

File No. 150331

Committee Item No. 2

Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date April 27, 2015

Board of Supervisors Meeting

Date May 5, 2014

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
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| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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Completed by: Andrea Ausberry Date April 23, 2015

Completed by: _____ Date _____

1 [Teatro ZinZanni Hotel/Theater/Park Project - Sole Source Negotiations]

2
3 **Resolution exempting from the competitive bidding policy set forth in Administrative**
4 **Code, Section 2.6-1, the potential real estate transaction involving Port property at**
5 **Seawall Lots 324 and 323 on the west side of The Embarcadero at Vallejo Street with**
6 **Teatro ZinZanni, and financial partner Kenwood Investments No. 6, LLC, operating**
7 **together as TZK Broadway, LLC (TZK), for development of a dinner-theater and**
8 **maximum 200-room, 40-foot boutique hotel and an approximately 7,500 square foot**
9 **privately financed public park and ancillary uses; urging the Port, Teatro ZinZanni, and**
10 **TZK to engage in outreach to affected and interested neighbors, community members**
11 **and other stakeholders to ensure that the proposed project is designed with public**
12 **input; and urging the Port Director, with the assistance of Port staff, the City Attorney's**
13 **Office and other City officials to take all actions needed to negotiate an exclusive**
14 **negotiating agreement and a term sheet with Teatro ZinZanni and TZK on a sole source**
15 **basis, consistent with this Resolution.**

16
17 WHEREAS, Teatro ZinZanni ("Teatro"), a former Port Commission of San Francisco
18 ("Port"), tenant at Pier 27, is a unique hybrid of comedy, theater, cabaret, music, and dining
19 that is part circus and part cabaret combining improv comedy, vaudeville revue, music, dance,
20 cirque, and sensuality into an evolving form that is never quite the same from evening to
21 evening; and

22 WHEREAS, Teatro is a one-of-a-kind production, inspired in 1998 by the great
23 cabarets of Europe and now famous for its Spiegel-tent, displaying comedy and acrobatics;
24 and

1 WHEREAS, Teatro has produced over 50 productions consisting of more than 6,000
2 performances in Seattle, San Francisco, and Costa Mesa, in which it engages, transforms,
3 educates and delights audiences; and

4 WHEREAS, Teatro first came to San Francisco in 2000, and for eleven years operated
5 as a successful cultural event combining dinner and theater at Pier 27 and during such period
6 Teatro welcomed 145 performing artists and 800,000 customers, frequently partnering with
7 many local charities; and

8 WHEREAS, Teatro was a tenant in good standing as defined by the Port's current
9 leasing policies throughout its tenure as a Port tenant; and

10 WHEREAS, In 2011, the Port asked Teatro to terminate its lease for Pier 27 and
11 vacate its location at Pier 27 to accommodate the hosting of the 34th America's Cup and the
12 construction of the new James R. Herman Cruise Terminal; and

13 WHEREAS, The City and County of San Francisco (the "City"), acting by and through
14 the Port, owns approximately 1.4 acres at Seawall Lots 324 and 323 and portions of the
15 Vallejo and Davis Street rights-of-way on the west side of The Embarcadero at Vallejo Street
16 ("Site"); and

17 WHEREAS, Under the City's music and culture sustainability policy, as articulated in
18 Chapter 90A of the Administrative Code, the City "is committed to supporting and encouraging
19 the use of City and County property, including Port property, for indoor and outdoor music and
20 other cultural events" and is committed to preserving and enhancing San Francisco's music
21 and performance venues from displacement due to development; and

22 WHEREAS, Administrative Code, Section 90A(e) articulates the City's support and
23 encouragement of innovative approaches to the provision of low-cost housing to musicians,
24 artists, performers, event planners, and others who have an integral role in San Francisco's
25

1 music and cultural life and Section 90A(g) articulates the City's support and encouragement of
2 workforce development efforts between cultural producers and the City; and

3 WHEREAS, The Port and Teatro entered into a Mutual Agreement for Lease
4 Termination and Reservation of Rights Agreement ("Mutual Terminal Agreement") dated
5 August 12, 2011, which provides that in exchange for terminating its lease at Pier 27, Teatro
6 will be given the exclusive right to negotiate in good faith with the Port for a new lease to
7 relocate to Seawall Lot 324; and

8 WHEREAS, Teatro, following execution of the Mutual Termination Agreement, spent
9 many months in 2012 and 2013 considering its long-term options to return to San Francisco at
10 Seawall Lot 324 on The Embarcadero across from Pier 9, and meeting with and listening to
11 the concerns and suggestions of numerous community groups and stakeholders such as The
12 Barbary Coast Neighborhood Association, Gateway Commons Buildings I, II, III, Chinese
13 Community Development Center, Telegraph Hill Dwellers, Golden Gateway Tenants
14 Association, the Northeast Waterfront Advisory Group, the Historic Preservation Commission,
15 Architectural Review Subcommittee, and the Port and City staff; and

16 WHEREAS, The results of Teatro's investigations and community meetings resulted in
17 accord among the groups that Teatro's unique and highly successful dinner-theater
18 performance is an unmatched addition to the neighborhood, City and region and in returning
19 to San Francisco, Teatro should devise a project which is a long-term addition, includes
20 improved public access as a gateway between the neighborhood and the waterfront,
21 incorporates Teatro's unique Spiegel-tent in a manner that better suits the location and the
22 neighborhood, is consistent with the character, zoning and massing of the historic warehouse
23 district and is true to San Francisco's unique cultural history; and

24 WHEREAS, The total cost of the design, permitting, and construction necessary to
25 rebuild Teatro as a stand-alone structure would be at least five times the original cost of

1 locating at Pier 27 so Teatro sought out and retained a partner to help with plans,
2 development and financing for a new project at Seawall Lots 324 and 323; and

3 WHEREAS, Teatro, operating together with TZK Broadway, LLC ("TZK"), a California
4 limited liability company comprised of Teatro and Kenwood Investments No. 6, LLC, wishes to
5 build a new privately financed, state-of-the-art theater as a long-term home for Teatro's
6 internationally acclaimed dinner-theater performance and state-of-the-art boutique hotel
7 comprised of a maximum of 200 rooms, including up to 10 transient residences for visiting
8 Teatro artists, situated within a 40-foot, four-story building, together with related public
9 infrastructure and access improvements and other improvements, including construction of a
10 new public park at the north end of the Site (the "Project"); and

11 WHEREAS, Hotel, entertainment, theater and public open space are listed as
12 acceptable uses for Seawall Lots 324 and 323 in the Port's Waterfront Land Use Plan, the
13 City Planning Department's Northeastern Waterfront Subarea Plan, the Northeast
14 Embarcadero Study and the Asian Neighborhood Design Community Vision for the Northeast
15 Waterfront; and

16 WHEREAS, The Site offers an opportunity for Teatro to return to San Francisco on a
17 long-term basis to develop world-class entertainment and hotel uses that (i) are consistent
18 with the Port's and City's long-term plans for the Site; (ii) are ideal for the Port, the City,
19 Teatro, its fans and the public in the entire Bay Area region; (iii) would improve public open
20 space and expand public use and enjoyment of the waterfront on trust lands at this location;
21 and (iv) will provide a use that is appropriate for the neighborhood and the Site's neighbors;
22 and

23 WHEREAS, The Site provides an incredibly beautiful, vibrant and easily accessible
24 place for the public from all over the Bay Area and beyond the Bay Area to enjoy and offers a
25

1 transit-rich location that emphasizes access and proximity to the San Francisco Bay and the
2 Northeastern Historic Waterfront District; and

3 WHEREAS, Teatro and TZK are committed to designing the Project to address
4 neighborhood concerns and fulfill the Port's design, public trust, economic vitality, historic
5 preservation, Transit First, local hiring, labor relations and sustainability goals and policies and
6 to enhance public access to the waterfront; and

7 WHEREAS, Any ground lease or other City contract relating to development of the
8 proposed Project would be subject to the City's ordinances relating to labor representation
9 procedures in hotel developments in which the City has an ongoing proprietary interest
10 (Administrative Code, Sections 23.50 through 23.56) and the City's First Source Hiring
11 Program (Administrative Code, Chapter 83), as they may apply to the proposed Project; and

12 WHEREAS, Teatro and TZK have stated their commitment to enter into an equal
13 opportunity program in connection with the transaction documents for the Project that includes
14 the Local Hiring Policy (Administrative Code, Section 6.22(G)), prevailing wage requirements
15 (Administrative Code, Section 6.22(E)) and opportunities for local business enterprises; and

16 WHEREAS, As set forth in Administrative, Code Section 2.6-1, the Board of
17 Supervisors' policy is to approve only such proposed leases involving City property or facilities
18 that departments have awarded to the highest responsible bidder under competitive bidding
19 procedures, except where competitive bidding is impractical or impossible; and

20 WHEREAS, Teatro has, over the course of its 11-year run, become a civic asset for the
21 whole San Francisco Bay Area, is a one-of-a-kind, unique cultural attraction for San
22 Francisco, and is a place where artists from San Francisco, the Bay Area and around the
23 world can find opportunities to perform in live theater; and

24 WHEREAS, Teatro has a demonstrated track record in, and is committed to continue
25 positively impacting, its community and the greater Bay Area by providing assistance and

1 opportunities to other non-profit, civic and community organizations that benefit and enrich the
2 lives of children, youth and those in need; and

3 WHEREAS, The proposed Project presents an important opportunity to provide special
4 public serving, cultural, historic and other significant public benefits to the people of the City
5 and the entire Bay Area region, including an opportunity for a new unique waterfront
6 destination that will achieve public access objectives for the Site while adding an attractive
7 mix of uses and destinations along the waterfront; and

8 WHEREAS, The Port's Waterfront Land Use Plan, including the Design and Access
9 Element (collectively, the "Waterfront Plan"), is the Port's adopted land use document for
10 property within Port jurisdiction, such as the Site, and provides the policy foundation for
11 waterfront development and improvement projects; and

12 WHEREAS, The Waterfront Plan identifies the Site as a mixed-use development
13 opportunity site, and the City, through its Port, previously sought a development partner for a
14 hotel on the Site through a competitive request for proposal bid in accordance with the
15 Waterfront Plan's objectives and continues to contemplate a hotel and entertainment use at
16 the Site; and

17 WHEREAS, As the proposed Project may be refined and improved through the public
18 review process, including the City's Waterfront Design Advisory Committee process, Teatro
19 and TZK and the Port are committed to designing the proposed Project to meet the other
20 design objectives of the Waterfront Plan, the City Planning Department's Northeastern
21 Waterfront Subarea Plan, and the Northeast Embarcadero Study, including: a design that
22 respects the Northeast Waterfront Historic District, provides plentiful and high quality public
23 access, pedestrian improvements and bicycle parking for attendees of events at the Site and
24 addresses neighborhood concerns, including building heights; and

1 WHEREAS, The proposed Project is a publicly-oriented use that will draw visitors from
2 the entire Bay Area to this unique site along the Bay, and Teatro, TZK, the Port and the City
3 are committed to designing the proposed Project and its uses to provide both a high-quality
4 visitor experience before, during and after events that is appropriate to the Site and its
5 waterfront setting and a high quality project that is appropriate for the neighborhood; and

6 WHEREAS, The proposed Project would generate substantial public benefits for the
7 City, including its Port, such as: (1) the improvement and productive reuse of Seawall Lots
8 324 and 323 consistent with the Port's and City's plans and policies for the Site; (2) the
9 construction of needed infrastructure improvements that benefit the Site and the surrounding
10 public trust lands and other areas; (3) the generation of significant new jobs and economic
11 development in a short period, including significant opportunities for local residents; (4) the
12 attraction of many people from the City and all over the region to enjoy the waterfront and the
13 Bay and to patronize businesses on the Site as well as other Port-owned land and privately
14 owned property in the vicinity of the Site; (5) the enhancement of the City's tourism industry,
15 including providing an additional venue for trust related events and other special events;
16 and(6) providing a cultural resource that will honor the theatrical history of San Francisco,
17 provide new jobs for local, regional and international performers, and provide a number of
18 short-term housing solutions for performers; and

19 WHEREAS, On October 28, 2014, the Port Commission approved Resolution No. 14-
20 58 directing Port staff to assist Teatro in developing and introducing a resolution to the Board
21 of Supervisors to consider exempting the proposed Project from the competitive bidding policy
22 in Administrative Code, Section 2.6-1 with respect to the potential lease of the Site to Teatro
23 and TZK; and

24 WHEREAS, Subject to the successful negotiation of an exclusive negotiating
25 agreement with Teatro and TZK, the Port, working in concert with the City's Office of

1 Economic and Workforce Development and other City agencies, intends to return to the Board
2 of Supervisors with a proposed term sheet based on a fair market value transaction for the
3 proposed Project for the Board to consider endorsing; now, therefore, be it

4 RESOLVED, That due to the unique, one-of-a-kind attributes of Teatro, the unique
5 opportunity presented by Teatro's proposal to build and finance the Project, Teatro's position
6 as a tenant in good standing under current Port policies, the provisions of the Mutual
7 Termination Agreement, and, in keeping with Administrative Code, Chapter 90A to retain an
8 important entertainment icon, provide performer lodging and workforce training, and
9 numerous other public benefits to the City and the region that the proposed Project would
10 produce, all as further described above, the proposed Project is exempt from competitive
11 bidding requirements pursuant to Administrative Code, Section 2.6-1 with respect to the
12 possible transaction with Teatro and TZK for development of the Site; and, be it

13 FURTHER RESOLVED, That the Board urges the Port, Teatro and TZK to engage in
14 continued outreach to affected and interested neighbors, community members and
15 stakeholders to ensure that the proposed Project is designed with public input; and, be it

16 FURTHER RESOLVED, That the Board urges the Port Director, with the assistance of
17 Port staff, the City Attorney's Office and other City officials to take all actions needed to
18 negotiate an Exclusive Negotiating Agreement and a term sheet with Teatro and TZK on a
19 sole source basis, consistent with this resolution; provided nothing in this resolution
20 implements any approvals or facilities for the proposed Project, grants any entitlements for the
21 proposed Project or includes any determination as to whether the Port or any other unit of City
22 government should approve the proposed Project, nor does adoption of this resolution
23 foreclose the possibility of considering alternatives to the proposed Project, adopting
24 mitigation measures or deciding not to approve the proposed Project after conducting
25 appropriate environmental review under the California Environmental Quality Act (CEQA).



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2015 MAR 30 AM 11:50

BT

March 30, 2015

Angela Calvillo, Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Subject: Resolution regarding Teatro ZinZanni Theatre/Hotel Project Sole Source Negotiations

Dear Ms. Calvillo:

Attached please find an original and four copies of a proposed resolution for Board of Supervisors approval finding that development of a dinner-theatre and boutique hotel at the Port's Sea Wall Lots 323 and 324, due to the unique nature of the proposal, is exempt from competitive bidding requirements pursuant to Section 2.6-1 of the Administrative Code. The proposed resolution further authorizes the Port Director to negotiate and Exclusive Negotiating Agreement with the project proponents, Teatro ZinZanni with financial partner Kenwood Investments ("TZK").

Attached you will also find the following supporting documents:

1. Four copies of Port Commission Resolution No. 14-58, adopted on October 28, 2014, encouraging the Port Director to submit to the Board of Supervisors a resolution that would find that the project proposed by TZK is exempt from competitive bidding requirements; and
2. Four copies of the site map for the proposed project.

The following Port staff may be contacted regarding the matter: Daley Dunham, Special Projects Manager (274-0454). Thank you for your consideration.

Sincerely,

Daley Dunham
Port of San Francisco

MEMORANDUM

October 23, 2014

TO: MEMBERS, PORT COMMISSION
Hon. Leslie Katz, President
Hon. Willie Adams, Vice President
Hon. Kimberly Brandon
Hon. Mel Murphy
Hon. Doreen Woo Ho

FROM: Monique Moyer
Executive Director

SUBJECT: Request authorization to submit to the Board of Supervisors Teatro Zinzanni's request for a waiver of the competitive bidding policy set forth in Administrative Code Section 2.6-1

EXECUTIVE SUMMARY

At its last meeting on October 14, 2014, Port staff and representatives of Teatro Zinzanni (Teatro) made a presentation to the Port Commission. Additions to the staff report prepared for the October 14, 2014 meeting are underlined. A proposed resolution has also been added. Teatro, formerly located at Pier 29 along The Embarcadero at Battery Street, was displaced to make way for the new James R. Herman Cruise Terminal. Pursuant to the Port's approved Tenant Relocation Plan, the Port and Teatro mutually identified Seawall Lot (SWL) 324, as a potential relocation site. Teatro sought broad public input on their design based on a 10 to 15 year lease of approximately half of SWL 324 with a series of temporary structures focused on their historic Spiegel tent. In order to accommodate the community's thoughtful comments on their design and compatibility with the Northeast Waterfront Historic District, Teatro has sought to expand their project. Teatro now proposes to construct a permanent home for their operations in conjunction with a hotel under a long term lease on the entirety of SWL 324, SWL 323, and portions of the Vallejo and Davis Street rights-of way (see attached map) with development expertise from Kenwood Investments.

After Teatro's presentation to the Port Commission on October 14, 2014, and after considering public comments, the Port Commission directed staff to work with Teatro as they seek a waiver from the Board of Supervisors of the competitive bidding policy set forth in Administrative Code Section 2.6-1.

THIS PRINT COVERS CALENDAR ITEM NO. 10B

Teatro remains committed to early and thorough public involvement. Since the October 14, 2014 Port Commission presentation, Teatro has conducted further outreach including meeting with the Barbary Coast Neighborhood Association, Golden Gateway Tenants Association and Gateway Commons Board of Directors.

BACKGROUND

Teatro is one of the Port tenants that was relocated to make way for the construction of the James R. Herman Cruise Terminal project located at Piers 27 and 29, pursuant to the Port's approved Tenant Relocation Plan. Teatro is a popular dinner theatre performed in a historic Spiegel tent, which provides a big top setting for live music, comedy and acrobatic entertainment.

In December 2011, the Port and Teatro mutually identified SWL 324, as a potential relocation site. The site is currently being operated as a surface parking lot. Currently SWL 324 is leased to Priority Parking and the site generates approximately \$1 million annually in Port rent. In connection with the Tenant Relocation Plan, the Port and Teatro agreed to negotiate in good faith and seek to complete the necessary documents for a term lease on Port property at the proposed new site. Teatro's initial proposal was to relocate the Spiegel tent, as well as construct accessory facilities for support functions including kitchen and food service, dressing rooms, lobby and storage uses.

Teatro's proposed relocation to SWL 324 is contemplated in the 34th America's Cup and James R. Herman Cruise Terminal and Northeast Wharf Plaza Final Environmental Impact Report (FEIR), as required by the California Environmental Quality Act. The FEIR was certified by the Planning Commission on December 15, 2011 and upheld by the Board of Supervisors on January 24, 2012.

SWL 324 is located within the Northeast Waterfront Historic District, which was approved by the Board of Supervisors in 1972, and listed in Article 10 of the City Planning Code. To ensure that the design of the relocated venue is compatible with the architectural character of the Northeast Waterfront Historic District, the FEIR included a mitigation measure requiring Historic Preservation Commission (HPC) review. Specifically the HPC must determine whether the project design complies with Article 10, Appendix D of the City Planning Code, and the Secretary of the Interior Standards for Historic Preservation (Appendix D). This includes addressing the architectural and visual characteristics that define the historic district, including façade line continuity, fenestration and design elements for new construction, and appropriate roof treatments. The FEIR mitigation measure requirements must be satisfied prior to Port Commission action to approve the lease. In addition to this requirement, the project is also subject to review by the Waterfront Design Advisory Committee for consistency with Design and Access Element of the Port's Waterfront Land Use Plan.

An initial proposal for the relocated facilities received preliminary review by the Architectural Review Committee of the HPC in December 2011. At that time the Committee expressed concern about the consistency of the proposed design with the historic district design standards set forth in Appendix D.

In February and May 2012 the Port Commission received informational presentations on Teatro's proposed design and the conceptual business terms for the lease. Port Commissioners indicated in those hearings that a Teatro lease would need to pay base rent in an amount sufficient to replace future SWL 324 parking revenue and allow for participation in potential financial upside in the form of percentage rent.

PROJECT EVOLUTION

From 2011 through 2013, Teatro and their design team modified the project design to respond to HPC and Port staff comments. This proposed design was presented to the Port Commission at several meetings in 2012 as well as the Port's Northeast Waterfront Advisory Group (NEWAG), and various neighborhood community groups. This design occupied approximately half of SWL 324 and featured the historic Spiegel tent as the focal point supported by a group of inter-connected non-permanent structures, including a new secondary tent to support pre and post-function and guest activities, and a number of accessory modular structures with applied facades. In order to be economically feasible with a 10 to 15 year lease, this design was based on modular, one-story accessory structures containing the lobby area, kitchen and food preparation, dressing rooms, restrooms and other support functions.

Teatro sought broad public input on this design and found that they were unable to accommodate the community's thoughtful comments on design issues as well as compatibility with the Northeast Waterfront Historic District without more permanent architecture and revenue generating uses. In order to accommodate the community's thoughtful comments on their design and compatibility with the Northeast Waterfront Historic District, Teatro has sought to expand their project. Teatro now proposes to construct a permanent home for their operations in conjunction with a hotel under a long term lease on an approximately 1.4 acres site encompassing the entirety of SWL 324, SWL 323, and portions a of the Vallejo and Davis Street rights-of way (Site) with development expertise from Kenwood Investments.

In order to achieve these goals Teatro proposes to construct a permanent home for their operations in conjunction with a modest hotel under 40 feet in height. Teatro has teamed with Kenwood Investments, part of the Treasure Island development team to develop a proposal under a long term lease on the Site. As set forth in Administrative Code Section 2.6-1, the Board of Supervisors' policy is to approve only such proposed leases involving City property or facilities that departments have awarded to the highest responsible bidder under competitive bidding procedures, except where competitive bidding is impractical or impossible. After consultation with the Port Commission on October 14, 2014, Teatro is prepared to seek a waiver from the Board of Supervisors of the competitive bidding policy set forth in Administrative Code Section 2.6-1 (Sole Source Waiver). Given the Port's Tenant Relocation Plan for the Pier 27 Cruise Terminal and Teatro's unique character and history on the waterfront, Port staff believe it is reasonable for Teatro to seek a Sole Source Waiver from the Board.

NEXT STEPS

After hearing the Port Commission's input Teatro has sought further community input on their conceptual design from neighborhood groups and will seek input from the Port's Northeast Waterfront Advisory Group (NEWAG). Since the October 14, 2014 Port Commission presentation, Teatro has conducted further outreach including meeting with the Barbary Coast Neighborhood Association, Golden Gateway Tenants Association and Gateway Commons Board of Directors.

If the Port Commission approves the attached resolution, Port staff will assist Teatro to develop and introduce a resolution seeking the Board's Sole Source Waiver. If the Board grants this exception to competitive bidding, Teatro and the Port will continue discussions regarding project design and economic terms. This would lead to Port Commission consideration of an Exclusive Negotiating Agreement and, if successful, a Term Sheet.

The Term Sheet, outlining key business terms, is subject to Port Commission and Board endorsement. It is expected that key economic terms will include base rent in an amount sufficient to replace future SWL 324 parking revenues and participation in potential financial upside in the form of percentage rent.

The project design would be refined in consultation with the NEWAG, HPC and neighborhood groups as well as being subject to review by the Waterfront Design Advisory Committee for consistency with Design and Access Element of the Port's Waterfront Land Use Plan.

Prepared by: Ricky Tijani, Development Manager
Jonathan Stern, Asst. Dep. Dir., Waterfront Development Projects

For: Byron Rhett, Deputy Director Planning & Development

Attachment
1) Map

**PORT COMMISSION
CITY & COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 14-58


- WHEREAS, Charter Section B3.581 empowers the Port Commission with the authority and duty to use, conduct, operate, maintain, manage, regulate and control the lands within Port jurisdiction; and
- WHEREAS, The City and County of San Francisco (the "City"), acting by and through the Port Commission (the "Port"), owns approximately 1.4 acres at Seawall Lots 324 and 323 and portions of the Vallejo and Davis Street rights-of way on the west side of The Embarcadero at Vallejo Street ("Site"); and
- WHEREAS, Teatro Zinzanni ("Teatro") wishes to lease the Site from the Port to build a new privately financed performance venue and hotel that would be used for Teatro performances, its non-profit and charitable activities, temporary artist housing, lodging and related uses ("Project"); and
- WHEREAS, As set forth in Administrative Code Section 2.6-1, the Board of Supervisors' policy is to approve only such proposed leases involving City property or facilities that departments have awarded to the highest responsible bidder under competitive bidding procedures, except where competitive bidding is impractical or impossible; and
- WHEREAS, The Waterfront Land Use Plan identifies SWL 324 and SWL 323 as part of the Broadway Pier Mixed-Use Opportunity Area, and the City, through the Port, has undertaken unsuccessful attempts to develop the Site in accordance with the Waterfront Land Use Plan's objectives; and
- WHEREAS, Teatro is one of the Port tenants that was relocated to make way for the construction of the James R. Herman Cruise Terminal project located at Piers 27 and 29, pursuant to the Port's approved Tenant Relocation Plan; and
- WHEREAS, In connection with the Tenant Relocation Plan, the Port and Teatro mutually identified SWL 324 as a potential relocation site and agreed to negotiate in good faith and seek to complete the necessary documents for a term lease on Port property at the proposed new site; and

WHEREAS, Teatro believes a waiver from the Board of Supervisors of the competitive bidding policy set forth in Administrative Code Section 2.6-1 is necessary to the feasibility of the project, and Teatro intends to seek a waiver given the Tenant Relocation Plan and Teatro's history on the waterfront as a unique and popular dinner theatre performed in a historic Spiegel tent; now, therefore, be it

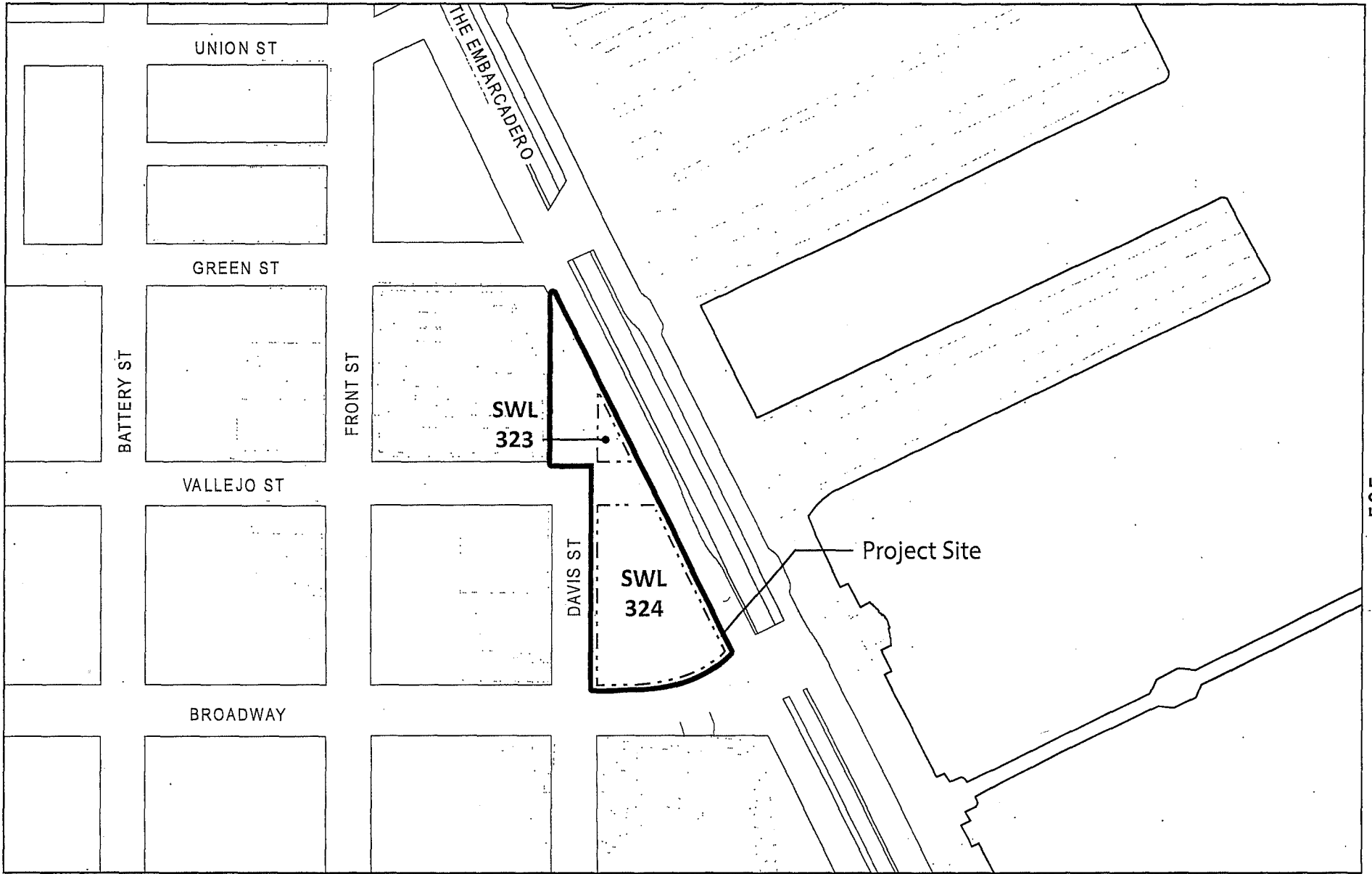
RESOLVED, That the Port Commission directs the Port Executive Director to assist Teatro in developing and introducing a resolution to the Board of Supervisors to consider waiving the competitive bidding policy set forth in Administrative Code Section 2.6-1 with respect to the potential lease of the Site to Teatro; and be it further

RESOLVED, That the Port Commission urges Teatro to engage in outreach to affected and interested neighbors, community members, tenants, the arts community and stakeholders to ensure that the proposed Project is designed with maximum public input.

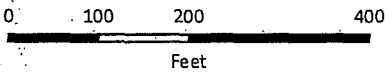
I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of October 28, 2014.



Secretary



595



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TEATRO ZINZANNI
PROPOSED PROJECT SITE
PORT OF SAN FRANCISCO



File #152331

BOS-11

WBS

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File



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
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AK

BROADWAY THEATER AND HOTEL PROJECT

presented to members of the

SAN FRANCISCO BOARD OF SUPERVISORS

TZK BROADWAY, LLC

A Teatro ZinZanni and Kenwood Investments
Joint Venture

Partners:

Norm Langill
Annie Jamison
Markus Kunz

Darius Anderson
Jay Wallace
Bill Hooper

TZK Broadway, LLC
A Teatro ZinZanni and Kenwood Investments, LLC Joint Venture
560 Mission Street, Suite 2800
San Francisco, CA 94105

President London Breed and
Members of the Board of Supervisors
San Francisco, CA 94102

Dear President Breed and Members of the Board:

On behalf of the thousands of San Francisco and national fans of ZinZanni, our local and international performers, and our respective companies, we are excited to present to you the following information in support of our effort to create a long-term home for Teatro ZinZanni at Seawall Lot 324, at Broadway and The Embarcadero.

ZinZanni's and Kenwood Investments' relationship with one another began in 2000, when ZinZanni first came to San Francisco. Since that time, ZinZanni has entertained hundreds of thousands of fans, employed many artists, contracted with hundreds of small businesses, contributed millions of dollars to the Port, the City and the local economy, and helped numerous non-profits in fundraising efforts.

Our new project at Seawall Lot 324 involves the creation of a one-of-a-kind, long-term home for ZinZanni in a mixed use project, including a 180-200 room hotel and a public park. The project will provide a new revenue source for the Port, and increase the City's revenue base through new jobs, and new taxes.

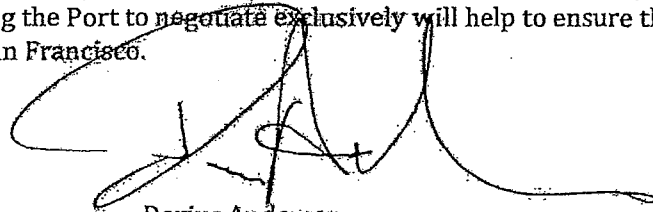
Our project is also consistent with all of the plans for Seawall Lot 324, will be built within the 40-foot height limit for the site, and comply with the historic requirements for the area. The project will activate the neighborhood, create a new gateway up Broadway Street, and improve the pedestrian experience along the waterfront. The plan also includes enclosing ZinZanni's historic "Spiegeltent" inside an architectural bird-safety, glass gazebo which will enliven the area while mitigating noise concerns.

When the Port terminated ZinZanni's lease in 2011, it gave ZinZanni the right to negotiate exclusively for Seawall Lot 324, and we are before the Board to seek approval of the Resolution consistent with that promise. Your approval of the Resolution is a first step, and we will come back to the Port, the community and the Board for CEQA compliance, entitlement and lease approvals in the future.

We are excited to have the opportunity to work with the City on this new cultural and entertainment venue, a project that has already received the support of thousands of neighborhood activists, fans and community and civic organizations (See Tabs that follow). Your support of the Resolution authorizing the Port to negotiate exclusively will help to ensure that ZinZanni has a long-term home in San Francisco.

Very truly yours,


Norm Langill
Producer, Teatro ZinZanni


Darius Anderson
CEO, Kenwood Investments, LLC

MEMORANDUM

October 23, 2014

TO: MEMBERS, PORT COMMISSION
Hon. Leslie Katz, President
Hon. Willie Adams, Vice President
Hon. Kimberly Brandon
Hon. Mel Murphy
Hon. Doreen Woo Ho

FROM: Monique Moyer
Executive Director

SUBJECT: Request authorization to submit to the Board of Supervisors Teatro Zinzanni's request for a waiver of the competitive bidding policy set forth in Administrative Code Section 2.6-1

EXECUTIVE SUMMARY

At its last meeting on October 14, 2014, Port staff and representatives of Teatro Zinzanni (Teatro) made a presentation to the Port Commission. Additions to the staff report prepared for the October 14, 2014 meeting are underlined. A proposed resolution has also been added. Teatro, formerly located at Pier 29 along The Embarcadero at Battery Street, was displaced to make way for the new James R. Herman Cruise Terminal. Pursuant to the Port's approved Tenant Relocation Plan, the Port and Teatro mutually identified Seawall Lot (SWL) 324, as a potential relocation site. Teatro sought broad public input on their design based on a 10 to 15 year lease of approximately half of SWL 324 with a series of temporary structures focused on their historic Spiegel tent. In order to accommodate the community's thoughtful comments on their design and compatibility with the Northeast Waterfront Historic District, Teatro has sought to expand their project. Teatro now proposes to construct a permanent home for their operations in conjunction with a hotel under a long term lease on the entirety of SWL 324, SWL 323, and portions of the Vallejo and Davis Street rights-of way (see attached map) with development expertise from Kenwood Investments.

After Teatro's presentation to the Port Commission on October 14, 2014, and after considering public comments, the Port Commission directed staff to work with Teatro as they seek a waiver from the Board of Supervisors of the competitive bidding policy set forth in Administrative Code Section 2.6-1.

THIS PRINT COVERS CALENDAR ITEM NO. 10B

Teatro remains committed to early and thorough public involvement. Since the October 14, 2014 Port Commission presentation, Teatro has conducted further outreach including meeting with the Barbary Coast Neighborhood Association, Golden Gateway Tenants Association and Gateway Commons Board of Directors.

BACKGROUND

Teatro is one of the Port tenants that was relocated to make way for the construction of the James R. Herman Cruise Terminal project located at Piers 27 and 29, pursuant to the Port's approved Tenant Relocation Plan. Teatro is a popular dinner theatre performed in a historic Spiegel tent, which provides a big top setting for live music, comedy and acrobatic entertainment.

In December 2011, the Port and Teatro mutually identified SWL 324, as a potential relocation site. The site is currently being operated as a surface parking lot. Currently SWL 324 is leased to Priority Parking and the site generates approximately \$1 million annually in Port rent. In connection with the Tenant Relocation Plan, the Port and Teatro agreed to negotiate in good faith and seek to complete the necessary documents for a term lease on Port property at the proposed new site. Teatro's initial proposal was to relocate the Spiegel tent, as well as construct accessory facilities for support functions including kitchen and food service, dressing rooms, lobby and storage uses.

Teatro's proposed relocation to SWL 324 is contemplated in the 34th America's Cup and James R. Herman Cruise Terminal and Northeast Wharf Plaza Final Environmental Impact Report (FEIR), as required by the California Environmental Quality Act. The FEIR was certified by the Planning Commission on December 15, 2011 and upheld by the Board of Supervisors on January 24, 2012.

SWL 324 is located within the Northeast Waterfront Historic District, which was approved by the Board of Supervisors in 1972, and listed in Article 10 of the City Planning Code. To ensure that the design of the relocated venue is compatible with the architectural character of the Northeast Waterfront Historic District, the FEIR included a mitigation measure requiring Historic Preservation Commission (HPC) review. Specifically the HPC must determine whether the project design complies with Article 10, Appendix D of the City Planning Code, and the Secretary of the Interior Standards for Historic Preservation (Appendix D). This includes addressing the architectural and visual characteristics that define the historic district, including façade line continuity, fenestration and design elements for new construction, and appropriate roof treatments. The FEIR mitigation measure requirements must be satisfied prior to Port Commission action to approve the lease. In addition to this requirement, the project is also subject to review by the Waterfront Design Advisory Committee for consistency with Design and Access Element of the Port's Waterfront Land Use Plan.

An initial proposal for the relocated facilities received preliminary review by the Architectural Review Committee of the HPC in December 2011. At that time the Committee expressed concern about the consistency of the proposed design with the historic district design standards set forth in Appendix D.

In February and May 2012 the Port Commission received informational presentations on Teatro's proposed design and the conceptual business terms for the lease. Port Commissioners indicated in those hearings that a Teatro lease would need to pay base rent in an amount sufficient to replace future SWL 324 parking revenue and allow for participation in potential financial upside in the form of percentage rent.

PROJECT EVOLUTION

From 2011 through 2013, Teatro and their design team modified the project design to respond to HPC and Port staff comments. This proposed design was presented to the Port Commission at several meetings in 2012 as well as the Port's Northeast Waterfront Advisory Group (NEWAG), and various neighborhood community groups. This design occupied approximately half of SWL 324 and featured the historic Spiegel tent as the focal point supported by a group of inter-connected non-permanent structures, including a new secondary tent to support pre and post-function and guest activities, and a number of accessory modular structures with applied facades. In order to be economically feasible with a 10 to 15 year lease, this design was based on modular, one-story accessory structures containing the lobby area, kitchen and food preparation, dressing rooms, restrooms and other support functions.

Teatro sought broad public input on this design and found that they were unable to accommodate the community's thoughtful comments on design issues as well as compatibility with the Northeast Waterfront Historic District without more permanent architecture and revenue generating uses. In order to accommodate the community's thoughtful comments on their design and compatibility with the Northeast Waterfront Historic District, Teatro has sought to expand their project. Teatro now proposes to construct a permanent home for their operations in conjunction with a hotel under a long term lease on an approximately 1.4 acres site encompassing the entirety of SWL 324, SWL 323, and portions a of the Vallejo and Davis Street rights-of way (Site) with development expertise from Kenwood Investments.

In order to achieve these goals Teatro proposes to construct a permanent home for their operations in conjunction with a modest hotel under 40 feet in height. Teatro has teamed with Kenwood Investments, part of the Treasure Island development team to develop a proposal under a long term lease on the Site. As set forth in Administrative Code Section 2.6-1, the Board of Supervisors' policy is to approve only such proposed leases involving City property or facilities that departments have awarded to the highest responsible bidder under competitive bidding procedures, except where competitive bidding is impractical or impossible. After consultation with the Port Commission on October 14, 2014, Teatro is prepared to seek a waiver from the Board of Supervisors of the competitive bidding policy set forth in Administrative Code Section 2.6-1 (Sole Source Waiver). Given the Port's Tenant Relocation Plan for the Pier 27 Cruise Terminal and Teatro's unique character and history on the waterfront, Port staff believe it is reasonable for Teatro to seek a Sole Source Waiver from the Board.

NEXT STEPS

After hearing the Port Commission's input Teatro has sought further community input on their conceptual design from neighborhood groups and will seek input from the Port's Northeast Waterfront Advisory Group (NEWAG). Since the October 14, 2014 Port Commission presentation, Teatro has conducted further outreach including meeting with the Barbary Coast Neighborhood Association, Golden Gateway Tenants Association and Gateway Commons Board of Directors.

If the Port Commission approves the attached resolution, Port staff will assist Teatro to develop and introduce a resolution seeking the Board's Sole Source Waiver. If the Board grants this exception to competitive bidding, Teatro and the Port will continue discussions regarding project design and economic terms. This would lead to Port Commission consideration of an Exclusive Negotiating Agreement and, if successful, a Term Sheet.

The Term Sheet, outlining key business terms, is subject to Port Commission and Board endorsement. It is expected that key economic terms will include base rent in an amount sufficient to replace future SWL 324 parking revenues and participation in potential financial upside in the form of percentage rent.

The project design would be refined in consultation with the NEWAG, HPC and neighborhood groups as well as being subject to review by the Waterfront Design Advisory Committee for consistency with Design and Access Element of the Port's Waterfront Land Use Plan.

Prepared by: Ricky Tijani, Development Manager
Jonathan Stern, Asst. Dep. Dir., Waterfront Development Projects

For: Byron Rhett, Deputy Director Planning & Development

Attachment
1) Map

**PORT COMMISSION
CITY & COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 14-58

- WHEREAS, Charter Section B3.581 empowers the Port Commission with the authority and duty to use, conduct, operate, maintain, manage, regulate and control the lands within Port jurisdiction; and
- WHEREAS, The City and County of San Francisco (the "City"), acting by and through the Port Commission (the "Port"), owns approximately 1.4 acres at Seawall Lots 324 and 323 and portions of the Vallejo and Davis Street rights-of way on the west side of The Embarcadero at Vallejo Street ("Site"); and
- WHEREAS, Teatro Zinzanni ("Teatro") wishes to lease the Site from the Port to build a new privately financed performance venue and hotel that would be used for Teatro performances, its non-profit and charitable activities, temporary artist housing, lodging and related uses ("Project"); and
- WHEREAS, As set forth in Administrative Code Section 2.6-1, the Board of Supervisors' policy is to approve only such proposed leases involving City property or facilities that departments have awarded to the highest responsible bidder under competitive bidding procedures, except where competitive bidding is impractical or impossible; and
- WHEREAS, The Waterfront Land Use Plan identifies SWL 324 and SWL 323 as part of the Broadway Pier Mixed-Use Opportunity Area, and the City, through the Port, has undertaken unsuccessful attempts to develop the Site in accordance with the Waterfront Land Use Plan's objectives; and
- WHEREAS, Teatro is one of the Port tenants that was relocated to make way for the construction of the James R. Herman Cruise Terminal project located at Piers 27 and 29, pursuant to the Port's approved Tenant Relocation Plan; and
- WHEREAS, In connection with the Tenant Relocation Plan, the Port and Teatro mutually identified SWL 324 as a potential relocation site and agreed to negotiate in good faith and seek to complete the necessary documents for a term lease on Port property at the proposed new site; and

WHEREAS, Teatro believes a waiver from the Board of Supervisors of the competitive bidding policy set forth in Administrative Code Section 2.6-1 is necessary to the feasibility of the project, and Teatro intends to seek a waiver given the Tenant Relocation Plan and Teatro's history on the waterfront as a unique and popular dinner theatre performed in a historic Spiegel tent; now, therefore, be it

RESOLVED, That the Port Commission directs the Port Executive Director to assist Teatro in developing and introducing a resolution to the Board of Supervisors to consider waiving the competitive bidding policy set forth in Administrative Code Section 2.6-1 with respect to the potential lease of the Site to Teatro; and be it further

RESOLVED, That the Port Commission urges Teatro to engage in outreach to affected and interested neighbors, community members, tenants, the arts community and stakeholders to ensure that the proposed Project is designed with maximum public input.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of October 28, 2014.

Secretary



August 12, 2011

Annie Jamison
Executive Director
Teatro Zinzanni
4025 21st Avenue West
Seattle, Washington 98199

RE: Proposed Sole Source Lease

Dear Ms. Jamison:

The Port is pleased that Teatro Zinzanni has expressed its desire to relocate and has agreed to sign a Mutual Termination Agreement (the "Agreement") for Leases L-12847 and L-13608 in exchange for the ability to negotiate for a new term Sole Source Lease at SWL 324 located at Broadway and The Embarcadero (the "Site"). The termination date in the agreement is January 15, 2012.

The process of successfully obtaining a Sole Source Lease is long and there is no guarantee of a successful outcome. For this reason it is important that Teatro Zinzanni sign the Agreement and return it this office and begin the process of obtaining the necessary entitlements and approvals for a possible new location.

Teatro Zinzanni's relocation is contemplated in the Draft Environmental Impact Report (the "EIR") currently in review for the America's Cup as required by the California Environmental Quality Act ("CEQA"). The proposed Lease triggers Mitigation Measures that are found in the EIR and which require that Teatro Zinzanni apply for and receive a Certificate of Appropriateness from the San Francisco Planning Department, Historic Preservation Commission. There may be additional mitigation measures or additional CEQA review that may be necessary that are specific to the proposed Site. See the Preservation of Historical Architectural and Aesthetic Landmarks San Francisco Building Code App. D, Section 3, page 1403.

Following the execution of the Agreement and the certification of the EIR and successful receipt of a Certificate of Appropriateness or other potential CEQA review and regulatory approvals, the Port will seek authorization from the Port Commission to enter a Sole Source Lease on the terms and conditions outlined in this Lease proposal below. Contingent on a successful outcome at the Port Commission, the Port will seek approval from the Board of Supervisors for the same Sole Source Lease.

Please review the Lease Proposal, sign, date and return to this office if the terms are acceptable.

If the terms of this proposal are acceptable, please sign, date and return one copy to this office. We look forward to your response. If you should have any questions please contact me at (415) 274-0514.

Sincerely,

Jeffrey A. Bauer
Senior Leasing Manager

AGREED AND ACCEPTED:

Teatro Zinzanni

By: 

Name: NORM LANGELL

Title: PRESIDENT

Date: 8/19/2011

cc: Monique Moyer, Executive Director
Susan Reynolds, Deputy Director, Real Estate
Byron Rhett, Deputy Director, Planning & Development
Mark Lozovoy, Assistant Deputy Director, Real Estate
Jay Edwards, Senior Property Manger
Jennifer Entine Matz, Mayor's Office
Anne Taupier, Mayor's Office

Enclosures



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EXHIBIT 8:	TEATRO ZINZANNI PRESS
USB PACKET:	COLLECTION OF TEATRO ZINZANNI PRESS CLIPS & VIDEOS



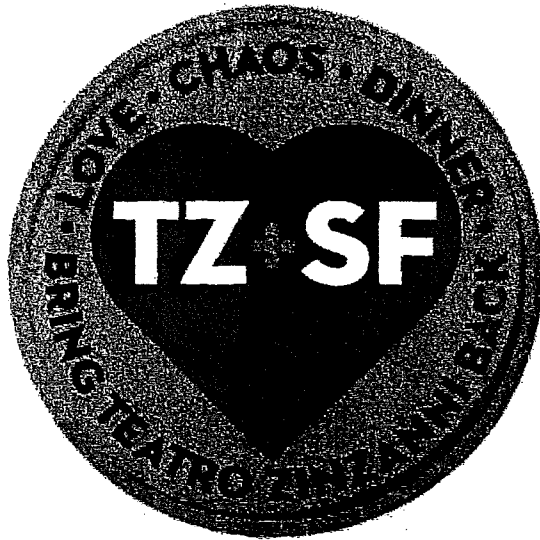


EXHIBIT 1:

JOAN BAEZ LETTER

TEATRO
ZIZANNI™
LOVE
CHAOS &
DINNER

Being a part of Teatro Zinzanni
is always a joyous and magical
experience. I have cherished my time
there and am thrilled to know it will be
returning to San Francisco!

Jean Baez



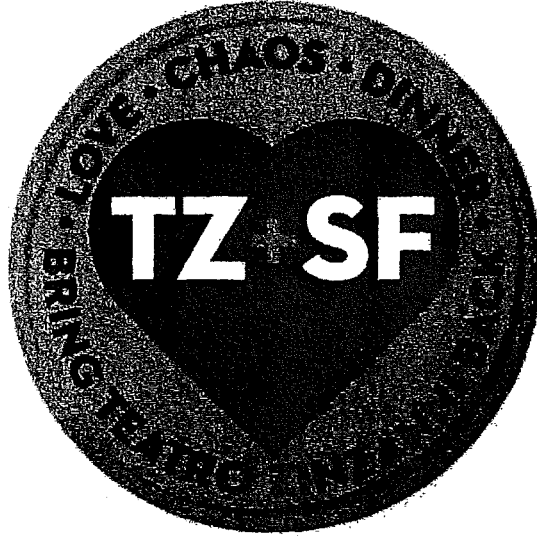


EXHIBIT 2:

NORTH BEACH / CHINATOWN LETTERS

NORTH BEACH/CHINATOWN FRIENDS OF TEATRO ZINZANNI

Dear Members of the Board of Supervisors:

We are writing in support of Teatro ZinZanni's effort to obtain the exclusive right to negotiate for a long-term lease for its, and its development partner's Kenwood Investments', plan for a permanent theater, new hotel and new public park on Seawall Lots 323 and 324.

Teatro ZinZanni and its partner's plans are creative and provide many benefits for the City. The combination of ZinZanni's successful theater with a new hotel, all built within the 40 foot height limit for the site, and the addition of a public park on the lot will activate the neighborhood, create a great new gateway to North Beach and Chinatown, and improve the pedestrian experience along the waterfront. The plan to enclose ZinZanni's historic "Spiegel tent" inside an architectural glass gazebo will enliven the area while mitigating noise concerns.

This project will also provide a new revenue source for the Port, and increase the City's revenue base through new jobs, and new taxes. The fact that revenue from the hotel property will also support ZinZanni's artistic endeavors is financially creative, and will bolster San Francisco's reputation as a city that supports and enhances theater and entertainment uses.

We believe that Teatro ZinZanni and its partner should be given an opportunity to present a complete plan for their Project, and we urge you to vote in support of the sole-source lease when it comes before you so we can welcome Teatro ZinZanni back to the City once again.

Very truly yours,

Top of Broadway CBD

Chinatown Community Development Center (CCDC)

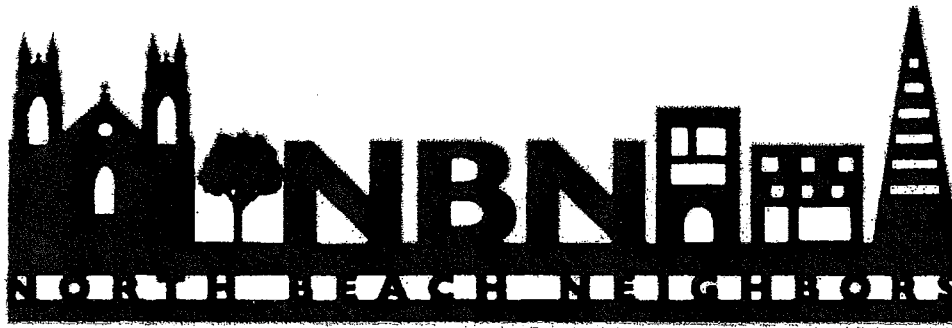
John Stewart
Gussie Stewart
Wells Whitney
Marv Kassoff
Jeannette Etheridge
Claudine Cheng
Stephanie Greenburg
Elizabeth Hasse, Esq.
Joe Carouba
Flicka McGurrin
Gail Gilman
Janet Clyde

SoTel Neighbors

Denise McCarthy
Tom McCarthy
Trish Herman
Rod Freebairn-Smith
Jeanie Milligan
Irene Tibbits
Susan Idell
Leslie Kaye
Larry Zientarski
Carolyn Peterson
Karen Goodwin
Tom Lockard

RENEW SF

Brad Paul
Bob Mittlestadt
Linda Spence
Jim Cunningham
Bill Hannan
Richard Idell
Mardi Kildebeck
Morton Beebe
Art Peterson
Patricia Neel
Geri Koeppel
Debra Machi



January 15th 2015

Subject: Teatro ZinZanni's proposal for Seawall Lots 323 and 324

Dear Members of the Board of Supervisors

North Beach Neighbors Board of Director's support Teatro ZinZanni's effort to obtain the exclusive right to negotiate for a long-term lease for its, and its development partner's Kenwood Investments', plan for a permanent theater, new hotel and new public park on Seawall Lots 323 and 324.

We believe that ZinZanni and its partner's plans are creative and provide many benefits for the city. The combination of ZinZanni's successful theater with a new hotel, all built within the 40 foot height limit for the site, and the addition of a public park on the lot will activate the neighborhood and improve the pedestrian experience along the waterfront.

We support the concept of a theatre in this location and believe that ZinZanni and its partner should be given an opportunity to present a complete plan for their Project. We urge you to vote in support of the sole-source lease so we can welcome Teatro ZinZanni back to the San Francisco once again.

Regards,

A handwritten signature in black ink, appearing to read 'Susan L. McCullough', written in a cursive style.

Susan L. McCullough
North Beach Neighbors Board of Directors
Planning and Zoning Chair

Dear Board of Supervisors,

I'm writing in support of a sole-source 66-year lease for Teatro ZinZanni on Seawall Lot 324.

I believe Teatro ZinZanni's founder, producer and artistic director, Norm Langill, is genuinely interested in being a positive presence in our community. His circus dinner theater was a stellar tenant at Pier 29 for the 11 years it ran.

The initial ideas and site plan for a permanent home for Teatro ZinZanni on the Embarcadero and Broadway Street are impressive in their creativity and wide-ranging benefits. The concept of enclosing an aesthetically beautiful tent inside a glass gazebo will enliven the area while mitigating noise concerns.

The addition of a public park and hotel on the lot will only further activate the neighborhood. The plan for an interpretative history walk along Davis Street will be a particularly delightful bonus. The fact that revenue from the hotel property will support the company's artistic endeavors is financially savvy. And the entire operation bolsters San Francisco's reputation for a city ripe with arts and culture.

While many residents nearby are concerned about parking, the majority of visitors to the theater will come via tour buses or take public transit and walk 10 minutes from the Embarcadero BART/Muni station. Those who cannot could take advantage of the hotel's valet parking. Many hotel visitors will surely use taxis from the airport, or again, could take BART or use valet parking.

Also, I like the fact that Teatro ZinZanni preserves the area's rich theater traditions while bringing a new era in entertainment.

It is my opinion that this is by far the best possible development that could be built on the lot and represents a unique opportunity for the city and the Barbary Coast. I urge you to vote in support of the sole-source lease so we can welcome Teatro ZinZanni to the community once again.

Geri Koepfel
Editor and publisher
The Barbary Coast News
480-897-0033 mobile
415-400-4010 office

January 18, 2015

1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

NORTH BEACH/CHINATOWN FRIENDS OF TEATRO ZINZANNI

RE: RESOLUTION NO. _____

Dear Members of the Board of Supervisors:

We are writing in support of Teatro ZinZanni's effort to obtain the exclusive right to negotiate for a long-term lease for its, and its development partner's Kenwood Investments', plan for a permanent theater, new hotel and new public park on Seawall Lots 323 and 324.

ZinZanni and its partner's plans are creative and provide many benefits for the City. The combination of ZinZanni's successful theater with a new hotel, all built within the 40 foot height limit for the site, and the addition of a public park on the lot will activate the neighborhood, create a great new gateway to North Beach and Chinatown, and improve the pedestrian experience along the waterfront. The plan to enclose ZinZanni's historic "Spiegel tent" inside an architectural glass gazebo will enliven the area while mitigating noise concerns.

This project will also provide a new revenue source for the Port, and increase the City's revenue base through new jobs, and new taxes. The fact that revenue from the hotel property will also support ZinZanni's artistic endeavors is financially creative, and will bolster San Francisco's reputation as a city that supports and enhances theater and entertainment uses.

We believe that ZinZanni and its partner should be given an opportunity to present a complete plan for their Project, and we urge you to vote in support of the sole-source lease so we can welcome Teatro ZinZanni back to the City once again.

Very truly yours,



Debra Marchi
1912 Mason Street
San Francisco

January 18, 2015

1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

NORTH BEACH/CHINATOWN FRIENDS OF TEATRO ZINZANNI

RE: RESOLUTION NO. _____

Dear Members of the Board of Supervisors:

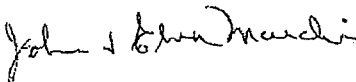
We are writing in support of Teatro ZinZanni's effort to obtain the exclusive right to negotiate for a long-term lease for its, and its development partner's Kenwood Investments', plan for a permanent theater, new hotel and new public park on Seawall Lots 323 and 324.

ZinZanni and its partner's plans are creative and provide many benefits for the City. The combination of ZinZanni's successful theater with a new hotel, all built within the 40 foot height limit for the site, and the addition of a public park on the lot will activate the neighborhood, create a great new gateway to North Beach and Chinatown, and improve the pedestrian experience along the waterfront. The plan to enclose ZinZanni's historic "Spiegeltent" inside an architectural glass gazebo will enliven the area while mitigating noise concerns.

This project will also provide a new revenue source for the Port, and increase the City's revenue base through new jobs, and new taxes. The fact that revenue from the hotel property will also support ZinZanni's artistic endeavors is financially creative, and will bolster San Francisco's reputation as a city that supports and enhances theater and entertainment uses.

We believe that ZinZanni and its partner should be given an opportunity to present a complete plan for their Project, and we urge you to vote in support of the sole-source lease so we can welcome Teatro ZinZanni back to the City once again.

Very truly yours,



Elva and John Marchi
1910 Mason Street
San Francisco



January 30, 2015

Annie Jamison
Executive Director
Teatro ZinZanni
Via Email (annie@zinzanni.org)

Dear Annie:

On behalf of the THD board, I want to thank you and your colleagues for coming to our board meeting. We appreciate all of you taking time to discuss with us Teatro ZinZanni's plans to construct a new theater and hotel on Seawall Lot 324, along The Embarcadero. We are pleased and encouraged to see a proposal that commits to limited height, mixed use (theater/park), and early discussions with the neighborhood.

We especially appreciate, not just your time, but your willingness to meet with us early in the process in the spirit of consultation and constructive cooperation that we trust will continue as this project moves forward.

We understand that you are early in the project design, and as such, many of the details of that design are not yet available. Hoping to be helpful in shaping that design, though, board members raised several issues, including the following:

- Theater. Board members generally support a theater use for the site. However, members questioned what might happen if the theater use ended. Some members suggested that project approval contain a binding enforceable commitment to retain a theatrical use in connection with the hotel, even if Teatro ZinZanni were to cease operations. We regard the theater use as a key public benefit of the project and an important basis for project approval, not the hotel. As such, a long-term commitment to a theatrical use should be a part of project approvals.
- Hotel. While we understand that Teatro Zinzanni feels that revenue from the hotel is needed to make the project "pencil out," many board members remain concerned about a hotel use on that site, particularly as it relates to size, intensity, and design. More

P.O. BOX 330159 SAN FRANCISCO, CA 94133 • 415.843-1011 www.THd.org

Founded in 1954 to perpetuate the historic traditions of San Francisco's Telegraph Hill and to represent the community interests of its residents and property owners.

effort may be needed to reassure members that the proposed hotel will be compatible with the urban design and historic character of the area. We look forward to talking with you further about this as you develop a more detailed project design.

- Historic district. The project is in the Northeast Waterfront Historical District and located directly across from The Embarcadero National Register Historic District. While we understand from you that the project will not exceed 40 feet in height, board members are concerned that the overall project design be compatible, not just with historic district code requirements, but with the broader historical context of the district, including compatibility of building size, scale, design, and exterior treatment. This is particularly important for the project site, since it not only occupies a prominent location along the waterfront, but it is the gateway to Broadway. Again, we hope to work closely with you and your design team as the project is more fully developed.
- Gazebo. Again relating to design compatibility, concerns were expressed about the design, appearance, and glare of the glass gazebo, including the need for measures to reduce/eliminate bird deaths and injuries due to glass strikes. While we understand that the final design of the gazebo has not been developed, we suggest that you consider a fabric cover instead of glass.
- Park. Board members view the proposed project park and its dedication as publicly-accessible open space as an essential public benefit of the project, and its presence as critical to project approval. As we discussed and you and your team agreed, the park must be not be fenced in but should be open with monitoring by a security guard as a part of the project. This has worked well to date with the Pier 27 Waterfront Park, which is a valued addition to the waterfront, as the new park this project would create also can be.
- Parking. Parking is at a high premium along much of the Northeast Waterfront. While we understand that theater parking is at times when other parking uses are less and that many hotel guests would use public transit (e.g., taxis), board members are concerned that vehicles currently using the site for parking not be displaced into adjoining neighborhoods to worsen an already-difficult parking shortage for many of us who live on the stairways of Telegraph Hill and rely exclusively on street parking.

Before getting too far into detailed project design, we suggest that you conduct (earlier rather than later) a parking and traffic study that accounts for project parking displacement as well as parking usage by theater patrons. The study should consider the cumulative effect of the project, overlaid onto existing and projected parking availability, including parking commitments of other operational or already-approved

January 30, 2015

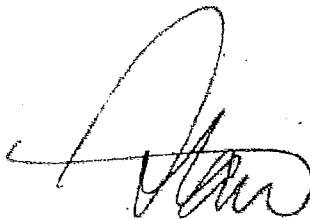
Page 3

future projects. The study region should include a large enough adjacent portion of the Northeast Waterfront to capture any significant impacts that the project might have on parking and traffic.

We look forward to further discussions with you about these and other issues that may arise as your planning efforts proceed. Please let us know how best to do this, and when you expect to have proposed project plans.

Again, thank you very much for joining us at our meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stan Hayes', with a large, sweeping initial 'S'.

Stan Hayes
Vice President
Telegraph Hill Dwellers

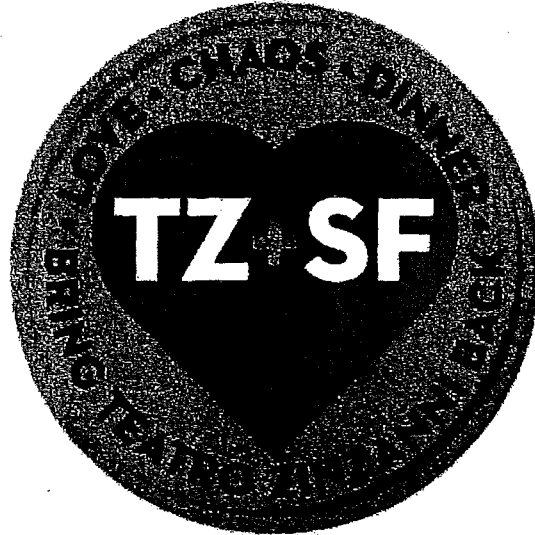
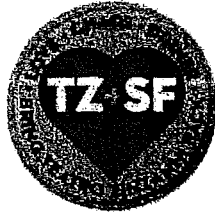


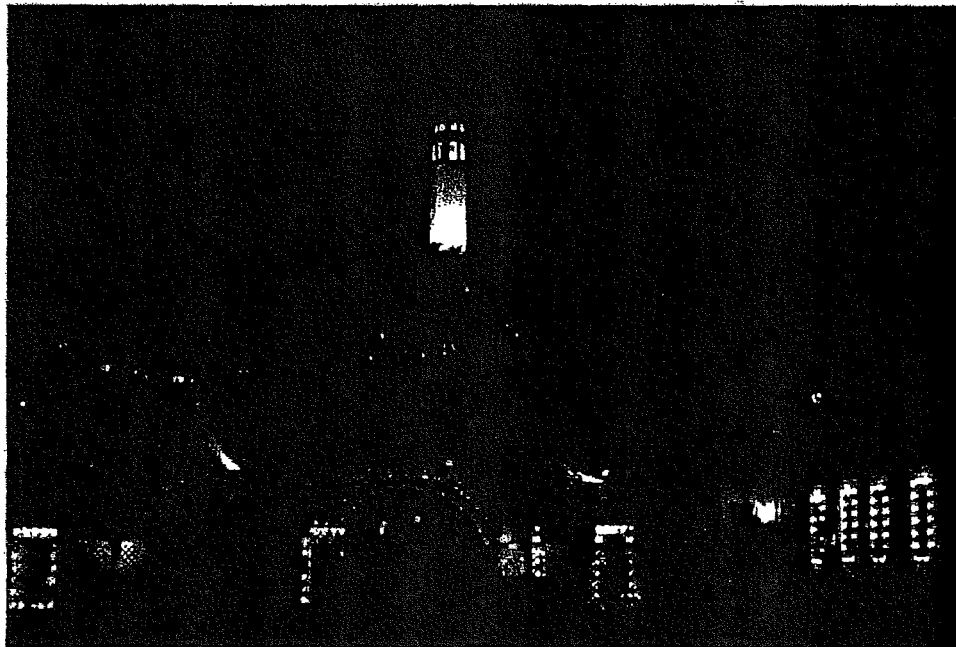
EXHIBIT 3:

LIST OF SUPPORTING ORGANIZATIONS



ORGANIZATIONAL AND COMMUNITY SUPPORTERS

- H.E.R.E. LOCAL 2
- SF HOTEL COUNCIL
- SF BUILDING AND CONSTRUCTION TRADES COUNCIL
- SF CHAMBER OF COMMERCE
- RENEW SF
- SOTEL NEIGHBORS
- TOP OF BROADWAY CENTRAL BUSINESS DISTRICT
- CHINATOWN COMMUNITY DEVELOPMENT CENTER (CCDC)
- NORTH BEACH NEIGHBORS



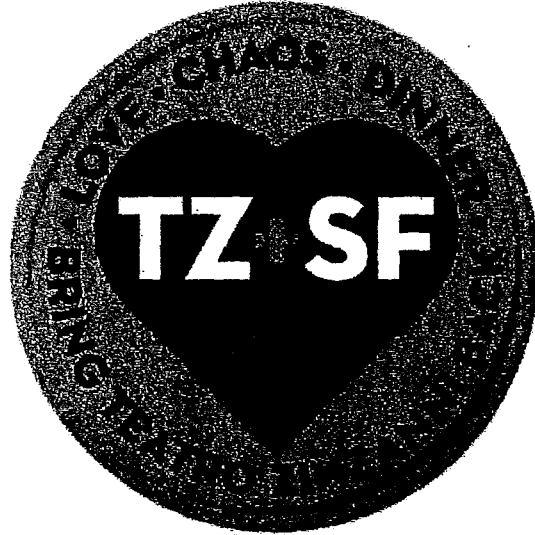
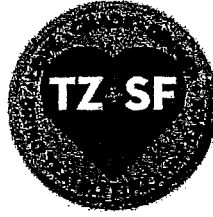


EXHIBIT 4:

BROADWAY THEATRE AND HOTEL SITE PLAN



- PLANS IN SECTION INCLUDES:
 - PROJECT SITE / EXISTING CONDITIONS
 - GROUND LEVEL PLAN



Project Site/Existing Conditions

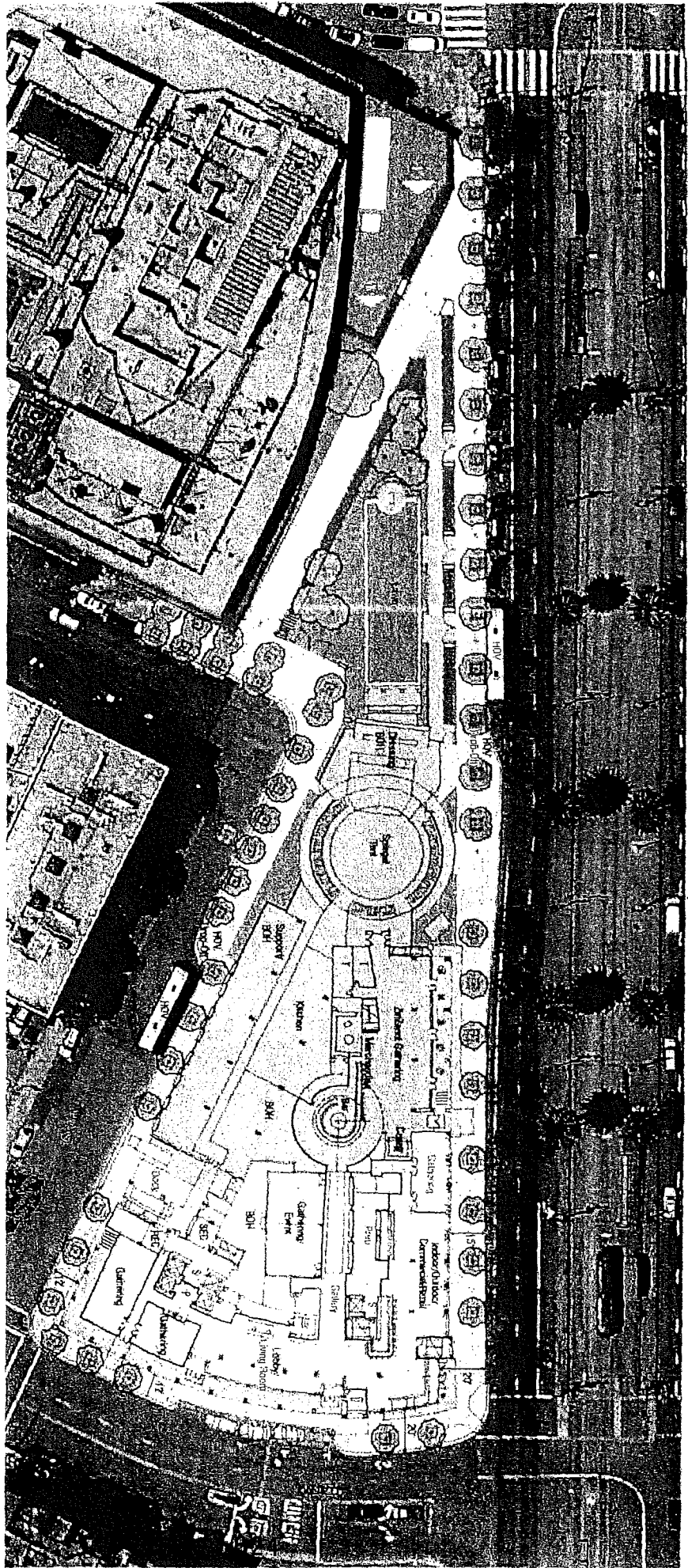
New Theater & Hotel on The Embarcadero | San Francisco, California

Kenwood Investments & Architects

Hensinger + Weisell Architects

October 11, 2011

KENWOOD INVESTMENTS



Ground Level Plan

KENWOOD INVESTMENTS

New Theater & Hotel on The Embarcadero | San Francisco, California
 A Tishie Zinzani & Kenwood Investments Project

Kenwood - Worsell Architects

Project #: 2011.1.8



EXHIBIT 5:

3,000 SUPPORTERS OF TEATRO ZINZANNI



Dear Members of the Board of Supervisors:

I support Teatro ZinZanni's return to San Francisco in a new theatre and hotel project at Seawall Lot 324 at The Embarcadero and Broadway.

In their 10-plus years in San Francisco, Teatro ZinZanni proved to be an invaluable artistic and social resource to the community, and I look forward to their return.

Teatro ZinZanni's new plan for a permanent theatre and mixed-use hotel project along The Embarcadero will be a great new cultural treasure for the City.

Please vote to approve Teatro ZinZanni's plan to return to San Francisco.

Signed,

Amy Chuck	San Francisco	John Knox	San Francisco
Stephanie Taheri	San Francisco	Karen Goodwin	San Francisco
Curtis Scott	San Francisco	Alexis Briggs	San Francisco
Margaret Secour	San Francisco	David Shein	San Francisco
Lawrence Nelson	San Francisco	Fred Bothe	San Francisco
Eric Ringer	San Francisco	Ronald Grafton	San Francisco
Yannette Edwards	San Francisco	Blanche Streeter	San Francisco
Priscilla Chapman	San Francisco	Francisco Torres	San Francisco

SEE ATTACHED FOR FULL LIST OF 3,611 SIGNATURES

[TEATRO ZINZANNI – STATEMENTS OF SUPPORT] 1

Adam Hobbs	San Francisco	Alan Odom	San Francisco	Theresa Eaton	San Francisco
Bruce Schwartzmann	San Francisco	Tim Morgan	San Francisco	Karyn Gladstone	San Francisco
Valerie Rossi	San Francisco	Christina Ignatius	San Francisco	Curt Branom	San Francisco
Doug Shaw	San Francisco	Patrick Markle	San Francisco	Ben Santana	San Francisco
Jonette Brockway	San Francisco	Nathalie Piel	San Francisco	Jim Weber	San Francisco
Joseph Korts	San Francisco	Beverly Shniper	San Francisco	Carole Loo	San Francisco
Mark Bley	San Francisco	Priscila Chapman	San Francisco	Kyle Benjamin	San Francisco
Anna Mauberret	San Francisco	Mariah Zuefle Newman	San Francisco	Anca Cristina Aka	San Francisco
Sean Love	San Francisco	Kathy Cady	San Francisco	Ferosha Titties Botez	
Michael Stern	San Francisco	Kathryn Bruin	San Francisco	Alastair Anderson	San Francisco
Dmitry Stinerman	San Francisco	Lillian Kurtz	San Francisco	Sally Sparks	San Francisco
Eileen Kroll	San Francisco	Spence Murray	San Francisco	Lou Grosso	San Francisco
Desiree Bruce	San Francisco	Carolyn Zarembo	San Francisco	Francisco Torres	San Francisco
Nicolle Foland	San Francisco	William Underwood	San Francisco	Robert Carr	San Francisco
Joaquin Macias	San Francisco	Fred Phillips	San Francisco	Daniel Mccarthy	San Francisco
Nicholas Strubbe	San Francisco	Emre Titizer	San Francisco	A'lan Abruzzo	San Francisco
Lisette Aparicio	San Francisco	Steven Hook	San Francisco	Stan Sutton	San Francisco
Arwen Anderson	San Francisco	Noemi Morales	San Francisco	Dave Slavik	San Francisco
Lyndsay Murray-Mazany	San Francisco	Denise Gotthardt	San Francisco	Benjamin Ruhs	San Francisco
Aasiya Tuckson	San Francisco	Leslie Davias	San Francisco	Colleen Small	San Francisco
Esther Cousin	San Francisco	Angela Deiana	San Francisco	Penny Chin	San Francisco
Joel Koppel	San Francisco	Jeanne Young	San Francisco	Hilary Heuer	San Francisco
Rafael Ochoa	San Francisco	Eric Anderson	San Francisco	Stephanie King	San Francisco
Barnaby Fisher	Napa	Caren Leong	San Francisco	Susan Waldron	San Francisco
Victoria Grey	San Francisco	Lisa Eisiminger	San Francisco	Chloe Brubaker	San Francisco
Allen Garfinkle	San Francisco	Steve Marcotrigiano	San Francisco	Steven Perez	San Francisco
Eriem Souza	San Francisco	Janet Standen	San Francisco	Judith Heggie	San Francisco
Sabrina Matlin	San Francisco	Gregory Sandritter	San Francisco	James Cunningham	San Francisco
Wendy Sharp	San Francisco	Francesco Romano	San Francisco	Neil Torrefiel	San Francisco
Jeanine Lu	San Francisco	Loretta Yurkov	San Francisco	William Caston	San Francisco
Beaver Bauer	San Francisco	Pat Larrick	San Francisco	Alisha Jew	San Francisco
David Roe	San Francisco	Michael Babel	San Francisco	Chris Moberly	San Francisco
Mark Alstead	San Francisco	David Carson	San Francisco	Melanie Clarke	San Francisco
Ron Lee	San Francisco	Bruce Neumeier	San Francisco	Gregg Giles	San Francisco
Blanche Streeter	San Francisco	A Mukai	San Francisco	Cryscal Cheung	San Francisco
Amy Chuck	San Francisco	Lesley Gordon-Mountian	San Francisco	Jeremy Cole	San Francisco
Mike Williamson	San Francisco	Roland Montemayor	San Francisco	Daniel Angel	San Francisco
Ken S	San Francisco	Douglas Hardy	San Francisco	Lana Holmes	San Francisco
Paul Sabharwal	San Francisco	Natasha Miller	San Francisco	John Knox	San Francisco
Marilyn Mercur	San Francisco	Nina Buthee	San Francisco	Valerie O'riordan	San Francisco
Gary Luce	San Francisco			Bonnie Rosenstein	San Francisco
				Bonnie	

Paulina Romero San Francisco
 Lauren Harp San Francisco
 Theresa Cahill San Francisco
 Jason Chaput San Francisco
 Paula Blacona San Francisco
 Valentina Simi San Francisco
 Laura Stepping San Francisco
 Griselda Cortez San Francisco
 Teedy Schall San Francisco
 Itzhak Shniper San Francisco
 Kim Robles San Francisco
 Jacquie Sem San Francisco
 Laura Vargas San Francisco
 Bent Hagemark San Francisco
 Deborah Lawson San Francisco
 Lily Pena San Francisco
 Judith G Lucius San Francisco
 Matthew Ebert San Francisco
 Stephanie Taheri San Francisco
 Sandra Schembari San Francisco
 Paul Karawanny San Francisco
 Mark Anderson San Francisco
 Juliette Isles San Francisco
 Sherry Harrington San Francisco
 Irving Waldorf San Francisco
 Cynthia Schramm San Francisco
 Margie Lee San Francisco
 Melanie Silcott San Francisco
 Peter Harvey San Francisco
 Laura Knight San Francisco
 Judith Kurtz San Francisco
 Alfred Castino San Francisco
 Joyce Garabedian San Francisco
 Augut San Francisco
 Andrew Potter San Francisco
 Jay Filipiak San Francisco
 Heather Gallagher San Francisco
 Peter Chow San Francisco
 James Avedikian San Francisco
 Jennifer Cunha San Francisco
 Mauricio Roman San Francisco
 Rob Graham San Francisco

Diana Liang San Francisco
 Justin Frieders San Francisco
 Stephanie Chen San Francisco
 Jhene Canody San Francisco
 Ben Vilmain San Francisco
 Catlin Bowers San Francisco
 Jose Luis Mendara San Francisco
 Nick Hill San Francisco
 Sansa Alexander San Francisco
 Tamara Nelson San Francisco
 Jane Underwood San Francisco
 Howard Hyman San Francisco
 Dan-Dee Lion San Francisco
 Bix Warden San Francisco
 Aaron Wyse San Francisco
 Donald Burbano San Francisco
 Diana Pardini San Francisco
 Rob Madry San Francisco
 Morgan Wodhams San Francisco
 Eric Cohen San Francisco
 Stacy Taylor San Francisco
 John Spinale San Francisco
 David Paisley San Francisco
 Kelly Iribarren San Francisco
 Julie Anne Peralta San Francisco
 Rev. Victor H. Floyd San Francisco
 Miriam Telles San Francisco
 Matthew Niemi San Francisco
 D.Wesley Wiley San Francisco
 David Sands San Francisco
 Oscar Samarron San Francisco
 Felicia Gotthelf San Francisco
 Eneas Kane San Francisco
 Joanne Liberati San Francisco
 Jeremiah Moore San Francisco
 Sidney Pucek San Francisco
 Edward Sullivan San Francisco
 Eulia Burigin San Francisco
 Elena Asturias San Francisco
 Cynthia Leavitt San Francisco
 Kim Teevan San Francisco

Lindy Matula San Francisco
 Monica Orosco San Francisco
 Susan Nguyen San Francisco
 Yuliya Dvorkin San Francisco
 Greg Quiroga San Francisco
 Terry Rosenstock San Francisco
 Virginia Van Zandt San Francisco
 Chellis López San Francisco
 Stephanie Mufson San Francisco
 Kristina Sutterfield San Francisco
 Karen Quest San Francisco
 Persis Nakonechny San Francisco
 Don Hanson San Francisco
 Patrick Gee San Francisco
 James Mayagoitia San Francisco
 Stephan Dornberg San Francisco
 Galina Zelenkovsky San Francisco
 Brian Staufenbiel San Francisco
 Michelle Yu San Francisco
 Steve Miller San Francisco
 Jaime Aguirre San Francisco
 Ayesha Williamson San Francisco
 Eric O'brien San Francisco
 Marga Gomez San Francisco
 Martin Chin San Francisco
 Lauren Chin San Francisco
 Sharon Cassidy San Francisco
 Ambere Sdenis San Francisco
 John Woodruff San Francisco
 Isaac Luiz San Francisco
 Michael Barnett San Francisco
 Diana Hernandez San Francisco
 Jerome Marcu San Francisco
 Rosielle Manuel San Francisco
 Denise Rodriguez San Francisco
 Lauren Richards San Francisco
 Jake Heggie San Francisco
 Rachel Rodriguez San Francisco
 Chanel Baring San Francisco
 Ken Capelli San Francisco
 Karen Goodwin San Francisco

Betty Poon		Patricia Curren	San Francisco	Louise Shumake	San Francisco
Elizabeth Barlow	San Francisco	Rasa Vitalia	San Francisco	Linda Berankova	San Francisco
Chloe Kobernuss	San Francisco	Emma Shlaes	San Francisco	Tiffany Pavon	San Francisco
Nadine Howard	San Francisco	Gary Poon	San Francisco	Alexandra Davies	San Francisco
Irine Dwyer	San Francisco	Elizabeth Thomas	San Francisco	Dean Mermell	San Francisco
Bianca Coleman	San Francisco	Derek Leong	San Francisco	Pam Mitchell	San Francisco
Michael Cadiz	San Francisco	Sonia Caamano	San Francisco	Adelia Cott	San Francisco
Mark Dulong	San Francisco	Gloria McDonald	San Francisco	Ted Cooper	San Francisco
William Whetstone	San Francisco	Megan Denkers	San Francisco	Mary O'reilly	San Francisco
John Rapinchuk	San Francisco	Teresa Lucan	San Francisco	Brian Summers	San Francisco
Lori Hebert	San Francisco	Terry Peckham	San Francisco	Thomas Verniere	San Francisco
Athena Karsant	San Francisco	George Douglas	San Francisco	Rudy Recinos	San Francisco
Elizabeth Carr	San Francisco	Allan Schwartz	San Francisco	Adina Dimalanta	San Francisco
Mark E. Sackett	San Francisco	Tyler Bennett	San Francisco	Robert Yee	San Francisco
Elton Gilbert	San Francisco	Catharine Bray	San Francisco	Pedro Perez	San Francisco
Robert Pomon	San Francisco	Malia Hurtado	San Francisco	Susan Johnson	San Francisco
Dominique Bremond	San Francisco	Annalise Reichert	San Francisco	Brian Cerceo	San Francisco
Jenny Rauh	San Francisco	Kimberly Boynton	San Francisco	Jason Alvililar	San Francisco
Leslie Kernisan	San Francisco	Monica Cereda	San Francisco	Alexis Briggs	San Francisco
Zakhida Makhmudova	San Francisco	Anthony C	San Francisco	Elana Dun	San Francisco
Judy Lock	San Francisco	James Cain	San Francisco	Alexis Rachel	San Francisco
Jaemie Altman	San Francisco	Rachel Grivas	San Francisco	Brian Bowen	San Francisco
Marcia Blanco	San Francisco	Eric Waldron	San Francisco	William Conner	San Francisco
Deanna Schwartz	San Francisco	Rossanna Caylao	San Francisco	Sarah Saleh	San Francisco
Raymond Grinsell	San Francisco	Christine Anthony	San Francisco	Meryl Sokoler	San Francisco
Joanna Boyle	San Francisco	Greg Schwartz	San Francisco	Scott Wazlowski	San Francisco
Antal Runneboom	San Francisco	Anya Aplin	San Francisco	J Eli Felicitas	San Francisco
Joanna Luddington	San Francisco	Isa Glittergirl Isaacs	San Francisco	Thomas Polk	San Francisco
Susan Pemberton	San Francisco	Barney Jones	San Francisco	Jennifer Lee	San Francisco
Janet Tse	San Francisco	Starr Sutherland	San Francisco	Christine Huey	San Francisco
Kristin Knezevic	San Francisco	Heather White	San Francisco	Dade Thieriot	San Francisco
Chris Saari	San Francisco	Tita Taufa	San Francisco	Janet Boreta	San Francisco
Sylvia Mrabe	San Francisco	Janelle De Los Santos	San Francisco	Sumeer Gupta	San Francisco
Diana Shushkovskaya	San Francisco	Michael Albert	San Francisco	Delaney Wells	San Francisco
Charles Lundquist	San Francisco	Richard Christensen	San Francisco	Dimitri Papaioannou	San Francisco
Curtis Scott	San Francisco	Ryan Murray	San Francisco	Tim Distler	San Francisco
Emma Carlson	San Francisco	Erin Roberts	San Francisco	Vince Walzberg	San Francisco
Jen Machlin	San Francisco	Genie Cartier	San Francisco	Richard Wiener	San Francisco
Jacob Cecil	San Francisco	Monique Mead	San Francisco	Jeremy Leung	San Francisco
Kevin Spivey	San Francisco	Bernard Vash	San Francisco	Margaret Secour	San Francisco
Nora Hailey	San Francisco	March Lowe		Juluen Gerbaux	San Francisco

Diana Lineberry	San Francisco	Keely Weiman	San Francisco	Zenelia Roman	San Francisco
Christopher Woodson	San Francisco	Dale Murphy	San Francisco	Angela Le	San Francisco
Joan Juster	San Francisco	Kim Cooper	San Francisco	Yelena Shturman	San Francisco
Marsha Byers	San Francisco	Chloe Barr	San Francisco	Adib Dudum	San Francisco
Elizabeth Racely	San Francisco	Sheila Vergara	San Francisco	Theresa Ferrer	San Francisco
Mark Hueske	San Francisco	Michele Fontaine	San Francisco	Marisela Prieto	San Francisco
Ryan Butterfoss	San Francisco	Janell Harris	San Francisco	Tommy Toy	San Francisco
Yar Lan Tsai	San Francisco	Xenia Tom	San Francisco	Donna Nuno	San Francisco
David Chavez	San Francisco	Bel Bran	San Francisco	Theresa Chew	San Francisco
Vincent Dureau	San Francisco	Michelle White	San Francisco	Markku Hooli	San Francisco
Michelle Wong	San Francisco	Gary Cross	San Francisco	Cynthia Hernandez	San Francisco
Tanya Dudum	San Francisco	Kristin Jamieson	San Francisco	Larry Wysocki	San Francisco
Karin Klika	San Francisco	Elizabeth Barley	San Francisco	Kirk Lau	San Francisco
Greg Samoulides	San Francisco	Jay Emmons	San Francisco	Lorraine Dudum	San Francisco
Joe Dieffenbacher	San Francisco	John Hedger	San Francisco	Elizabeth Lau	San Francisco
Shauna Danos	San Francisco	Carolyn Shuman	San Francisco	Duane Voge	San Francisco
Svetlana Nikitenko	San Francisco	Veronica Guevara	San Francisco	David Buchholz	San Francisco
Constance Richardson	San Francisco	David Magnusson	San Francisco	James Thomson	San Francisco
Jeff Rowlings	San Francisco	John Wang	San Francisco	Jaclyn Vickery	San Francisco
Peter Sirota	San Francisco	Omar Dudum	San Francisco	Jose Lopez	San Francisco
Miyuki Hasegawa	San Francisco	David Goldfarb	San Francisco	Taylor Williams	San Francisco
Margaretta Kildebeck	San Francisco	Peggy Gee	San Francisco	Trudy Drypolcher	San Francisco
Rachel Velasco	San Francisco	Tomas Exposito	San Francisco	Hagit Glickman	San Francisco
Lisa Semeraro-Castro	San Francisco	Matt Tuchow	San Francisco	Kevin Souza	San Francisco
Peter Vizcaino	San Francisco	Michael Smith	San Francisco	Rene Narducci	San Francisco
Beth Espinoza	San Francisco	Gena Dubose	San Francisco	Adam Flynn	San Francisco
Eric Chung	San Francisco	Mehmet Orun	San Francisco	Louis Fresquez	San Francisco
Gregory Lyons	San Francisco	Kelly Lynch	San Francisco	Bruce Colton	San Francisco
Emily Phillips	San Francisco	David Gaines	San Francisco	Pamela Hudson	San Francisco
Robert Taylor	San Francisco	Caitlin Crandall	San Francisco	Kathi Sparkes	San Francisco
David Shein	San Francisco	Dickson Lo	San Francisco	Melisa Mastrokyriakos	San Francisco
Emily Thompson	San Francisco	Dennis Middleton	San Francisco	Elena Panova	San Francisco
Angelica Magallon	San Francisco	Bryndon Hassman	San Francisco	Dominique Jando	San Francisco
Tina Valentine	San Francisco	Jann Jeung	San Francisco	Fred Bothe	San Francisco
Randy Newtown	San Francisco	Rebecca Yarbrough	San Francisco	Gary Eng	San Francisco
Michael Baycura	San Francisco	Sahar Fayez	San Francisco	Tim Roff	San Francisco
Alicia Hasper	San Francisco	Crystal Whybark	San Francisco	Becky Ban	San Francisco
Robin Mccarthy	San Francisco	Marina Freytes	San Francisco	Jui-Ying Hsieh	San Francisco
Rori Reber	San Francisco	Lawrence Nelson	San Francisco	Frances Ford	San Francisco
Wil Hendricks	San Francisco	David Dannert	San Francisco	Donna Mason	San Francisco
Andrea Kohlruss	San Francisco	Paige Cipro	San Francisco	Miriam Myers	San Francisco

Michael Shada	San Francisco	Andrea Regjo	San Francisco	Jose Alcazar	Napa
Amanda Hall	San Francisco	Ingrid Mcvanner	San Francisco	Lesley Linton	San Pablo
Zoë Mann	San Francisco	Toyia Wortham	San Francisco	Lee Amaya	Fremont
Stacey Tunteri	San Francisco	Lucille Valdivia	San Francisco	Shannon Murray	Oakland
Carol Queen	San Francisco	Toby Mason	San Francisco	Michael Kazemi	Danville
Gregory Winters	San Francisco	Andrew Paik	San Francisco	Colin Creveling	Oakland
Matthew Welch	San Francisco	Freida Ossi	San Francisco	Chris Hogland	Santa Rosa
Adam Alpern	San Francisco	Marie Wimet	San Francisco	Herman Hammon	Castro Valley
Octavia Monelli	San Francisco	Marion Mcvanner	San Francisco	Barbra Burman	Bonney Doon
Norman Spruill	San Francisco	Emma Romero	San Francisco	Jennifer Adolph	Sunnyvale
Jon Richardson	San Francisco	Owyong		Cynthia Burns	Concord
Aristidis Papaioannou	San Francisco	Rose Bulaong	San Francisco	Herbert Heyn	San Rafael
Anthony Rodriguez	San Francisco	Sean Grove	San Francisco	Troy Corriere	Scotts Valley
John Goldie	San Francisco	John O'Sullivan	San Francisco	Sabrina Eastwood	Santa Cruz
David Tate	San Francisco	Pinder Baidwan	San Francisco	Yannette Edwards	Menlo Park, Ca
Mark Porter	San Francisco	Andy Wong	San Francisco	Shawna Little	Martinez
Bill Boone	San Francisco	Denise Collins	San Francisco	John Mai	San Jose, California
Sandeep Subhedar	San Francisco	Bernadette Gatsby	San Francisco	Neil Macnaughton	Los Gatos
Rene Cender	San Francisco	Jonathan Brickman	San Francisco	Adam Rubinfeld	Danville
Noel Hansen	San Francisco	Natalia Achtarzadeh	San Francisco	Laurel Strange	Corte Madera
Chloe Rose	San Francisco	Janelle Slavik	San Francisco	Crystal Blair	Pleasant Hill
Lisa Giachetti	San Francisco	Shanna Rogowski	San Francisco	Victor Hernandez	San Jose
Stacy Rusley	San Francisco	Andrea Chirkoff	San Francisco	Sandra Knightly	Burlingame
Nancy Foley	San Francisco	Michel Luttrell	Hayward	Faith Frank	Antioch
Matt Yocum	San Francisco	Judi Paap	Santa Cruz	Whitman Cook	Oakland
Ian Mcpherson	San Francisco	Erik Whitney	Pacifica	Charlotte Harris	Menlo Park
Tina Estoque	San Francisco	Stephanie Bednar	San Rafael	Thomas Lafrance	Windsor
Brent Martyn		Anne Fudge	Vallejo	Judy Lewis	Redwood City
Jess Bocci	San Francisco	Bruce Owashi	Redwood City	Judy O'brien	Antioch
Annabelle Ramil	San Francisco	Katrena Prior	Hercules	Lawrence Gould	Santa Rosa
Christine Boles	San Francisco	Shannon Pellman	Windsor	Terry Terry	Sausalito
Casey Teague	San Francisco	Seth Erchinger	Newark	Jerry Callaway Md	San Jose
Eric Ringer	San Francisco	Kirk Hylan	Novato	Robert Mathieu	Redwood City
Tiffany Chase	San Francisco	Pattie Phillips	San Rafael	Deborah Gardner	San Lorenzo
Alan Briscoe	San Francisco	Jennifer Brick	Fairfax	Penny Ramey	Vacaville
Krista Juli	San Francisco	Amanda Zizic	Novato	Flavio Campo	Concord
Paul Moore	San Francisco	Judy Wilkinson	Santa Rosa	Chuck Moore	Castro Valley
Jason Schaffer	San Francisco	Katalin Gran-Szovak	San Jose	Marilee Caruso	Vacaville
Rhianna Montgomery	San Francisco	Ronald Grafton	Walnut Creek	Andrew Headrick	Redwood City (Formally San Francisco)
Charles Ju	San Francisco	Alex Crabb	Sunnyvale		
Rebecca Andersen	San Francisco	Bob Epperson	San Bruno	Elliott Gittelsohn	Oakland
		Rosanna Marks	San Francisco		

Al Cunningham	Redwood City	Susan Longland	Santa Rosa	Bonnie Fiedler	Redwood City
Patti Nielsen	Castro Valley	William Greenwalt	San Jose	Jeff Krause	Mountain View
Shannon Ogrady	Daly City	Brian Davis	Mountain View	Richard Sire	Pleasanton
Kelly Nguyen	San Jose	Paul Salvador	Scotts Valley	Jacqualine Simpkins	Castro Valley
Dean Carrico	Bay Point	Tom And Linda Isenburg	Livermore	Imelda Miner	Pleasant Hill
Dustin Covington	Santa Rosa	Veronica Barclay	St Helena	Imelda Miner	Pleasant Hill
Cathy Nguyen	San Jose	Asplund Melissa	San Jose	Jodi Frensley	Watsonville
Michele Haugsnes	Sunnyvale	Patty Brooke	Concord	Chris Orme	Oakland
Marc Andrade	Santa Rosa	Joe Maccarthy	Oakland	Stuart Pidasso	Millbrae
Karin Runge	Oakland	Brad Christian	San Rafael	Pauline Yore	San Jose
Brad Jacobs	Windsor	Ellis Sjoberg	Orinda	Susan Cole	Richmond
Abraham Livchitz	San Jose	Rob Weber	Campbell	Laurie Rittenour	Concord
Don And Maria Van Druten	Walnut Creek	Patrick Cook	Fairfield	Ashley Grabham	San Rafael
Jon Ennik	San Rafael	Diana Rhoten	Sonoma	Anna Mikhaylov	San Jose
Anna Bragg	Menlo Park	Tom Toland	Walnut Creek, Ca	Drew Brewer	Mill Valley Ca
Courtney Patrick	Pleasant Hill	Phyllis Drummond	Santa Rosa	Richard Mahoney	Santa Rosa
Dawn Booker	Pittsburg	Scott Hays	Lafayette	Martha Munoz	Pacifica Calif
Cheryl Simpson	Clayton	Alex Katsman	Castro Valley	Silvia Albers	Santa Clara
Paula Carney	Millbrae	Mike Little	Pleasanton	Harvey Berger	
Kurt Nicol	Redwood City	Cisco Oseguera	Sunnyvale	Teri Ketchie	Soquel
Jose Rodriguez	Bay Point	David Hall	San Mateo	Teri Iqbal	Moraga
Regina Zamora	San Jose	Pamela Mack-Smith	San Ramon	Yanira Escalante	Daly City
Paula Hickey	Vallejo	Kelly Gilligan	Fremont	Bill Mapel	Sonoma
Diane Madden	Pacheco	Jeanne Riedel	Oakland	Linda Augustine	Fremont
Sira Mohamed	Rohnert Park	Maria Zupancic	Pacifica	Marie-Helene Senhaux	Novato
Tess Ting	Fremont	Pina Gil	San Jose	Julie Newman	Redwood City
Manny Glisson	Napa	Mary Jacobs	San Anselmo	Anni Long	Mill Valley
Ruriko Williams	Los Altos	Angel Sapodillo	Fremont	Valerie Patterson	Sonoma
Julie Mcmullan	Menlo Park	Ski Sinosky	Rio Vista	Peggy Anderson	Campbell
Erin Caliboso	San Jose	Sharol Terranova	Brentwood	Sarah Ashton	San Rafael
Michael Ann Blatt	Santa Rosa, Ca	Claire Mclaughlin	Livermore	Gay Mcgreal	Yountville
Molly Morales	St Helena	Angus Mcleam	Bay Area	Michelle Nelson	Los Gatos
Celeste Lindemann	Tiburon	Marina Test	Foster City	Ahmet Artikaslan	Alameda
Iltcho Kerelsky	Fremont	Lora Condon	Oaklanad	Katie Voong	Los Altos
Lewis & Elizabeth Pascalli	Fairfield	Cynthia Buck	Santa Rosa	Scott Robison	Santa Rosa
Duane Padilla	Antioch	Peter Smith	San Jose	Pam Dei Rossi	Campbell
Nancy Boerum	Sonoma	Joan Avery	San Jose	Jan Williamson	Menlo Park
Barbara Fopp	Corte Madera	James Jensen	Fremont	Lisa Stunkel	Livermore
Heidi And Lee Lynch	Vacaville	Henry Lee	Pacifica	David Harris	San Ramon
Laura Zabatta	Santa Rosa	Carolina Portillo Franco	Watsonville	Dave Dozier	Pacifica
				Douglas King	Hillsborough

Jennifer King	Aan Jose	Jill Connolly	Pleasanton	Constance Malach	Half Moon Bay
Maureen Carlin	San Rafael	Anureet Tiwana	Vacaville	Mark Pieschke	Vacaville
Carmen Canessa	Ssf	Laurie Degange	San Jose	Sheila O'sullivan	Oakland
Chelsa Dessy	La Honda	Florence Braund	Fairfield	Steven Long	Oakland
Pam Laurich	San Leandro	Marisela Garza	Hayward	Teresa Teles	San Leandro
Judith Weisse	Vallejo	Rebecca Petersen	Pleasanton	Jennifer Hughes	Antioch
Vicki Ovens	Vallejo	Carolyn Gauthier	San Rafael	Jaimie Harris	Oakland
Eric Renaud	San Jose	Henri Gonzales	Santa Clara	Joani Mitchell	Santa Cruz
Bill Rainey	Santa Clara	Joy Gerald	Novato	Edward Olivarez	San Jose
Michael Mehr	Mountain View	Samantha Scopesie	Fairfield	Naom Mena	San Leandro
Denise Thompson	Santa Rosa	Brendan Byrne	Novato	June Ladd-Hansen	Richmond
Nancy Newman	Daly City	Liz Paez	Petaluma	Russell Gronsky	Redwood City
Doug Harpster	Richmond	Alexandr Munoz	San Ramon	Cornelia Raisner	San Mateo
Joshua Jackson	Davis	Karen Heintz	Santa Rosa	Lorraine Mcdonald	Novato
Fia Kyono	Daly City	Kristyn Pullen	Vallejo	Karen Steward	Tiburon
Melanie Gribbin	San Jose	Christine Abraham	Los Altos Hills	Gina Igel	Union City
Maria Siqueiros	San Jose	Aislinn Thomas	Castro Valley	Amber Hale	San Jose
Frank Luna	El Sobrante	Charles Cosper	Petaluma	Samantha Brailey	San Jose
Monte Meyers	Berkeley	Amber Hall	San Jose	Anna Psaila	Fairfax
Matthias Hausner	Belmont	Mark Mcmillan	Oakland	Ruth Mohanram	Sunnyvale
Doug Mckechnie	Oakland	Willem Hardijzer	Kensington	Kyla Schwaberow	Santa Rosa
Courtney Mays	Hayward	Mary Steward	San Jise	Sal Molinare	Pleasanton
Sally Samuels	San Carlos	Martin Scott	San Rafael	Bella Monarch	San Anselmo
Deecii Adams	Santa Clara	Alaric Toy	Pleasant Hill	Liz Prior	San Rafael
Maria Sandoval	Rohnert Park	Jeffrey Bradt	Berkeley	Cindy Kron	Palo Alto
Milagros Santos	Martinez	Jolyn Cafferata	San Jose	Maureen E	Belmont
Tanya Telson	Berkeley	Cybele Baker	Berkeley	Leah Gardner	Oakland
Corissa Dorethy	Rohnert Park	Gary Cruff	San Jose	Vanessa Dimapasoc	San Bruno
Sharon Frasier	Oakland	Vera Blanquie	Rohnert Park	Allan Thorpe	Sebastopol
Julia Lloyd	Union City	Kimberly Huggins	Santa Clara	Michael Pujals	San Rafael
Mark Birman	Los Altos	Stacy Bruce	Pleasanton	Diana Elliott Braddi	Cotati
Michael Pisani	San Jose	Lynda Tillery	Livermore	Lisa Garcia	Castro Valley
Betg Magidson	Castro Valley	Christi Lynn	Emeryville	Usha Viswanathan	South San Francisco
Celia Spivack	Los Altos	Farah Bleck	Fairfield	Angela Elkins	San Rafael
Maria Laws	Oakland	Elizabeth Williams	Capitola	Kerith Rothfeld	San Rafael
Bruce Nielsen	Livermore	Stacey Anstead	Los Altos	Ruth Gilroy	Rewood City
Kyle Starr	San Leandro	Raymond Smith	Sunnyvale	Jeri Fink	Palo Alto
Nico Posner	Los Altos	Jeanne Fields	Pacifica	Elizabeth Dobisz	San Jose
Dawn Stowers	Antioch	Tina Marie	San Mateo, California	Kristina Dillingham	San Mateo
Jamie Davenport	Concord	Brandt Feldman	Pacifica	Althea Benigni	Oakland
Duane Bennett	El Cerrito	David Waldenb	Castro Valley	Amy Hopkins	Santa Rosa

Garrett Harwood	Danvikke	Nancy Massa	San Ramon	Mai Huynh	Oakland
Romina Cruz	Concord	Marquis Smith	American Canyon	Colleen Garner	San Jose
Chuck Johnson	San Francisco	Carla Roope	Milpitas	John Larkin	Sunnyvale
Jacqueline Navarrete	Burlingame	Tricia Young	Atherton	Cameron Lichtenstein	Napa
Natacha Correa	Martinez	Joan Boffa-Dentone	Boulder Creek	Tiffany Talerico	San Jose
Jenn Dumpit	Berkeley	Garrett Burdick	San Rafael	Syndi Seid	San Anselmo
Anthea McDonald-Abbott	Santa Rosa	Joel O'camb	Orinda	Steve Adelman	Mountain View
Casey Kalogiannis	Napa	Andrea Beggs	San Mateo	Gwen Dupre	Alameda
Lucyna Malinowska	San Ramon	Janine Antoine	Oakland	Marilyn Berg Cooper	Pittsburg
Wayne Ott	Redwood City	Kim Bors	Napa	Dorothy Mandujano	Richmond
Michael Watson	Antioch	Isabella Galasso	San Ramon	Mylo Magtoto	Emeryville
Jeanne Silver	Oakland	Liz Anderson	Novato	Gretchen Harrington	San Rafael
Nancy Weiland	Oakland	Raquel Gonzalez	Menlo Park	Casey Vickers	San Rafael
Vivian Schlesinger V	Burlingame	Amy Kolb Tucker	San Jose	Steve Cibull	Alameda
Nicole Cavallero	Rohnert Park	Ron Rosano	San Rafael	Nicole Conoley	San Carlos
Adrienne Bonserio	Santa Rosa	Tom Heath	Danville	Paula Vinson	Glen Ellen
Gene Hays	Emeryville	Bruce Werber	Walnut Creek	Loretta Dyer	Sunnyvale
Robert Rush	Pittsburg	Jane Herman	Los Altos	Heidi Hindley	Santa Rosa
Andrew Huysmans	Palo Alto	Vivian Greene	Concord	Ruth Marley	San Rafael
Linda Beam	San Anselmo	Clintania Walker	Fairfield	Catherine Pivard-Dwyer	San Mateo
Cynthia George	Cotati	Lynne Tsobanakis	Saratoga	Laurie Sterling	Mill Valley
Kathleen Catanho	Lafayette, Ca	Caroline Andrew	Martinez	John Bishop	Oakland
David Beaston	Alameda	Scott Ingram	San Leandro	Mirta Campo	Concord
Scott Zimmerman	Mountain View	Laurie Louie	Fremont	Gail Wakeman	San Mateo
Raul Poniachik	Martinez	Nancy Kaatz	Livermore	Brian Morran	San Francisco
Patricia Doucet	Moraga	Joy Mcnab	Emerald Hills	Olga Avonitis	Novato
Dana Thomas	Oakland	Carla Elvidge	Fairfield	Bob Skundrich	Livermore
June Rago	Novato	Chantalie De Castro	El Cerrito	Keith Waltrip	Vallejo
Christina Holmes	Pinole	Linda Oleson	Palo Alto	Greg Carpluk	Livermore
Felix Pena	Newark	Mounir Kardosh	Hillsborough	Carrie Boyce	Windsor
Joyce Demattei	San Carlos	Carla Macapinlac	El Sobrante	Bruce Hori	Palo Alto
Edgar Gil	San Jose	Michelle Hernandez	Milpitas	Jillian Del Pozo	Stanford
Mike Brown	San Leandro	Kathy Weddle	South San Francisco	Timirise Solayman	Concord
Billie Butler	Fairfield, Ca	Katherine Chavez	Daly City	Steve Larkin	Alameda
Andrea Moreno	Santa Monica, Ca	David Schumaker	Senastopol	Maurene Drew	Benicia
Aja Shapiro	Pinole	Mary Delong	Montara	Robert Sicular	Berkeley
Anthony Gerald	Novato	David Gregory	South San Francisco	Nancy Atkins	Benicia
Daniel Burke	San Jose	Kelli Devereux Stark	Woodland	George William Bond iii	Concord
Kc Loewen	Sunnyvale	Jaime Mulkey	El Sobrante	Mark Sackett	Benicia
Amanda English	San Jose	Patrick Morris	Alameda	Charlotte Troche	San Carlos
Fatin Dudum	San Bruno	Jan Gates	Santa Rosa		

Laura Ybarro	Los Gatos	Tom Preston	Oakland	Tamala Motta	Sonoma
Lorraine Crussell	Pleasanton	Juan Carlos Escobedo	Fairfield	Lorraine Rumley	Redwood City
Lisa Cazzali	Newark	Barbara Mayer	Rohnert Park	Debra Fisher	Belvedere
Judie Block	Capitola	Phillip Perez	Pleasant Hill, Ca.	Melina Degiovanni	Burlingame
Shirley Soto	Concord	Tammy Laflier	Oakland	Denyce Jocelyn	Vallejo
Cathy Hampton	Benicia	Alicia Clegg	Concord	Crystal Rodriguez	Bay Point
Annie Corbett	Redwood City	Tina Adolph	Emerald Hills	Dorothy Quinn	Walnut Creek
Jorge Del Ruo	Pacifica	Claudia Pieraldi	San Bruno	Nancy Smith	Santa Rosa
Chwryl Karo	Pacifica	Alice Cipriani	Martinez	Cindy And Gary Beytin	San Jose
Rebecca Ware-Gonzalez	San Mateo	Sharon Durant	Castro Valley	Lisa Graham	Fremont
Carol Lacoste	San Rafael, Ca	Raima Sahebzada	Concord	Susan Magee	Alamo
Jane Mcdonald	San Rafael	Jade Adkins	Santa Cruz	Rita Tanner	Santa Rosa
Paula Nelson	Sunnyvale	Lisa Madden	Woodside	Debbie Ruth	Millbrae
Jeffrey Mathis	Vallejo	Barbara Marcotte	Diablo	Americus Mungiole	Walnut Creek
Tamarah Kanewske	San Jose	Janis Johnson	Portola Valley	Mariann Salvador	Scotts Valley
Arlene Thompson	San Leandro	Lori Ann Silva	San Pablo	Angela May Pascua	Daly City
Tiffany Vickers	San Mateo	Amanda Urias	Santa Rosa	Jean Hintermann	Millbrae
Connor Mccolm	San Rafael	Xiaoyan Zheng	San Leandro	Pat Cheek	Penngrove
Sherri Holmes	Sunnyvale	Sharon Landry	Vallejo	Alexias Vierra	Bay Point
Bonnie Lafer	Alameda	Hope Robinson	Millbrae	Lisha Servito	Livermore
Terry Gascay	Los Gatos	Cheryl Ruth	Livermore	Edie-Marie Mata	Woodside
Melissa Fail	Martinez	Faith Feldman	Santa Cruz	Anne Hamilton-Barclay	Fairfield
Keith Beard	Lafayette	Cindi Hollenback	Fremont	Erik Head	San Ramon
Joanne Halas	Walnut Creek	Sabrina Kraft	Travis Afb	Dave Mangonon	Hayward
Kyle Pacheco	Livermore	Nicole Calbreath	San Jose	Mary Coniglio	Pittsburg
Kimberly Gregory	South San Francisco	Tamar Baskind	Berkeley	Michael Mccrary	Fremont
Kathryn Price	Fairfield	Tina Morgado	Pleasant Hill	Loretta Chin	Fremont
Denise Del Beccaro	Danville	Dylan Francis	San Jose	Myrna Brown	Daly City
Ed Jones	Palo Alto	Mimi Tam	Fairfield	Rick Torkelson	Petaluma
Steven Conley	San Bruno	Michael Carrillo	Richmond	Valerie Lankston	Petaluma
John Thomas	San Jose	Alfred Trimble	Fremont	Carol Valenzuela	Alamo
Marysol Mejia	San Mateo	David Leveroni	South San Francisco	Lana Porteous	Pacifica
Tom Jones	Danville	David Krueger	Dixon	Alexis Morales-Loaisiga	Daly City
James Pitchford	San Jose	Andres Rios	San Ramon	Horacio Gutierrez	Glen Ellen
Heather Leveroni	Redwood City (Formally San Francisco)	Jerry Mooney	Pittsburg	William Hernandez	Napa
Darlene Dinelli	San Anselmo	Craig Paterson	Fairfield	J Froiland	Rohnert Park
G Geoffrey Wood	Pleasanton	Gerald Fuller	Stanford	Jake Pearl	Novato
Kathleen Martinez	Bay Point	Todd Walsh	Santa Cruz Calif	Ariene Floresca	Hillsborough
Carmen Gomez	Albany	David Vaillancourt	Santa Rosa	Kerry Heffernan	Oakland
		Jason Malig	Daly City		
		Peter Kolak	Pleasanton		

Lauren Palmisano	San Mateo	Kathleen Mcgraw	Cupertino	Janeen Heath	Danville
Laurie Brown	Santa Rosa	Hilda Mcsweeney	San Jose	Darryl Johnson	Pacheco
Ericka Tate	Sunnyvale	Mary Pearson	Danville	Shannon Rider	Santa Rosa
Robert P. Balinas Balinas	San Jose	Corissa Alviar	San Jose	Angie Disanto	Half Moon Bay
Adam Wolfrum	Emeryville	Erika Neff	Castro Valley	Ruth Chaydez	San Francisco
Karen Soo Hoo	San Mateo	Eden Rodriguez	Foster City	Nicole Bloss	Oakland
Nicole Vigney	Berkeley	Kendra Mathieu	Redwood City	Roberto Angel Rocha	Alameda
Jessica Oropeza	South San Francisco	Amy Seaver	Berkeley	Marsha Standish	Oaklan
Nicole Provolt	Petaluma	Marvin Storey	Palo Alto	Ellie Grenville	Walnut Creek
Nicole Van Stijgeren	Pacifica	Rachel Rainey	Antioch	Rhea Wolkowitz	San Rafael
Lisa Gelardi	Daly City	Jennifer Gharibyar	Concord	Dr Wayne Pernel	Benicia
Jennifer Collins	Sunnyvale	Cynthia Neeley	Novato	Jordan Bajor	Palo Alto
Michele Patterson	Novato	Jenny Ciciarelli	Redwood City	Servillano La Mer	Hayward
Sierra Wingate	San Rafael	Andrew Wong	Pleasanton	Madeline Weaver	Fremont
Rich Lai	San Leandro	Robyn Pitts	San Mateo	Colleen Egan	Alameda
Nadia Nijaradze	Santa Rosa	Gary Mcilrath	Fremont	Sue Cyr	Sunnyvale
Brian Andersen	Newark	Holly Callahan	Oakland	Jay Kaimal	Sausalito
Patrick Wyeth	Castro Valley	Carrie Deperalta	San Jose	Rinske Perkins	Hmb
Dora Madeiros	San Rafael	Bruce Kelly	Diablo	James Sheehan	Hayward
Mari Abeyta	Santa Clara	Lulu Lin	Mountain View	Stefanie Stark	Kensington
Tim Todd	San Pablo	Alicia Yount	Santa Clara	Kurt Weidner	Santa Cruz
Jeff Saylor	Walnut Creek	Ashleigh Kennedy	Union City	Brenda Torres	Fremont
Gloria Burt	Albany	Tristan St.Germain	Santa Rosa	Oscar Gomez	South San Francisco
Joe Zertuche	San Jose	Joe Zertuche	Bayarea	Franklin Agardy	Hillsborough
Kay Lamon	Alameda	Christine Tran	Orinda	John Butterfield	Berkeley
Coni Valentine	Concord	Lori Chaplin	San Jose, Ca	Pj Donery	Petaluma
Juanita Milburn	San Rafael	Mori Craig	Santa Clara	Charles Engan	Kensington
Theresa Potts	Livermore	Brad Becker	Redwood City	Lisa Benson	San Leandro
Jay Briggs	Pleasant Hill	Norm Nelson	Sunnyvale	Jennifer Cunha	Fremont
Renee Stclair	Santa Cruz	Rosie Bartlett	Napa	Susan Wewetzer	Walnut Creek
Shannon Talamantez	Sunnyvale	Jason Lewis	Livermore	Marta Molina	Oakland
James Mcclay	Orinda	Jackie Kenilvorty	Santa Rosa	Preston Petty	Tiburon
Simone Odom	El Sobrante	Scott Bartley	Santa Rosa	Antoine Samra	Burlingame
Beatriz Ramos	San Jose	Julie Hession	Novato	James Avery	Benicia
Tracy Miller	Oakland	Sabina Rodriguez	San Jose	Erik Woodbury	Santa Clara
Teresa Silva	San Jose	Manny Goulart	San Ramon	John Dolinsek	Bodega Bay Ca
Sue Sanders	Richmond	Gina Duncan	Vacaville	Marie Rogers	Sebastopol
Kathy Pool	Petaluma	Cheryl Klynn	Los Altos	Amie Sue Caplain	Los Gatos
Jessica Mccarthy	San Jose	Claire Campodonico	Monte Sereno	Micky Kramer	Redwood City
Faye Barboza	Newark	Brigitte De Leon	Forestville	Summer Dittmer	Oakland
Michael Chavez	Concord	Patricia R Steitz	Moss Beach	Kelly Celli	Novato

Edmund Twohy	Pacheco	Manny Sardinia	Danville	Michael Van De Vante	Mountain View
Lonny Esquivel	South San Francisco	William Giussi Jr	Aptos	Elaine Leitner	Bodega Bay
Natalia Carey	Mountain View	Breanna Buchanan	Petaluma	Leanna Weetman	Pleasanton
Tonya Perez	Pittsburg	Melissa Morales	San Jose	Richard Bell	Hayward Ca.
Sonia Rivas	Hercules	Connie Scott	Oakley	George Schwind	Santa Rosa
Brebt Marin	Hercules	Penelope Hondrogen	San Anselmo	Lydia Perea	Santa Clara, Ca
Nancy Hansen	Fairfield	Davin Wiepking	Mill Valley	Nancy And Jack Gordon	Scotts Valley
Dennis Jow	Livermore	Roya Jue	San Jose	Nina Rescino	Ssf
Samantha Miller	Rohnert Park	Don Macnair	Kenwood	Tiffany Schneider	Newark
Steven Curnow	Dixon, Ca	Monica Lenk	Oakland	Sally Lacy	Livermore
Janice Fong	San Pablo	Julia Ford	Pleasanton	Jelena Gapasin	Campbell
Michael Watts	Mill Valley, Ca	Diana Vargas	Hayward	Sue Hilbun	Martinez
Brian O'grady	Los Altos	Philip Boyer	San Jose	C Vasquez	Oakland
Patrick Martin	San Rafael	Marci Benson	Burlingame	Michele Decarlo	Alameda
Mary Denton	Larkspur	Kirsten Dumford	Petaluma	Kim Karelle	Vallejo
Wenda Oreilly	Palo Alto	Anne Sullivan	Novato	Ana Doria-Quesada	Montara
Corina Hahn	Fremont	Nancy Marcotte	Castro Valley	Joyce Estes	Vallejo
Debra Wallace	Pleasanton	Deborah Wade	Oakland	George W Linn	Hayward
Peter Mcgaw	Walnut Creek	Chris Countryman	Menlo Park	Maya Brusil	Belmont
Cynthia Mandujano	San Jose	Tracy Paxton	Pleasant Hill	Diane Weiland	Oakland
Terry Hartman	Vacaville	Judaline Ryan	San Jose	Nancy Newman	San Jose
Kristan Johnson	Oakland	Sarah Evers Hoffman	San Rafael	Newman	
Edward Kemper	Saint Helena	Nicholas Consola	San Mateo	Georgina Del Puerto	Antioch
Kathleen Koch	Redwood City	Jennifer Devlin	San Mateo	Michele Long	Woodland
Terri Chauss	Concord	Marianne Petroni	South San Francisco	Allison White	Castro Valley
Kim Mgarvey	San Mateo	Lori Mcfaull	San Ramon	Jenny Morgan	San Jose
Pierce Peter Brandt	Palo Alto	Emily Park	Oakland	Emilie Wu	San Jose
Eamonn Gallagher	San Anselmo	Susan Hopkins	Half Moon Bay	Barbara Wells	Sonoma
Jarion Monroe	Mill Valley	Elmer L Steitz Jr	Moss Beach	Jason Dunham	Santa Rosa
Steven Feinberg	Palo Alto	Kim Battisti	Los Gatos	Ray Bravo	San Jose
Geoffrey Marcy	Berkeley	Steve Weirauch	San Jose	Dori Maheras	San Mateo
Leslie Chow	Aptos	Jessica Rivera	Pinole	Mary Lou Johnson	San Bruno
Gregory Ketchum, Ph.D.	Muir Beach	Lauren Pieraldi	San Bruno	David Moore	Walnut Creek
Sue Orlando	Mill Valley	Devon Mccormick	San Lorenzo	Tori Housh	San Anselmo
Kat Haas	San Leandro	Isabel Molina	Oakland	Veronica Avelino	South San Francisco
Jose Condemni	Oakland	Kenneth Wada	San Jose	Gary Klein	Hayward
Kelly Koehn	Oakland	John H. Kennedy	Santa Clara	Rebecca Smith	San Jose
Shelley Savage	Concord	Phil Swab	Santa Rosa	Thomas Edwards	Walnut Creek
Barbara Heimowitz	Castro Valley	Tiffany Acosta	Danville	Tina Rotolo	Daly City
David Jones	Pacifica	Michael Plitkins	Piedmont	Dmitri Rusov-Morningstar	Santa Rosa,
Mallory Nomura Saul	Moss Beach	Diana Jackson	Orinda		

Lada Rosandich	San Jose	Ginny Westcott	Glen Ellen	Corey Coronado	San Jose
Debbi Douglas	Hayward	Alicia Langlais	Oakland	Desiree Karge	San Jose
John Dittmer	Oakland	Chickie Martin	Livermore	Karen Bergin	Petaluma
Dominic Bridwell	San Leandro	Jeanine Sapertstein	Piedmont	Pandora Hauge	Dublin
Carmen Lucia Cazares	Redwood City California	Dana Costantino	Mill Valley	Orlando Gutierrez	Livermore
Cheri Kratka	Healdsburg	Sandra Aragon	South San Francisco	Bridget Johnston	Alamo
Marian Lebrun	Novato	Joe Butwill	Forestville	Donald Anderson	Redwood City
Roselle Blanchard	Redwood City	Barbara Standifird	Daly City	Gail Artikaslan	Alameda
Ana Sorensen	Benicia	Jason Reaves	San Jose	Jim Jacobson	Novato
Julian Fountain	Oakland	Cj Moore	San Jose	Susan Grant	Larkspur
Niel Hildebrand	Dalycity	Homer Flynn	San Anselmo	Jerrie Patterson	Petaluma
Jeff Westbrook	Santa Rosa	Mike Birdsall	Lafayette	Bob Lawlor	Oakland
Karen Koistinen	San Rafael	Mary Gribbin	Oakland	Terry Lynch	Novato
Jennifer Wilde	Alameda	Lauren Cheney	San Jose	Sandy Mcdonald	San Leandro
Teresa Altvater	Belmont	Elizabeth Ganske	Hayward	Michael Eccles	Alameda
Kay Greenlaw	Corte Madera	Norma Dale	Richmond	Chris Rudnicki	Redwood City
Beth Thorpe	Sebastopol	Melissa Thompson	Woodland	Rosemarie Tsoumpas	Hayward
Nadine Lem	San Jose	Gail Fuller	Petaluma	Anne Eckes	Castro Valley
Mark Barragan	Fairfield	James Woo	Vacaville	Bruce Hartman	El Cerrito, Ca
Robert Keith Koledo	San Mateo	Mo Ruslender	Danville	Arcelia Rudy	Boulder Creek
Phil Easton	Walnut Creek	Stephanie Bendele	Redwood City	Rosanne Manning	Redwood City
Jo-Ann Abbate	Pleasant Hill	Mariene Rebello	Sunol	Cheryl Guersch	San Jose
Paula Skinner	Scotts Valley	Katie Sanchez	Alameda	Hilary Martino	San Leandro
Phillip Cunnings	San Carlos	Lynn Houweling	Napa	Gary Beytin	San Jose
Richard Miner	San Anselmo	Lauren Richey	Oakland	Doris Perillo	Hayward
Vena Tambellini	San Jose	Phil Johnson	Saratoga	Bev Fahey	Livermore
Walter Freeman	San Jose	Jennifer Johnson	Pacheco	Jeannine Ray	Vacaville
Nadine Nakazawa	San Carlos	Felicitas Sinosky	Rio Vista	Lorrie Kern	Castro Valley
Kerry Parker	Oakland	Sam Sargent	Oakland	Deborah & Joe Santone	Pleasant Hill
Patricia Ivester	San Carlos	Teipo Brown	Burlingame	David Vangerov	Pacifica
Cheryl Downing	San Jose	Deana Smalley	Redwood City	Peter Rechmann	Half Moon Bay
Scott Welsh	Livermore	Erik Westby		Krystal Waiblinger	Novato
James Hobbs	Richmond	Rob Watson	Felton	Catherine Blish	Piedmont
Carol Whelan	Foster City Ca	Anthony Geraldi	Novato	Heather Mcgovern	San Jose
Grace Lam	San Mateo	Roberta Rossi	San Leandro	Charles Ray	Oakland
Shawna Terry	Napa	Rebecca Marcus	Daly City	Robin Polokoff	Walnut Creek
Mark Mathewson	Santa Rosa	Angela Vasquez	Colma	Myles & Jackie Babcock	Fairfax
Ashleigh Behravesh	San Bruno	Tori Crawford	Rohnert Park	Kathy Shear	Danville
Kathy Williams	Castro Valley	Keila Gracie	Bolinas	Chris Hightower	Santa Rosa
Mary Paul	Concord	Celia Manitsas	Novato	Allan Johnson	San Bruno
David Rees	Concord	Shirley Nathan	Sunnyvale		

Sarah And Alexander Zykanov San Rafael
 Bill And Jan Garvin Rio Vista
 Traci Psaila Belmont
 Eddie Abrao Benicia
 Connie Fox San Rafael
 Adrienne Davis Santa Rosa
 Charles Manning Livermore
 Milan Zeman San Jose
 Sharon Lange Oakland
 Michael Cheatwood Hayward
 Arlene Reeves San Ramon
 Mary Robertson Saratoga
 Michael Kent Davis
 Kathleen Herdell Saint Helena
 Judy Greenwalt San Jose
 Donna Bogdanov Pacifica
 Laurie Pellman Windsor
 Lynna Agustin Castro Valley
 Linda M. Ahern Belmont
 Diane Britz Fairfield
 Randie Boardman Fairfield
 Stacey Petty San Jose
 Shirley Etemadfar Novato
 Mary Sweeney Livermore
 Tiffany Boulad Petaluma
 John Anderson Los Altos
 Louise Champion Alameda
 Vicki Daus San Jose
 Penna Omega Mill Valley
 Alexa Hukari Oakland
 Linda Sowell San Leandro
 Maria D Guerrero Sunnuvale
 Jill Corddy Mountain View
 Cindy Barni Moraga
 Brian White Stanford
 Michael Pane Santa Rosa
 Lorry Krone San Rafael
 Bill Gossy San Rafael
 Kathy And Dan Williams Los Gatos
 Catalina Guinto Dublin

Adam Doyle Fremont
 Candi Hankins Santa Clara
 John Malick Piedmont
 Sandra Mikesell Mill Valley
 Norma Epperson San Bruno
 Susan Crane Tiburon
 Geraldine Freeman San Rafael
 Robert Boardman Fairfield
 Karen Seeno Walnut Creek
 Nora Grafton Walnut Creek
 Gloria Goldberg Millbrae
 Jamie Lewis Livermore
 Jesakka Tarr Orinda
 Frederick & Maria Kintzer Orinda
 Maria Iberti Sebastopol
 Benjamin Aronson Los Gatos
 Marcos Gonzalez Calistoga
 Rebecca Lockwood Sunnyvale
 Michael Graff Fremont
 Mr. & Mrs. Maendl Maendl Novato
 Bonnie Frank Corte Madera
 Larry & Brenda Jobe Daly City
 Joell Snetsinger Los Gatos
 Zsuzsanna Debrecent-Kis San Jose
 Tracy Tran Santa Clara
 Karen Fenton Newark
 Janette Ray Pacheco
 Caroline Slivkoff Los Gatos
 Mandy Smith Concord
 Lisa Payne Dublin
 Leticia Kazemi Alamo
 Ron Mires Mountain View
 Jhenie Lauder Hercules
 Rishi Bijlani Sunnyvale
 Maria Toepfer-Foss San Jose
 Maureen Salas San Bruno
 Pam Mitchell Santa Cruz
 Sharon Dsilva Yountville
 Darla Lyrid Concord

Pamela Springer Berkeley
 Angela Duffy Half Moon Bay
 Marisa Meier Dublin
 Mary Dougherty Concord
 Larry Grotte San Carlos
 Jeanine Kilfaan-Montez San Lorenzo
 Chris Morano Santa Rosa
 Patrick MCGreal Saint Helena, Ca
 Sally Campbell Walnut Creek
 Matthew Schaefer Antioch
 Sandy Brady Sebastopol
 Javier Castro San Jose
 Teresa Campbell San Mateo
 Jack Berghouse Redwood City
 Leah Neill San Lorenzo
 Lee Henley Novato
 Simran V Fremont
 Irma Ornelas-Woo Vacaville
 Pasha Riazantsev Sausalito
 Leila Martucci Union City
 Celia Zarate Danville
 Michelle Opheim San Rafael
 Wesley Chang Berkeley
 Denise Weber Benicia
 Erica Anderson Santa Rosa
 Deborah Adams Petaluma
 Pat Eccles Alameda
 Stacey Redman Redwood City
 K Marshall Menlo Park
 Lizette Bumbesti Corte Madera
 Michelle Cheng San Carlos
 Eleni Rose Healdsburg
 Art Valla Oakland
 Doreen Villemaire San Jose
 Lee Pogetto Novato
 Richard Rideout Alameda
 Frank & Diane Beitz Campbell
 Eric Meinberg Lafayette
 Chuck Alderete San José
 Dana Macdermott Berkeley
 Mark Barclay St Helena

Christine Price	Benicia	Deb Gatta	Mountain View	Tony Knippen	San Jose
Adrienne Dipalma	San Jose	Rita Renner	San Ramon	Sandra Felix	Newark
Tyler Parks	Oakland	Amon Prasad	Santa Clara	David Hoskins	Oakland
Christine Milburn	San Rafael	Emily Terry	Dublin	Tiffani Bey	Santa Clara
Gladys Fernandez	San Bruno	Chris Nguyen	Castro Valley	Victoria Mortimer	Pittsburg
Kathleen Mckenna	Campbell	Dean Aure	Novato	Jamie Atkinson	Napa
Jeongkyoo Choi	Oakland	Michael Newton	San Jose	Elvira Echevarria	Novato
Jackie Hennings	San Jose	Gino Castro	San Bruno	James Disch	Concord
Linda Koenitzer	Petaluma	Aimee Andersen	Castro Valley	Michael Eleccion	Oakland
Jill Filice	Belmont	Anderson Sanchez	Hayward	Ogie Strogatz	Walnut Creek
Jason Harlan	Fairfield	Fabian Aguirre	Oakland	Kim Okerson	Sunnyvale
Rowyn Harlan	Fairfield	Tea Beradze	San Jose	Natasha Voskoboynik	San Jose
David Thrower	San Jose	Monica Anderson	Benicia	Marlene Johnson	Los Gatos
Nalia Pak	San Jose	Rana Hirschfield	Calistoga	April Smith	Foster City
Zuny Ramoq	Oakland	Jean Talvola	Burlingame	Kevin Minney	Alameda
Amy Delucce	Hayward	Akiko Hishida	Burlingame	Noah Ismen	Dublin
Kerry Mueller	Pleasanton	Samantha Cowan	San Rafael	Julia Hanson	Orinda
Amanda Parks	Santa Rosa	Ross Yeh	San Jose	Shannon Kunst	Montara
Kristen Pollack	Corte Madera	Irene Marcellinoirene	San Jose	Dennis Fiosi	Vacaville
Melanie Bonanni	San Bruno	Jessica Silvey	Castro Valley	Tiffany Box	San Francisco
Elizabeth Frieder	Rohnert Park	Melissa Gamo	Novato	Erika Morgan	Penngrove
Ken Prince	Dublin	Kristine Barbaro	Milbrae	May Su	San Jose
Ken Payne	Dublin	Lisa Mcguinness	Walnut Creek	Alejandra Herrera	San Mateo
John Paul Dutka	San Jose	Bethany Trucios	Alameda	John Wood	Pacifica
Vincent Lau	Fremont	Stuart Miller	Mill Valley	Allison Bloodworth	Berkeley
Lisa Romero	Sausalito	Terry Lamair	San Anselmo	Lauren Davis	San Jose
Maria Jimenez	Santa Rosa	Wilbur Liang	San Jose	Dasa Bacigalova	Dublin
Tiffany Honsberger	Antioch	Ivan Canales	San Jose	Danielle Chiaro	Burlingame
Alexia Razo	Concord	Jennifer Briggs	Pleasant Hill	Alaina Jones	Novato
Daniel Carey	Vallejo	Adriana Sierra	Campbell,Ca	Gina Whitney	Livermore
Alison Russell	Dixon	Arianna Knightly	Burlingame	Ron Smith	Walnut Creek
Jasmine Castro	San Jose	Ashley Adams	Sunnyvale	Colleen Giovanni	Moraga
Taala Albano	Martinez	Jane Milotich	Glen Ellen	Rina Mitchell	American Canyon
Lorrie Pineda	Pacifica	Joan Jacobson	San Anselmo	Matt Standing	Sonoma
Jessica Pablo	Hayward	Jon Gittler	Antioch	Jules W	Moraga
Jessica Beebe	Santa Cruz	Claire Husaruk	Santa Rosa	Cherie Hester	Petaluma
Ann Furlotte		Sonny Johl	Vacaville	Kristine Krozek	Palo Alto
Stephen O"Steen	Oakland	Katy Diaz	Oakland	Denise Wagner	Emeryville
Arisha Williams	Emeryville	Stacy Luther	Petaluma	Celeste Green	Redwood City
Aaron Kantor	San Carlos, Ca	Zena Maccarthy	San Rafael	Daisy Herrera	Pacifica
Erika Mata	San Mateo	Kit Baxter	Oakland	Mary Alice Fry	San Francisco



EXHIBIT 6:

COMMENTS FROM TEATRO ZINZANNI SUPPORTERS



INDIVIDUAL SELECT COMMENTS FROM TEATRO ZINZANNI SUPPORTERS

"An evening with Teatro ZinZanni was one of the most enjoyable evenings that I can remember spending. By the end of the evening my face hurt from laughing and smiling so much. I could not tell enough people about the fun to be had at ZinZanni. I made promise of birthday gifts to take family members to an evening at Teatro ZinZanni only to find out they had folded their tent and left San Francisco temporarily! We are anxiously awaiting their return!"

Eileen Krull - San Francisco CA 94105

"As a concierge at Hotel Nikko we have had many guests inquire about when Teatro ZinZanni would return. I think a return would not only be a wonderful thing for tourists, but local SF natives as well."

Desiree Bruce - San Francisco CA 94102

"Because I saw Teatro ZinZanni and was so completely amazed and transported and inspired, I found the circus center here in SF and before I knew it, became an aerialist myself and ran away and joined the circus. Teatro ZinZanni can change lives! Bring them back!!!"

Arwen Anderson - San Francisco CA 94115

"I hosted many memorable evenings here for business and personal occasions. Teatro ZinZanni provides a unique venue setting that celebrates the unique character of our beloved city and its inhabitants. Teatro ZinZanni deserves a permanent site so it can continue making us all happier human beings."

Lesley Gordon-Mountain - San Francisco CA 94132

"Circus is the original multi-cultural arts institution and reflects the diverse population of San Francisco and the visitors on the Embarcadero. It honors the Barbary Coast roots. A grande strand like the Embarcadero requires a theatre for the cultural status that all remarkable and memorable world wide city's cherish. ZinZanni is an original and unique theatre, and offers the audience 3 hours of the highest quality entertainment. ZinZanni audiences arrive strangers and leave friends ... with their fellow viewers, the cast, and all the staff. They take it to their homes and I bet every single member will have a tale and want to share it with their dearest. I've worked in all the Bay Area's major and small theatres as a costume designer for almost 40 years and I think ZinZanni is the most appropriate theatre for the Embarcadero. It should be the jewel in the crown. Grab it, park it, let it shine."

Beaver Bauer - San Francisco CA 94110

"San Francisco needs and deserves Teatro ZinZanni. It has become a tradition in my family to attend for special celebrations. I know many others who miss it. The performers are first rate and deserve a permanent home."

Blanche Streeter – San Francisco CA 94133

"I am a big fan of this show and hope with all my heart that it returns to the city of San Francisco! I have been to the two meetings at the Port Authority and was so impressed by the stories and memories of those who shared their thoughts. There is so much love and support to make this happen. Please give your approval and support to this amazing project."

Beverly Shniper – San Francisco CA 94118

"I have enjoyed many a great evening at Teatro ZinZanni over the years. As a Brit who has lived here for 15 years, whenever we have friends in town from anywhere in the world, it is a sure way to have a great and memorable evening that is a true San Francisco experience. I can't wait until they reopen."

Janet Standen – San Francisco CA 94123

"I live and own a condo in the Embarcadero area and would like to have Teatro ZinZanni return."

Roland Montemayor – San Francisco CA 94105

"I married my wife at a ceremony at Teatro ZinZanni. Their removal for the America's Cup was a huge mistake. Please do not repeat this mistake. Let them return."

Alastair Anderson – San Francisco CA 94122

"I met my husband while working at Teatro ZinZanni and it was while working there that we had our first child. We call him our 'circus baby' and are proud that he has an extended 'circus family' in the form of performers, producers, dishwashers, designers, managers, bartenders, servers, stagehands, acrobats, opera singers, and clowns. This amazing space has helped to literally create our family and without it, my life would be drastically different. The love and happiness that I found there can not be expressed in words. The hope and dream that I will get to experience it again is something that brings me optimism and joy. Please lend your voice to welcoming back this unique, magical, and transformative venue. My family and I thank you."

Sally Sparks – San Francisco CA 94124

"I support this plan as a positive move to provide SF with a spectacular venue for what turns out to be truly extraordinary artistic live theater for which Teatro ZinZanni is famous. Please approve."

Stan Sutton – San Francisco CA 94121



EXHIBIT 7:

COMMUNITY OUTREACH AND TIMELINE

Includes Proposed Sole Source and Port Resolution

History of Zinzanni on the Waterfront and Public Outreach TZK Broadway, LLC

- | | |
|--|-------------------|
| 1. ZinZanni opens on the Waterfront | March 2000 |
| 2. ZinZanni performs on the Waterfront
(A Tenant In Good Standing/800,000+ guests/100's of performers) | 2000-2011 |
| 3. Port notifies ZinZanni that it must relocate
(America's Cup displaces ZinZanni) | January 2011 |
| 4. Port and ZinZanni Sign Relocation Agreement
(Proposes right to obtain Sole Source Agreement for SWL 324) | September 1, 2011 |
| 5. Mayor Lee announces "ZinZanni To Return" | December 6, 2011 |
| 6. HPC Architectural Review Committee | December 7, 2011 |
| 7. ZinZanni last show on Waterfront | December 2011 |
| 8. Port Commission Info Presentation/Sole Source | February 28, 2012 |
| 9. Barbary Coast Assoc. Info Presentation | March 15, 2012 |
| 10. Chinatown Comm. Development Center (CCDC) Info Pres. | May 15, 2012 |
| 11. Port Commission Info Presentation | May 29, 2012 |
| 12. Golden Gateway Info Presentation | May 22, 2012 |
| 13. NEWAG Info Presentation | June 13, 2012 |
| 14. Telegraph Hill Dwellers Info Presentation | June 14, 2012 |
| 15. SF Gate: "ZinZanni to return to new SF Location" | July 11, 2012 |
| 16. Telegraph Hill Dwellers Info Presentation | November 13, 2012 |
| 17. ZinZanni works on plans/feedback/engages Kenwood
(ZinZanni and Kenwood Investments agree to form TZK Broadway, LLC) | January-Dec. 2013 |
| 18. ZinZanni informs Port of Intent to pursue SWL 324 | Feb 5, 2014 |
| 19. Initial meetings begin with Port Staff | May - July 2014 |

20. NEWAG meeting	August 13, 2014
21. NEWAG update	September 15, 2014
22. Chinatown Comm. Develop. Center (CCDC) Info. Mtg.	September 24, 2014
23. Top of Broadway CBD Informational Presentation	September 30, 2014
24. HERE, Local 2 Informational Presentation	September 30, 2014
25. Port Commission Informational Presentation	October 14, 2014
26. RENEW SF Info. Presentation	October 14, 2014
27. Barbary Coast Neighborhood Assoc. Info. Presentation	October 15, 2014
28. Golden Gateway Tenants Assoc. Info. Presentation	October 15, 2014
29. Gateway Commons Building Assoc. Info. Presentation	October 15, 2014
30. Meeting with Jon Golinger, Neighborhood Activist	October 15, 2014
31. Small Business Network Presentation	October 27, 2014
32. Chinatown Community Development Center (CCDC)	October 28, 2014
33. Port Commission Informational Presentation	October 28, 2014
34. NEWAG Informational Presentation	November 5, 2014
35. 810 Battery Street Tenants Assoc. Info. Presentation	November 5, 2014
36. North Beach Neighbors Informational Presentation	November 10, 2014
37. SF Hotel Council Presentation	November 21, 2014
38. Telegraph Hill Dwellers Presentation	January 13, 2015



EXHIBIT 8:

TEATRO ZINZANNI PRESS



CRITICAL ACCLAIM FOR TEATRO ZINZANNI

"A feast for the senses. Relax in the luxury of an intimate antique Belgian spiegelent where the story unfolds all around you, at your table, even on your plate!

"This city's hottest ticket."

The New York Times

"An amazing spectacle, part circus and part nightclub... like the Kit Kat Club on acid."

San Jose Mercury News

"A top ten entertainment destination"

USA Today

"This zany, vaudevillian circus cabaret sizzles with European sophistication and savoir-faire."

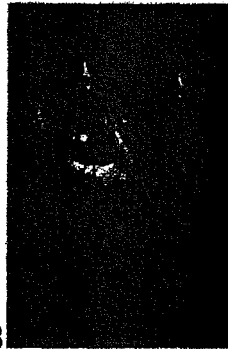
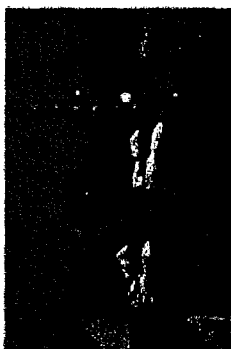
Hemispheres Magazine

"An immersive, uniquely enchanting theatrical repast."

Los Angeles Times

"One of the most spectacular – and spectacularly successful – show biz phenomena ever."

Seattle Post-Intelligencer





COLLECTION OF TEATRO ZINZANNI PRESS CLIPS & VIDEOS

- PRESS CLIPS
 - America's Cup and Tent Closure
 - San Francisco Chronicle
 - The New York Times
 - The Return of Teatro ZinZanni to SF
 - San Francisco Chronicle
 - KGO - ABC7 News
 - SFist
- VIDEOS
 - USB includes:
 - 2011 Press Conference with Mayor Ed Lee
 - Interview with Beaver Bauer - TZ Costume Designer
 - Teatro ZinZanni Audience Sizzle Reel
 - A Special Message to SF Fans - Christine Deaver & Kevin Kent
 - Teatro ZinZanni :30 Testimonial Spot - 10 years in SF
 - Teatro ZinZanni :30 Spot - "Words Cannot Describe"



ZinZanni theater wants to put tent down near S.F. waterfront

By J.K. Dineen Updated 2:06 pm, Saturday, October 11, 2014



IMAGE 1 OF 24

El Vez performing at Teatro ZinZanni on the Embarcadero in San Francisco on March 4, 2010.

Three years after it was ousted from Piers 27-29 to make way for a new cruise ship terminal, Teatro ZinZanni is jumping back into the spotlight with a plan to build a permanent home and hotel on a parking lot where Broadway meets the Embarcadero.

Details are still being hammered out, but Teatro ZinZanni envisions its signature red velvet and gold brocade spiegel tent enclosed in a gazebo with floor-to-ceiling glass stretching along the Embarcadero, said Norm Langill, ZinZanni president and artistic director. "When you're walking by on the Embarcadero you would be able to see the tent and the activity backstage."

RELATED STORIES

'Teatro ZinZanni' to return in new

The nonprofit theater would be part of a mixed use development with a 175-room hotel and a small park. The hotel will make the project

S.F. location



Pier 27 tenants
move out for
America's Cup



Teatro ZinZanni
mum on
waterfront site of
new home

easier to finance, Langill said. ZinZanni is working with developer Kenwood Investments on the plan.

“If you are going to build a theater nowadays, and you want to do it right and make it permanent, you have to make it a multiuse facility,” Langill said. “It’s the only way to make it work.”

ZinZanni opened its spiegel tent on Piers 27-29 in March 2000 and quickly began drawing

sellout crowds with its mix of acrobatics, comedy, original music and audience participation, a served up with dinner. But six years into its tenure it became clear that the theater would have to move: In 2007 the Port of San Francisco had identified Piers 27-29 as the best place to put a cruise ship terminal. By December 2010 the city finalized a plan to use the piers first for a temporary America’s Cup village and then for the permanent cruise terminal.

ZinZanni held its last performance on New Year’s Eve 2011. By then the theater and the port had identified Seawall Lot 324, at Broadway and the Embarcadero, as a potential relocation site. From 2011 to 2013, ZinZanni and its design team worked to come up with a venue similar to what it once had across the Embarcadero: the spiegel tent and a collection of modular buildings for back-of-the-house support.

Hard to finance

But as the plans developed, it became clear that the project would be hard to finance and the neighborhood was not thrilled with how the complex would fit into the surrounding Northeast Waterfront Historic District.

“Teatro ZinZanni has been a good commercial tenant of the port and was very earnest about solving the problem,” said Jonathan Stern, the port’s assistant deputy director of planning. “Despite the good guidance of the neighborhood and their design team, we have

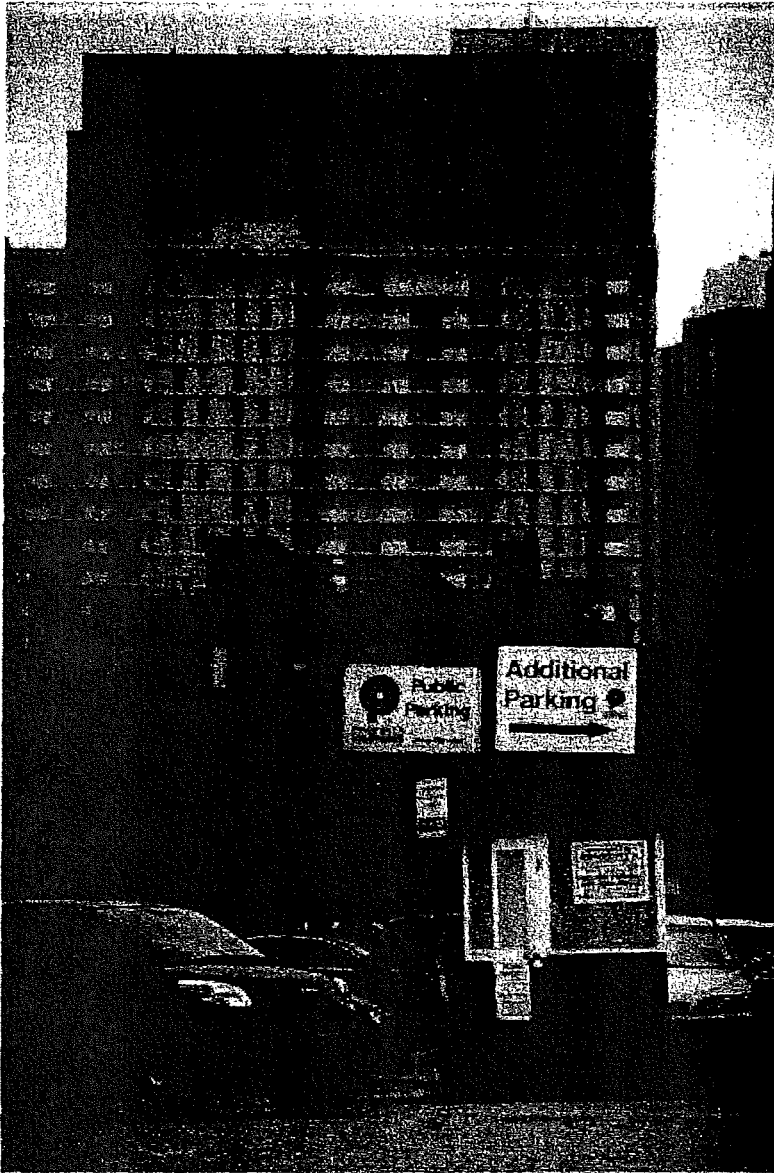


Photo: Lea Suzuki / The Chronicle

A locked booth in downtown San Francisco in a surface parking lot at the corner of Broadway and the Embarcadero on Friday, Oct. 10, 2014.

not been able to make it work.”

For the new, more far-reaching plan, ZinZanni and Kenwood are seeking a “sole source” agreement with the Port Commission, which would allow the port to negotiate a deal for the land without going through a broader request for proposals from other parties.

“There are times when a sole source process is appropriate, and we believe this is one of those special circumstances,” said Kenwood Investments Chief Executive Officer Darius Anderson, who worked on the original deal that brought the Seattle-based theater to San Francisco 15 years ago. “For us, speed is very important. We want to keep the theater in San Francisco, but Norm has other options around the country. Unless we are able

to move quickly, we may lose them.”

ZinZanni and Kenwood will present preliminary plans to the Port Commission on Tuesday.

Other seawall proposals

The ZinZanni project is not the first proposed for Seawall Lot 324, a 46,000-square-foot parcel that generates \$1 million a year for the port from parking. In 2005 the Board of Supervisors

shot down a plan to build a 65-foot-high hotel on the site. That proposal stirred up strong neighborhood opposition, especially from the Telegraph Hill Dwellers neighborhood group, mostly because it exceeded the site's height limits. This time the proposed hotel would be four stories — consistent with the current 40-foot zoning.

The project is being designed by hotel specialist Hornberger + Worstell, which also did the 2005 hotel proposal on the site. Anderson said the “whimsical cirque-meets-cabaret aesthetic that Teatro ZinZanni” is known for would be carried over into the hotel's design.

Jon Golinger, a past president of Telegraph Hill Dwellers who has led campaigns to defeat several waterfront projects, including the condominium project at 8 Washington St., said so far residents in the famously antidevelopment neighborhood seem positive about the ZinZanni proposal. He said an entertainment use would generate foot traffic along the waterfront at night, something that is sorely needed.

“Keeping (ZinZanni) on the waterfront, at that location, is getting a thumbs-up from everyone know,” he said. “There is universal excitement about the teatro not giving up on this.”

Perhaps that excitement is universal.

Former Supervisor Aaron Peskin, who down-zoned the property to 40 feet when he was on the board, said he doesn't have a problem with the theater and hotel project, but questions the wisdom of the sole source contract, which the Board of Supervisors must approve. Frederick Allardyce, an agent with Sotheby's realty who lives nearby, agreed, contending that the property should be put out to bid and given to the most qualified bidder.

“That is one of the most valuable locations on the waterfront,” Allardyce said.

In addition to tourists and theatergoers, the project would provide discounted lodging for ZinZanni's troupe of international acrobats, actors, comedians and musicians. “Apartments in San Francisco are difficult to come by and costly,” Anderson said. “Carving out a number of rooms dedicated to ZinZanni performers will make it easier to recruit folks to come be a part of the show.”

Plans for housing

The ZinZanni project is not the only development planned for port-owned land on lower Broadway. The port is working with city housing officials to craft a plan for an affordable-housing development at Seawall Lot 322, just west of the theater site. The combination of a busy theater, hotel and 110-unit housing development could revive a forgotten stretch of lower Broadway.

The most recent new full-service hotel north of Market Street opened in 2002 when an office building on California Street was converted into the San Francisco Omni, according to hotel consultant Rick Swig. A hotel on Broadway and Embarcadero would serve the Jackson Square business community, as well as companies on the northern waterfront, like Levi Strauss & Co. and Williams-Sonoma.

“I think it would be a viable location for corporate travelers, and on weekends it would be a slam dunk,” Swig said.

He said the ability to attract ZinZanni theatergoers would be a benefit to the hotel, but not a deal breaker. “Will (ZinZanni) be a primary demand source? No. Will it help fill it up on weekends? Yes. Everything helps.”

Meanwhile, ZinZanni’s spiegel tent is “wintering” in a warehouse in south Seattle, Langill said. The tent is 32 feet tall, 66 feet wide, and made of 3,000 pieces. “We are eager for its return to San Francisco,” he said.

*J.K. Dineen is a San Francisco Chronicle staff writer. E-mail: jdineen@sfchronicle.com
Twitter: @sfjkdineen*

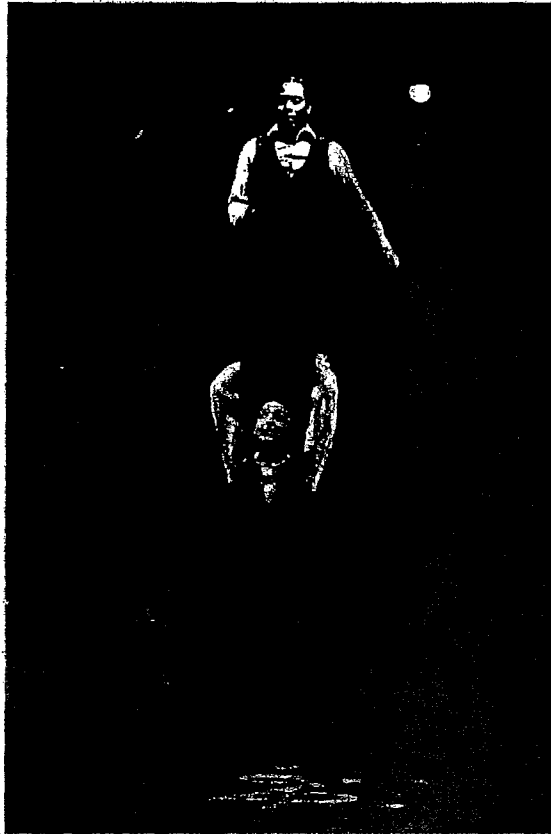
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HEARST *newspapers*

77 S.F. Port tenants must move for America's Cup

S.F. PORT

By Will Kane Published 4:00 am, Wednesday, January 19, 2011



Gregory Marquet (bottom) and Domilil Allol (top) performing at Teatro Zinzani on the Embarcadero in San Francisco, Ca., on Thursday March 4, 2010.

While much of 2010 was spent capturing the right to host the next America's Cup, the city must now focus on getting ready for sailing's premier regatta.

Mayor Ed Lee announced a new committee to help deal with the logistics of the race Tuesday while port officials began the process of working with the 77 businesses that will need to be relocated to host the races.

Port officials say the 77 waterfront tenants will need to clear out within the next two years - most by the end of 2011 - to make way for the development associated with the 2013 race.

While acknowledging that rent-paying tenants are the long-term future of the port, officials said the short-term demands of hosting the race - expected to create 8,000 jobs and add \$1.2 billion to the local economy - were of more immediate concern.

"The America's Cup is for a short time, demands the use of a lot of space and we feel that is the best use (of our property) right now," Jonathan Stern, the port's assistant deputy director of waterfront development, told a delegation of city officials touring the waterfront.

The city has no intention of leaving the tenants - including Teatro ZinZanni, Bauer's Worldwide Transportation and the Chinese Chamber of Commerce - homeless, Stern said.

"We're going to help find a location or work with other city agencies to help find them a place," he said, noting that many tenants need only warehouse space, which is easy to find in other parts of the city.

But some tenants said they were concerned they may be forgotten while the city focuses on the high-profile race for the next few years.

Teatro ZinZanni, a cabaret show that sits between Piers 27 and 29, has known for years that the port was eyeing its real estate to build an oft-discussed cruise ship terminal, said Karen Ames, spokeswoman for the nonprofit theater. But its leaders didn't know the port was serious until

they were told Thursday they had to find a new home by year's end, she said.

Pier 27 will become the public hub of the race and a cruise ship terminal once the race is over, according to the city.

Ames said city officials have helped ease some of the theater's concerns.

"We got the message loud and clear that the city is ready to work," she said. "We're so grateful and we feel a lot better."

Others, including the Chinese Chamber of Commerce, have already found new space. The chamber, which leases space on Pier 27 to build and store floats for the Chinese New Year Parade, has found a new home on Pier 50, said Arnold Chiu, director of the parade.

The official eviction notice didn't come as a surprise, he said. After all, the plan for Pier 27 had been in the paper for weeks before the decision was actually made, he said.

"Most people just kind of blew it off," Chiu said, referring to the port's warnings. "I think they were just waiting for a final document in writing. And when you wait for that, you know, it is often too late."

Lee said his executive steering committee would ensure the city is prepared for an economic sporting event surpassed only by soccer's World Cup and the Olympics.

The committee will focus on the expedited planning process, public safety concerns, the number of hotel rooms in the city and the ability of Muni to handle the hundreds of thousands of people expected to flock to the city, he said.

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www.chinatowncdc.org

April 24, 2015

Via Email

Hon. Malia Cohen, Chair
Hon. Scott Weiner
Hon. Jane Kim

RE: File No. 150331/SUPPORT

Dear Chair Cohen and Supervisors:

We are writing in support of File No. 150331, authorizing the Port to negotiate exclusively with Teatro ZinZanni and Kenwood in connection with their effort to design, entitle and build a permanent theater, new hotel and new public park on Seawall Lot 324.

Chinatown Community Development Center has been a leader in the effort to activate the Broadway corridor after the demolition of the Embarcadero Freeway in the 1990's. By activating the corridor, especially near the waterfront, we hope to draw visitors from the Embarcadero into Chinatown. The Teatro ZinZanni project will serve as significant visitor draw, a virtual waterfront gateway for Broadway and as a byproduct, Chinatown.

The project will also provide much needed open space benefits for the 100+ households living in affordable housing units within the vicinity.

We like where this project is headed so far and look forward to future discussion with the sponsor on how this project can be shaped to benefit the surrounding low income populations. Given this, I urge you to vote in support File No. 150331.

Very truly yours,

Malcolm Yeung
Deputy Director

CC: Angela Calvillo (Angela.Calvillo@sfgov.org)

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