

**From:** [Stephen Masek](#)  
**To:** [historicresources@sandiego.gov](mailto:historicresources@sandiego.gov); [Anthony, Shannon](#); [Mayor Kevin Faulconer](#); [Councilmember Christopher Ward](#); [DSD PlanningCommission](#)  
**Subject:** Former San Diego Theater - 304 C Street - Overture  
**Date:** Wednesday, January 25, 2017 5:03:01 PM

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Dear Sirs:

Please expedite demolition of the decrepit old building which was formerly the San Diego Theater and office tower. It is loaded with asbestos and lead-based paint, significant hazards. It presents a great danger to persons on the streets and sidewalks in the event of an earthquake. An earthquake would also release those materials to contaminate the area.

I'm from St. Louis, Missouri, where the Fabulous Fox Theater stands as a wonderful example of the best of the old theaters. By comparison, the San Diego Theater was a third-rate facility even when brand new.

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Sincerely,  
F. Stephen Masek  
Asbestos & Lead Poisoning Prevention Association  
Phone: 714-878-5284

**From:** [Anthony, Shannon](#)  
**To:** [Trajano, Carmina](#)  
**Cc:** [Brown, Jodie](#)  
**Subject:** FW: The Overture  
**Date:** Thursday, February 02, 2017 11:12:40 AM

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Hi Carmina,

For the Planning Commission

**Shannon Anthony**  
Historical Resources Board Secretary  
City of San Diego  
Development Services – Historical Resources

T (619) 533-6301  
[www.sandiego.gov](http://www.sandiego.gov)

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**From:** John dicola [mailto:bonus poker1199@gmail.com]  
**Sent:** Monday, January 30, 2017 4:16 PM  
**To:** Anthony, Shannon <SAnthony@sandiego.gov>  
**Subject:** The Overture

As a downtown resident I am appalled by the horrible conditions of the California Theater and its surroundings. I work in a historical place, the Santa Fe Depot. It's full of life the California Theater is dead. I fully support The Overture and their vision for a much neglected dead zone.

Sent from my iPhone

Sent from my iPhone

**From:** [Morgan Balentine](#)  
**To:** [Aaron Hollister](#)  
**Subject:** Regarding the demolition and replacement of the California Theater  
**Date:** Thursday, October 13, 2016 10:25:42 AM

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Mr. Hollister,

I am writing to voice strong opposition to the demolition, and replacement of the California Theater at the intersection of 4th and C.

Demolition by neglect is illegal in SAN Diego, yet our civic leaders do not enforce this rule, or hold owners accountable. Instead, they allow buildings to sit and decay for decades, while owners get fair offers on their properties, but refuse to sell because they see higher dollar signs in their future if they allow the building to fall into disrepair, with demolition as the end result.

This is exactly the story of the California Theater. The owners have allowed the building to sit and fall into disrepair, while receiving fair offers to purchase the building from organizations interested in actually restoring the building to its former glory. All the while, the city has not held the owner responsible for their illegal actions of neglect of their property, which now they want rewarded for, with a green light to demo a beautiful and historical building.

On top of this, it is common knowledge that the reuse, and restoration of existing buildings is much greener, and environmentally friendly, than tearing down such buildings to build some newfangled high rise in its place.

This developer should not be awarded for neglecting their property, and ignoring offers from environmentally responsible parties who would restore the building and add a sense pride to our community and city in the process.

As a citizen of San Diego I urge you not to allow this project to move forward, and urge you and your colleagues to take the necessary steps to charge the current owner for the crime of "demolition by neglect" as the city charter details should be done in situations like these.

San Diegans are tired of wealthy and greedy developers ruining our neighborhoods and erasing our city's history.

It is time for our city officials to step up and do something about situations like this, in way the city charter says they are supposed to.

Thank you for your time,  
Morgan Balentine

## Aaron Hollister

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**From:** Reese A. Jarrett  
**Sent:** Monday, April 25, 2016 12:18 PM  
**To:** Brad Richter  
**Cc:** Aaron Hollister  
**Subject:** FW: California Theatre project important FYI

FYI

Regards,  
**Reese A. Jarrett**

Civic San Diego  
619.533.7181

Please Note: This email communication may be subject to the California Public Records Act and may be viewed by third parties upon request.

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**From:** Elizabeth Doran [mailto:Elizabeth.Doran@sandiegotheatres.org]  
**Sent:** Monday, April 25, 2016 11:19 AM  
**To:** Nicole Newton; Eli Sanchez; Reese A. Jarrett  
**Cc:** Lyle Mardis; Carolyn Satter  
**Subject:** California Theatre project important FYI

Dear Reese, Eli and Nicole,

Good morning! I hope all is well with you and the many projects you are managing.

I'd like to make you aware of a very important issue we have with the current design proposal of the California Theatre parcel: its planned use of Third Avenue at this time impedes our ability to do 90% of our work at the Civic Theatre, which includes Opera, major concerts and Broadway touring shows.

Three of my senior staff met with architect Joe Martinez last week to inform him of the potential issues. Joe was gracious and optimistic that we can resolve these issues, but as this is so important I need to make you aware as well. It is critical these issues be addressed to the City's and our satisfaction before any decisions are made to approve this plan.

### **The issue: Our Loading Dock is Compromised**

Of course we want nothing more than to see that site be developed. Having residents living this close to our cultural center will be an exciting and fruitful step for downtown. However, as we have informed the architects, these current plans for the California Theatre risk our ability to park and load/unload touring trucks at our loading dock and along Third Ave. As with the Convention Center, our loading dock is literally our lifeline. Without it, we cannot persist. Nor can our local producing partners, as we are the only facility in our region that can properly support their major performing arts events.

Our loading dock at the Civic is on Third near the C Street trolley line. Right now we see two potential issues:

- 1) during construction, Third Ave could be compromised, which would make operating the Civic impossible. Cement trucks, other construction vehicles loading in and out...if these utilize Third it would have to be done so in a way that absolutely and reliably protects our use of Third for our shows. There can be no errors

in this, no sudden changes due to weather, no unanticipated conflicts. Imagine 13 semi's jam packed with literally tons of sets, costumes and theatrical equipment showing up at 4am for a 5am load-in and discovering no access to our loading dock, with a sold out show that evening. This would be a crisis moment that our producing partners would not risk occurring, and therefore they would instead choose to avoid San Diego.

This would be disastrous. Broadway San Diego has thousands of subscribers who have paid in advance for shows like The Lion King. This show and all others would be at risk if this project proceeded as planned. So, if something unexpected occurred, or The Lion King's or another producer determined the loading dock risk was too problematic, the business models of our partner organizations would also be at major risk. These include Broadway San Diego, San Diego Opera, AEG, Live Nation, The California Ballet, and more.

- 2) during activation of the new building, any of its parking lot entrances or exits along Third could compromise our use of Third for loading in and staging trucks. Meanwhile, our use of Third could cause unexpected traffic problems for residents in the new building. This everyday use of Third for the Civic in tandem with a new parking lot entrance/exit across the street will have unintended, difficult to predict consequences.

In addition, we have another concern unrelated to the loading dock issue. We have 3,000 people coming in and out at the same time whenever we have a show at the Civic. Has this plan for the California, including its 2+ year construction phase (apparently scheduled for as soon as Jan 2017), considered all the potential issues of this? We were not contacted at all about these plans. No one requested any information from us. We simply saw the article in the paper and reached out. Do you know if anyone informed the architect of the surrounding area's use? Were inquiries made by the architect? If not, how can Joe and his team understand our neighboring business model and its impact on their construction and vice versa? We welcome such a dialogue, and that is why we instigated it.

Our line of work is very time-sensitive. A major touring show like Phantom of the Opera, for example, is very tightly scheduled between cities and we spend many months planning out the logistics so that these large tractor-trailer trucks can arrive, be unloaded and be reloaded smoothly. We cannot cart things down the street from some new location (a suggestion made in our meeting last week). It would be too labor and time consuming for our producing partners and our staff. Instead, these shows would skip San Diego, totally closing down our business, and eliminating San Diego's access to Broadway touring shows. This would also eliminate our economic benefit to our city. We have measured the following annual fiscal impact of our company: we support 544 full time equivalent jobs; we activate \$18.6 million in total expenditures; \$12.8 million in household income; and \$1.8M in local and state government revenues.

So, to be clear about the problem, without unimpeded access to our loading dock to park our trucks for loading in/out shows, we cannot persist, and the City would experience a real loss on many levels.

I seek your guidance on this before communicating these issues any further to the architect or anyone else. I have let my board know of this potential serious issue. Please let me know how we can help to resolve this.

Sincerely,

Elizabeth Doran

**Elizabeth Doran**  
President & CEO  
San Diego Theatres

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