor's front door,,is that as they said"we

have money we have power" in the alley at June 12,2015,,
Do business should be use front door, the back door is for emergency use only, San Francisco is golden place, benefit yourself and harmful the others that's no the right way to do business,,,
As we know this alley is Unaccept street, no as they said public street, they still in the six month check in already have so many problem, we don't know what's happen next, please stop them to use this alley for business.
Thank you for your considering.

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To: "raeowen@gmail.com" <raeowen@gmail.com>; "russellwolking@yahoo.com" <russellwolking@yahoo.com>; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Sent: Thursday, January 5, 2017 2:54 PM
Subject: Boxcar Theatre 6-month Check In

com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>

Sent: Thursday, January 5, 2017 2:54 PM
Subject: Boxcar Theatre 6-month Check In

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Andrew Perry
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Direct: 415-575-9017 | **Fax:** 415-558-6409



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San Francisco, CA 94103

**SF Planning
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From: [Joe Mastrelli](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: 644 Broadway
Date: Thursday, January 12, 2017 11:29:09 AM

Good morning Andrew, many concerns about 644 Broadway I think it's a complete joke and what they're doing and how they're running their business. Constant noise, litter and graffiti. Employees smoking and using the alley for their break room. When asked to go inside they say "the office needs to be quiet" so it's ok to use the alley for smoke breaks?? They are producing a large amount of garbage and they think it's OK for them to put their cans out in front of my store and around the corner and leave them there all day long!! They are so full they can't even be closed so homeless and people scavenging for cans make a constant mess. I am all for promoting new businesses in North Beach, but it has to be done properly, use your front door of your building for your business, you can't assume you can use your back door and Alley to make yourself look better when you are disrupting so many residents and your neighboring businesses. It will only get worse, conflicts will awry and I guarantee you I will end up throwing one of those garbage cans through the front door of their business. Please deny box car from using this alley. They can run their business perfectly fine using the front door on Broadway Street. We gave them a shot out of the goodness of our hearts to get along with our neighbors but it's apparent it will only get worse.

Thank you and contact me if you need more info.

Joe Mastrelli

Molinari Deli.

Sent from my iPhone

From: [Mandy](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: Fwd: Fw: Boxcar Theatre 6-month Check In
Date: Thursday, January 12, 2017 1:10:44 PM
Attachments: [image015.png](#)
[image021.png](#)
[image017.png](#)
[image016.png](#)
[image019.png](#)
[image020.png](#)
[image018.png](#)

Andrew, thank you for following up on this issue.

In the past six months, there were many times when I came home after 8:00 Pm the gate was left open. I believe the gate was open for the theater's late arrival customers. The gate being left open makes me feel insecure because it makes our death end ally accessible to anyone who passes by which makes it unsafe for the residents in this ally. Especially for someone like me who have night school that comes home around 11:00 pm or the people who work for night shift. The ally is the only entrance for the residents in the Kenneth Rexroth place, while 644 Broadway has two other entrances. To ensure the safety of the residents in this ally, I strongly recommending the city to reconsidering to have 644 Broadway to use their two entrances in Broadway street only.

Thank You

----- Forwarded message -----

From: **Pei Wong Yan** <peiwongyan@yahoo.com>
Date: Thu, Jan 12, 2017 at 9:21 AM
Subject: Fw: Boxcar Theatre 6-month Check In
To: <christopheryu0606@gmail.com> <christopheryu0606@gmail.com>, Mandy Yu <mandyyu1111@gmail.com>, <cityevents2000@yahoo.com> <cityevents2000@yahoo.com>

----- Forwarded Message -----

From: Pei Wong Yan <peiwongyan@yahoo.com>
To: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>; "raeowen@gmail.com" <raeowen@gmail.com>; "russellwolking@yahoo.com" <russellwolking@yahoo.com>; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Celia <celiawu1997@gmail.com>; "rick@colehardware.com" <rick@colehardware.com>; "jamastrelli@gmail.com" <jamastrelli@gmail.com>
Cc: "planning@rodneymfong.com" <planning@rodneymfong.com>; "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>; "christine.d.johnson@sfgov.org" <christine.d.johnson@sfgov.org>; "richhillissf@yahoo.com" <richhillissf@yahoo.com>; "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>; "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>; "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>; "Commissions.Secretary@sfgov.org" <Commissions.Secretary@sfgov.org>
Sent: Thursday, January 12, 2017 1:39 AM
Subject: Re: Boxcar Theatre 6-month Check In

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IMG_9298[1].MOV

File via Dropbox



IMG_9299[1].MOV

File via Dropbox

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We have been enjoy to living in the peace, quiet and cleaning alley since 2003 city set up all the neighbors garbage cans CAN NOT allow store in the alley, 644 Broadway garbage need to pick up in their front door and their daily deliver have to be do it from the front street too, however our good dream broken by this new business, during the day, that's all kind of the people you will see in and out in our the alley, slam the gate or keep the gate open...smoking in the alley from their employees, door man...we are affair to open our window because of the noise and smoke, all kind of custom people get in the alley in the evening..night, our alley became a Halloween street; Their garbage 24/7 store in corner of 627 Vallejo st. and 371 Columbus st., nobody want to leave a garbage can in their front door, but funny they can store their can one block away neighbor's front door,,is that as they said"we have money we have power" in the alley at June 12,2015,,

Do business should be use front door, the back door is for emergency use only, San Francisco is golden place, benefit yourself and harmful the others that's no the right way to do business,,,

As we know this alley is Unaccept street, no as they said public street, they still in the six month check in already have so many problem, we don't know what's happen next, please stop them to use this alley for business.

Thank you for your considering.

Pe

From: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>

To: "raeowen@gmail.com" <raeowen@gmail.com>; "russellwolking@yahoo.com" <russellwolking@yahoo.com>; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo>

com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <pei Wongyan@yahoo.com>; Celia <celiawu1997@gmail.com>

Sent: Thursday, January 5, 2017 2:54 PM

Subject: Boxcar Theatre 6-month Check In

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I would appreciate your responses before next Friday, January 13th if at all possible.

Thank you and I hope the new year is treating you all well,

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: [415-575-9017](tel:415-575-9017) | **Fax:** [415-558-6409](tel:415-558-6409)

**San Francisco
Planning**

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Department**

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1650 Mission Street, Suite
400
San Francisco, CA 94103



From: [M.N](#)
To: [Perry, Andrew \(CPC\)](#); [Rae Owen](#); [David Copperman](#); [Russell Wolking](#); [Joe Molinari](#); [Lam McNulty](#); [Mandy Yu](#); [Trista Yu](#); [Pei Wong Yan](#); [celiawu1997@gmail.com](#); [rich@colehardware.com](#)
Subject: Boxcar Theatre 6-month Check I
Date: Thursday, January 12, 2017 3:55:26 PM

To whom may concert:

Enclose some of the picture, it's has been stay in Vallejo & Columbus Corner lots of time couple days 24/7, those garbage is from 644 Broadway Street, Broadway street city have big planing to beauty, we are street mess up by one block away 644 Broadway's Building... since they open we don't feel save and quiet any more,,,every day have stranger face in and out of our alley, door man smoking at the door all the time, sometime keep the gate open,slam the gate, when we walk through the gate smell terrible and feel uncomfortable... go through the street map, this alley is for building of lot #21.22.23.24, no for 644 Broadway, this is NO PUBLIC STREET before 2003 we call city for street cleaning, DPW told us we need to do cleaning by ourselves, why now is back to "public street", do business is use front door, no back door, as everyone knows their back door only for emergency use only. THEY THINK THEY HAVE MONEY THEY HAVE POWER, I think we still have RUL in the world.

Thank you
M.

From: [Trista Yu](#)
To: [Perry, Andrew \(CPC\)](#); [Rae Owen](#); [David Copperman](#); [Russell Wolking](#); [Pei Wong Yan](#); [Lam McNulty](#); [Celia Mandy Yu](#); [Joe Molinari](#); rich@colehardware.com
Subject: Re: Boxcar Theatre 6-month Check In
Date: Friday, January 13, 2017 12:30:07 AM
Attachments: [image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)
[image021.png](#)

Hi Andrew,

Thank you for check back. I still want to finish the questions I want to ask in the hearing but I didn't have chance:

- 1.This alley is unacceptable street, however in hearing was keep saying "Public Street";
2. We only have one meeting before, that was July 13, 2015 5pm at DPW 1155 Market St. we never have meeting at March, 2015. they requested the key is for delivery some of big equipment during the construction; Except lot # 24 building on owner was vacation didn't show up, we have five of residences from lot 22, and 23 of building attended the meeting. We agreed to give them the key because we don't want the DPW to remove the gate.
3. According from the lot map, this alley because have lot #21,22,23 & 24, as all residences in the alley knew, this from year of 2003, DPW, health department(including former district 3 Supervisor Aaron Peskin) already set up 644 Broadway have to be do their daily deliver and pick up their garbage in Broadway Street, how come right now they can have rights 24/7 store the garbage on one block away Vallejo & Columbus street(can offer pics.):
- 4.We have been enjoying to living in the peace and quiet alley since city help us got approve to installed the gate, however, since their business open, we woke up at midnight from their taking trust cans one block out of their street, their employees in and out slam the gate sound,all kind of the custom stranger customer get in the alley, smoking..scar door man... right now they still haven't finishing construction yet, I don't know when it's compliant, how terrible this alley will be...

Great Aaron Peskin still the same Supervisor as the year of 2003, I believer he still remember this alley he had came over and worked with us at that time, Broadway street need to be beauty, Kenneth Rexroth place, Vallejo & Columbus no only need a beauty, we also need peace, clean, quiet and safe street also. Please DO NOT let our alley became a "public street and stranger street", Do business please have them us their front DOOR, the back door is for emergence us only.

Thank you for your help

Trista

Thank you

Trista

The link found from the hearing at. wet.

<http://commissions.sfplanning.org/cpcpackets/2016-004115CUA.pdf>

<IMG_9297[1].JPG>

From: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>
To: "raeowen@gmail.com" <raeowen@gmail.com>; "russellwolking@yahoo.com" <russellwolking@yahoo.com>; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Sent: Thursday, January 5, 2017 2:54 PM
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San Francisco, CA 94103

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To: [Trista Yu](#); [Perry, Andrew \(CPC\)](#); [Rae Owen](#); [David Copperman](#); [Russell Wolking](#); [Lam McNulty](#); [Celia](#); [Mandy Yu](#); [Joe Molinari](#); [rick@colehardware.com](#); [M. N.](#)
Cc: [planning@rodnefong.com](#); [Richards, Dennis \(CPC\)](#); [Johnson, Christine \(CPC\)](#); [richhillissf@yahoo.com](#); [Secretary, Commissions \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)
Subject: Re: Boxcar Theatre 6-month Check In
Date: Friday, January 13, 2017 12:54:14 PM
Attachments: [image021.png](#)
[image020.png](#)
[image015.png](#)
[image019.png](#)
[image018.png](#)
[image017.png](#)
[image016.png](#)

Yes, we need to live in a clean, peace, save and quiet street, we are looking forward to have Broadway street project finish, however DO NOT wish our Kenneth Rexroth became to " money and powerful victims" death corner. This small alley has been over 100 years, this is the only entrance for Kenneth Rexroth...thank you for your considering

From: Trista Yu <tracyyu88@yahoo.com>
To: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Celia <celiawu1997@gmail.com>; Mandy Yu <mandyyu1111@gmail.com>; Joe Molinari <jamastrelli@gmail.com>; "rich@colehardware.com" <rich@colehardware.com>
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Trista

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<IMG_9297[1].JPG>

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As you may recall, with the approval of the project on July 28th of last year, there was a Condition of Approval that required staff to provide the Commission with an update memo at the 6-month point, as to how the operation has been working thus far.

Please use this opportunity to describe your experience with Boxcar over the last 6 months – whether there have been any issues or conflicts, whether you’ve approached Boxcar directly about those issues and if there was some resolution to them, or if the issues continue to persist.

I would appreciate your responses before next Friday, January 13th if at all possible.

Thank you and I hope the new year is treating you all well,

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: 415-575-9017 | **Fax:** 415-558-6409



1650 Mission Street, Suite 400
San Francisco, CA 94103

**SF Planning
Department**

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From: celiawu1997@gmail.com
To: [Lam McNulty](#)
Cc: [Perry, Andrew \(CPC\)](#); raeowen@gmail.com; russellwolking@yahoo.com; [David Copperman](#); [Trista Yu](#); [Pei Wong Yan](#); planning@rodneyfong.com; [Richards, Dennis \(CPC\)](#); wordweaver21@aol.com; richhillissf@yahoo.com; [Johnson, Christine \(CPC\)](#); mooreurban@aol.com; cwu.planning@gmail.com; [Secretary, Commissions \(CPC\)](#)
Subject: Re: Boxcar Theatre 6-month Check In
Date: Wednesday, January 11, 2017 10:47:33 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)

I strongly agreed! Besides, it's scary that someone with long coat and hat stands in front of your house smoking and watching you when you walk by. I didn't mean to criticize his dressing but ...

We really want to have our quiet and safe back.

Thank you
Sent from my iPhone

On Jan 11, 2017, at 10:29 AM, Lam McNulty <lmcnulty@flad.com> wrote:

Andrew,

Thanks for your follow up email on this issue. For the last 6 months, we have had to live with increase use/traffic on our little dead end street, Kenneth Rexroth place. I can say it has not been pleasant, theater patrons standing around by the gate with some of them smoking near or in the alley. On several occasions the small gate was left open when I came home, my guess it was left open for late arriving patrons.

We still believe the 2 entrances on Broadway are better suited for theater access; patron arrival should happen there and not at the back door down a dead end alley. I am not sure if the city will listen to our concerns but since you sent the email and ask, my concern with access and safety are still the same as they were 6 months ago.

From: Perry, Andrew (CPC) [<mailto:andrew.perry@sfgov.org>]

Sent: Thursday, January 05, 2017 2:54 PM

To: raeowen@gmail.com; russellwolking@yahoo.com; [David Copperman](#) <david.copperman@gmail.com>; [Trista Yu](#) <tracyyu88@yahoo.com>; [Lam McNulty](#) <lmcnulty@flad.com>; [Pei Wong Yan](#) <peiwongyan@yahoo.com>; [Celia](#) <celiawu1997@gmail.com>

Subject: Boxcar Theatre 6-month Check In

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<!--[if !vml]-->



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<!--[endif]-->

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[<image005.png>](#)



[<image007.png>](#)

