Committee	Item No.	1	
Board Item	No		

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:	City Operations & Neighborhood Se	r. Date: April 12, 2010
Board of Su	pervisors Meeting	Date
Cmte Boa	.	
	MOU Grant Information Form Grant Budget Subcontract Budget Contract/Agreement Award Letter Application Public Correspondence	
OTHER	(Use back side if additional space	is needed)
-		ate_April 8, 2010 ate

An asterisked item represents the cover sheet to a document that exceeds 25 pages. The complete document is in the file.

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San Francisco Police Department Vice Crimes Division

Alcoholic Beverage License

To:

The San Francisco Board of Supervisors' Committee on City Operations

& Neighborhood Services

Supervisor Carmen Chu Supervisor John Avalos Supervisor Sean Elsbernd

From:

Inspector Dave Falzon

Vice Crimes Division 415/553-9369

Date:

April 8, 2010

Subject:

P.C.N. Investigation Regarding:

Ms. Lisa Steindler

Z Space

450 Florida Street

626-0453

Ms. Lisa Steindler on behalf of Z Space has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 64 (Special On-Sale General Theater) license for 450 Florida Street (located between Mariposa Street and 17th Street).

Proposed Hours of Operation:

Sunday - Saturday 9:00 a.m. - 12:00 midnight *

* varies by performance generally concluding by 10:00 p.m.

Digest

This application is for a theater license, if approved, this license will allow this theater to serve on-sale beer, wine, and distilled spirits during restricted hours.

Received Fax :

08 2010 1:47PM Fax Station • C

04/08/2010

13:20

SFPD VICE CRIMES → B OF SUPERVISOR

NO.328

D03

Letters of Protest:

1

Letters of Support:

No record

Police Calls for Service:

From November 31, 2009 to March 31, 2010

6 2- Alarm 3-Suspicious Auto 1-Theft

Police Reports:

From March 31, 2009 to March 31, 2010

No Record

San Francisco Plot Information:

This premise is located in Plot 424

200 Police Reports were recorded for this plot in 2009

This plot is 21 Police Report(s) under the citywide average (plus 20%) of 221Police Reports.

State Census Tract Information:

This premise is located in Census Tract 228.01

Population for this tract is: 4676

On-sale license authorized by census tract: 15
Active on-sale licenses: 19 with 0 pending

Off-sale licenses authorized by census tract: 5 Active off-sale licenses: 6 with 0 pending

District Station Recommendation:

Mission Police Station recommendation: Approval w/conditions

Vice Crime Division Recommendation:

Points of consideration:

APPROVAL w/conditions recommendation forwarded by Mission Police Station.

Applicant premise is not located in a "high crime" area.

Applicant premise is located in an "undue concentration" area.

1 letter of protest.

No Record letters of support.

Vice Crimes Division concurs with the APPROVAL w/conditions recommendation forwarded by Mission Police Station.

Statutory Condition:

24045.7(a) (2) B&P

Theater companies holding a license under this subdivision may, subject to 25631, sell and serve alcoholic beverages to ticketholders only during, and two hours prior to and one hour after, a bona fide theater performance of the company.

Proposed Conditions:

- 1) Bona fide theater performances shall be limited to the hours of 12:00 noon to Midnight each day of the week. There shall be no sales, service or consumption of alcoholic beverages after 12 midnight.
- 2) The sales, service and consumption of alcoholic beverages shall include gallery showings, receptions (e.g. weddings, graduation, parties, dances, etc., or anything other than a bona fide theater performance under the control of the theater company.
- 3) The sale of alcoholic beverages off-premises is strictly prohibited.
- 4) Loitering (loitering is defined as "to stand idly about; linger aimlessly without lawful business") is prohibited on any sidewalks or property adjacent to the licensed premises under the control of the licensee.

SFPD VICE CRIMES → B OF SUPERVISOR

- 5) The petitioner shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
- 6) Graffiti shall be removed from the premises and all parking lots under the control of the licensee within seventy-two (72) hours of application. If the graffiti occurs on a Friday or weekend day, or on a holiday, the licensee shall remove the graffiti within seventy-two (72) hours following the beginning of the next weekday.
- 7) At no time shall the licensee allow a third party promoter to have any control over the marketing, management, operation, or staffing of this theater.
- 8) No person under the age of 21 shall sell or deliver alcoholic beverages.

end.

SFPD VICE CRIMES -> B OF SUPERVISOR

NO.328 P06

Amenalic Beverage Control

ST AGAINST ALCOHOLIC

AGE LICENSE APPLICATION

State of Caldomia

Aplease refer to Form ABC-510, Instructions for Protesting an Alcoholic Beverage License Application, before completing and submitting your protest. The ABC-510 can be found at www.abc.ca.gov.

- •Please print legibly or type. Incomplete and/or lilegible information will cause the protest to be rejected.
- You will be notified by letter regarding a hearing on your protest. You will need to attend the hearing to testify and/or present evidence to support your protest.
- •A copy of your valid protest, including your name and address, will be provided to the applicant as a public record and a right of discovery for a protest hearing.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act	olic Beverage Control Act to:
---	-------------------------------

The	Z Space Studio	•
For premises at:	(Name(s) of Applicant(a))	*
450	Florida St. San Francisco. (A 94110	4

on the grounds that:

Sale of distilled spirits at that how is not conductive to expresidential noighborhood. Sale of distilled spirits at 12 zim. when not fit with the visc of the space, performances that generally begin at spirit and and around 10 pm. The application implies a change of vise of the space, with whole said alcohol consimption later at hight.

The residential neighborhood has previously and recently endured extreme distriptions of the peace on a regular basis due to a club, named whisper, located in the immediate vicinity (500 block of Floride street). Whisper, located in the immediate vicinity (500 block of Floride street). Police dealt with continual complaints of disturbance of the peace and vandolism with a shooting finally became the catalyst for its closure.

(See attached stages, com article).

The density of living spects in this neighborhood does not fit with med density of living spects in this neighborhood does not fix applicant a performence space frist sells distilled spirite with unid night. The applicant has not proven that the operation will not linkerfore with the grief enjoyment best not property. The vecent suidence sindicates strongly that it was id.

The previous operator of the facility, project partials. Usiness additional sheets absorbed mover applied for a liquour license.

I, Karen Kinser declare under penalty of perjury:

(1) That I am the protestant herein; (2) That I have read the above protest and know the contents thereof; and (3) That the same is true of my own knowledge except as to those matters which are those in stated on information and belief, and as to those matters I believe to be true.

wrong them works a garage, as an arrange,	Ch William	
PROTESTANT'S SIGNATURE	Deplor LB ZR	PROTESTANTS TELEPHONE NUMBER (Oppons)
SIGNED AT (City and 210-4)	1/A/CO/101 2010	DATE SIGNED
Son Francisco, CA	San Cic Bever	2/25/2010
PROTESTANT'S ADDRESS (Speci number and name, city, state, zip con	in Cisco dee Co.	
	to Contract of Contract of	

1800 Bryant St. Son Fenoisco, CA 94110"

04/08/2010

13:20

SFPD VICE CRIMES > B OF SUPERVISOR

NO.328

D07

Page 1 of 1

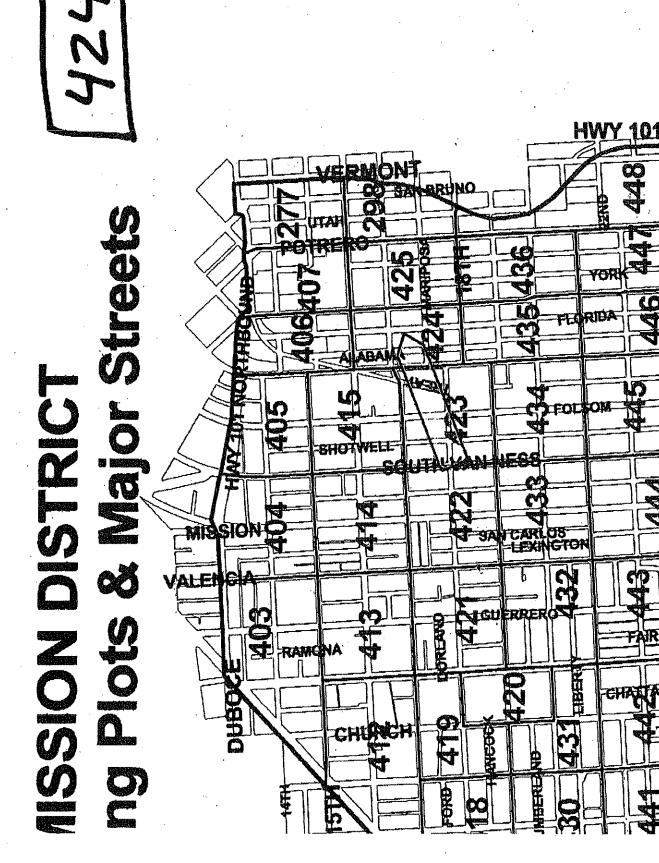
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Calls-For-Service

Records 1 through 9 of 9

Çall No	Report No	Received Date	Received Time	Priority	Call Type	Unit ID	Disposition	Location
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100420299		02/11/2010	02:07:00	8	100A	3D16E	PAS	450 FLORIDA ST
100253565		01/25/2010	22:11:10	C	916	3D16D	CIT	450 FLORIDA ST.
100222666		01/22/2010	17:14:22	С	75	3D74		450 FLORIDA ST
100222663		01/22/2010	17:14:06	С	7S	3D74		450 FLORIDA ST
093072033		11/03/2009	13:08:12	С	916	3D16A	ł l	450 FLORIDA ST
093033633		10/30/2009	19:49:48	С	916	3D16D		450 FLORIDA 5T
<u>092930650</u>		10/20/2009	07:30:53	В	100A		1 '	450 FLORIDA ST

End of document



04/08/2010

13:20

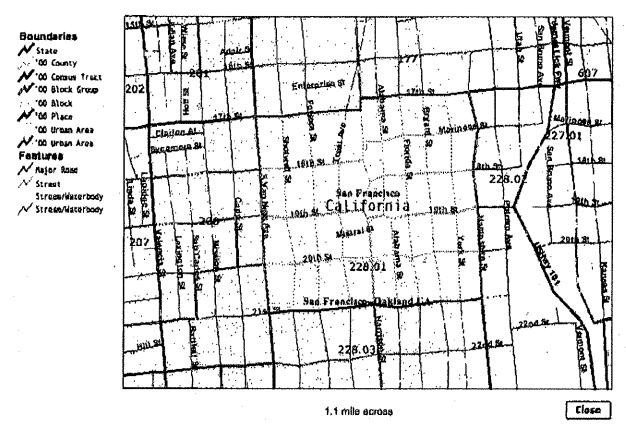
SFPD VICE CRIMES → B OF SUPERVISOR

NO.328

P09

Census Tract 228.01, San Francisco County, California - Reference Map - American Fact... Page 1 of 1

Consus Tract 228.01, San Francisco County, California



LIQUOR LICENSE REVIEW

Planning Department

AnMarie Rodgers/CTYPLN/SFGOV

TO:

File: 100309

e e		odgers/CTYPLN/SFG well/CTYPLN/SFG 8-6409		Block lot:	3969/01	
TO: DATE:	Inspector D Police Depa Fax No: 97 January 5, 3	artment 0-3088		Quad:	DR-1-6 UI SE 000253	
MAIL O	R FAX YOUR RE erations and Neig	be heard at a med SPONSE BY: Ap hborhood Service 554-7714 or victor	oril 19, 2010 to s Committee.	Victor Young, C		-
	int Name: siness Name:	Lisa Steindler Z Space Studio	dba Z Space			
	nt Address: one No.	450 Florida 415-626-0453			·	
and of as	781.8° The	pet Ramifes an Aladrolli "near Par	the Plan	= Spend U	en Debu	1.1
POLI	CE COMMEN	NTS:	Approval	Denial	- 212	-

San Francisco Planning Department Office of Analysis and Information Systems

Miscellaneous Permit Application

Application Number: MB1000253

Business Name: Z SPACE STUDIO

Received Date: 03/24/2010

Reply Date: 03/29/2010

Agency: BofS

Type: OTHER

Address: 450 FLORIDA ST

Floor:

Size:

Block: 3969 - Lot: 001

Zoning: UMU / ABC RUSD

Quadrant: SOUTHEAST

Existing Use: THEATOR USE-ARTAUD THEATOR

Planner: EOROPEZA

Decision: APPROVED

Status Comment: Recommend to approve the proposed type 64 General Theator ABC liquor license as an accessory

use to the existing Theator Use located at 450 Florida Street.

Conditions:

Please note that the recommendation of approval for the proposed type 64 does not establish a new

BAR use at the subject site. Approved as an accessory use to the existing Theator Use only.

www.zspace.org

499 Alabama St. #450, San Francisco, CA 94110

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

Letter of Public Convenience or Necessity

Type of License: 64 – General Theatre

Business Hours of Operation: Offices open from 9am - 6pm Weekdays, performance hours vary according to the needs of each performance, but are generally in the evening, concluding by 10pm

Physical Location:

450 Florida St.

San Francisco, CA 94110

415.626.0453

zspace@zspace.org

Mailing Address:

499 Alabama St. #450

San Francisco, CA 94110

March 16th, 2010

Dear Board of Supervisors and Public Officials,

I am pleased to write this letter explaining Z Space's application for a Type 64 General Theater ABC License and articulating why a license will not only be a public convenience, but also an opportunity for our community to thrive. After over 15 years of developing award-winning theatre in San Francisco, Z Space recently secured a long-term lease at the historic Project Artaud Theatre, where it is now busy reviving the venue as a bustling arts hub; a center that performing artists, visual artists, and patrons can call their home. Our goal is to bring the vibrancy of new voices and new works to the local community and Bay Area by cultivating audiences and artists alike. By enhancing the audience experience with a selection of beverages, Z Space not only secures critical revenue, it contributes to making this community an arts destination.

The Artaud Theatre has a rich thirty-year history of high quality, diverse, and communityenhancing programming that Z Space is proud to carry on. The Artaud Theatre space has hosted performances by high profile performers such as Kronos Quartet and the SFMOMA's presentation of William Kentridge's The Return of Ulysses. Z Space not only plans to continue such high quality programming, but also hopes to reach out to local families with our Youth Arts, an arts education program of Z Space that currently engages students of all ages at multiple schools all over the city. Our value to the community is also in our uniquely flexible and affordable venue, which is a highly desired destination for dance, performance art, theatre, and film. With a recently renovated stage and a 268-seat house, Z Space is one of the very few mid sized venues available to the Bay Area's immense number of performing arts groups. To continue and improve the vital programming at this 499 Alabama St. #450, San Francisco, CA 94110

venue and the opportunities it offers local audiences and performers, Z Space is enthusiastically exploring ways to secure critical revenue.

It is reasonable to ask why an additional ABC license is necessary. After all, our neighborhood is no stranger to crime. However, the audience that Z Space attracts is an economy stimulating audience, not a criminal one. Arts patrons are known to spend money near their intended venues, thereby infusing local businesses with new income. Arts destinations raise the desirability of a neighborhood. We also plan to directly reach out to several local businesses, such as CoffeeBar, Slow Club, and the Bay Area Video Coalition to directly create mutually beneficial alliances.

Z Space is not a bar, it's an arts destination, and it will not generate any more noise or any greater nuisance to the community than the Artaud Theatre has for the last thirty years. Z Space makes explicit limitations with all performances that the building is to be empty by midnight, and most performances end by 10pm. Because our theatre is connected to a building full of live/work spaces, each performance must operate under a strict decibel level limit. These regulations and more demonstrate that we are a community conscious organization.

At Z Space, we believe that art enables a community to thrive. Therefore our job is to maximize the satisfaction of our patrons and provide the highest quality art to as many people as possible. Though lofty in our goals, Z Space is still a non-profit business that must support itself. Selling alcoholic beverages at our performances would not only enhance the experience of our patrons, but could become a critical source of revenue for space maintenance and improvement.

For these reasons, Z Space requests that the Board of Supervisors give their approval of our request for an ABC license. We would be happy to discuss any community concerns or conditions by law enforcement officials. In fact, I would be happy to provide an intimate tour of our facilities at request, and would like to formally invite each Supervisor to the fantastic performances coming soon to our space.

Sincerely,

Lisa Steindler

Executive Artistic Director

Z Space

INFORMATION AND INSTRUCTIONS - SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY	/BC		
1. APPLICANT'S NAME	S 07.1000	C=	
2. PREMISES ADDRESS (Street number and name, ci	STUDIO IV zio code)	1140	3. LICENSE TYPE
450 FLORIDAS	ST. S.F.	CA 94110	64
4. TYPE OF BUSINESS			
Full Service Restaurant	Hofbrau/Cafeteria	Cocktail Lounge	Private Club
Deli or Specialty Restaurant	Comedy Club	Night Club	Veterans Club
Cafe/Coffee Shop	Brew Pub	Tavern: Beer	Fraternal Club
Bed & Breakfast;	Theater	Tavern: Beer & Wine	Wine Tasting Room
Wine only All			
Supermarket	Membership Store	Service Station	Swap Meet/Flea Market
Liquor Store	Department Store	Convenience Market	Drive-in Dairy
Drug/Variety Store	Florist/Gift Shop	Convenience Market w	/Gasoline
Other - describe:			
5. COUNTY POPULATION	6. TOTAL NUMBER OF LICENSES	SIN COUNTY	7. RATIO OF LICENSES TO POPULATION IN COUNTY
4676		On-Sale Off-Sale	On-Sale Off-Sale
8. CENSUS TRACT NUMBER	9. NO. OF LICENSES ALLOWED II		10. NO. OF LICENSES EXISTING IN CENSUS TRACT
0228.01	15	On-Sale Off-Sale	On-Sale Off-Sale
Yes, the number of existing licenses		ne ratio of licenses to population in the	e census tract exceed the ratio of licenses to population for the entire county?)
No, the number of existing licenses is		art (久 PUB
12. DOSS LAW ENFORCEMENT AGENCY MAINTAIN		·	
Yes (Go to Item #13)	No (Go to Item #20)		
13. CRIME REPORTING DISTRICT NUMBER	14. TOTAL NUMBER OF REPORTE	. •	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
424	<u>\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ </u>		120,367
16. AVERAGE NO. OF OFFENSES PER DISTRICT	17. 120% OF AVERAGE NUMBER 2.2	_	18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
19. IS THE PREMISES LOCATED IN A HIGH CRIME R			nan the average number of reported crimes as determined from all crime
reporting districts within the jurisdiction of the local la	w enforcement agency)		
Yes, the total number of offenses in the			
No, the total number of offenses in the		n the total number in item #1	7
20. CHECK THE BOX THAT APPLIES (check only one	•	58 4 R&D does not apply to t	his application, and no additional information will be
needed on this issue. Advise the app			
b. If "Yes" is checked in either item #	#11 <u>or</u> item #19, <u>and</u> the app	licant is applying for a non-re	etail license, a retail bona fide public eating place license,
			503.16(b) B&P, or a retail license issued in conjuction
with a beer manufacturer's license, or the application or as soon as possible	-	the <u>applicant to complete St</u>	ection 2 and bring the completed form to ABC when filing
			ale beer and wine license, an off-sale general license, an
			(public premises) license, advise the <u>applicant to take</u> complete Section 3. The completed form will need to
be provided to ABC in order to proces			
Governing Body/Designated Subordina	ate Name: BE	DAPD OF S	supervisors
FOR DEPARTMENT USE ONLY			
PREPARED BY (Name of Department Employee)	WILLIE B	UVANAMI	
	1 110000		

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Students Act Out

By Emma Talkoff Editor-in-Chief

Any performance can be challenging, but performing a poem or short story exactly as it is written, including narration and description, can be even more difficult. Regardless, MVMS eight graders participating in this year's Word for Word workshop seemed to be having a great time.

Every year since 2002, instructors from Word for Word have been bringing their unique style of acting to MVMS students. "Word for Word believes in the power of the short story to provide solace, compassion, and insight into our daily lives," said Valerie Weak, Administrator for the Word for Word Youth Arts Program. "Our goal is to excite students about reading and about literature."

Started in 1993, the San
Francisco-based theater company uses
every word originally written by the
author in its performances, rather than
just the dialogue. About ten schools
take part in the workshops. Two-tothree schools perform a full production each year. "We work with students as young as third grade, and also
go to high schools, and sometimes
colleges such as Stanford University
with our programs," said Weak.

"I like Word for Word," said eighth-grader Paula Venables. "It's fun. We get to do it in class with people that maybe we wouldn't normally be acting with."

Eighth-grade teacher Ms. Manwaring pointed out the academic benefits of the program. "Reading and interpreting literature is often such a stationary endeavor; it's all in our brains," she said. "This program is exciting because it calls upon our

MVMS Dances into 2010

By Lea Anderson Staff Writer

Dance fever struck Mill Valley Middle School this year as students learned to dance the electric slide, swing and other dances, all leading up to a big finale.

The school began using the dance program in June 2009. Students were taught several dances by Cynthia Glinka, a dance coach, choreographer and founder of both Rejuve Dance and Manners in Motion. She began her career tap dancing through the streets of San Francisco with a group known as Rosy Radiator and the Pushrods. She is now a private dance coach, teaching people how to get active in fun ways, sticking to her slogan. If you can walk, you can dance."

With this unique five-week dance program students prepared for a dance involving all of MVMS - over 700 people. The finale included a special Michael Jackson tribute to the song "Shake Your Body."

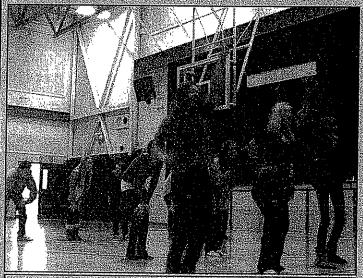


Photo by Lea Anderson

MVMS students rehearse the week before the big lunchlime dance February 10. With a camera man filming, most students thought it was quite an experience. It's a new thing for me and I'm enjoying it," said sixthigrader Tina Noorani.

PE teacher Andre Salinas said is was just like any other program - a way to get healthy and "shake your body down to the ground."

whole body and our senses, bringing reading to life with movement, voice, and other elements of drama."

In a typical session, students play a game or two, participate in acting exercises, and run through different aspects of the scripts. The scripts are poems or short stories that have been selected by Word for Word. "We look for pieces that have enough roles for the group of students that are do-

ing the workshop, pieces that tell a whole story in a very short period of time, and pieces that are at an appropriate reading level for the students we're working with," said Weak.

This year, scripts included "A Contribution to Statistics" by Wislawa Szymborska and "Fight" by Laurel Blossom.

Staff Writer Bella Levaggi contributed to this report.

PANJER D

A Quarterly Newsmagazine

Rules, Rules, Rules

Where do these rules come from, and who makes the decisions about them? Page 5

Dance Fever!

School-wide dance program takes to the blacktop once again.

River Otters Visit MVMS

Furry visitors delight teachers, students and local ecologists. Page 4

New Yearbook Design

MVMS yearbook selects a new company for a new look. Page 4

Assign Yourself Makes the Grade

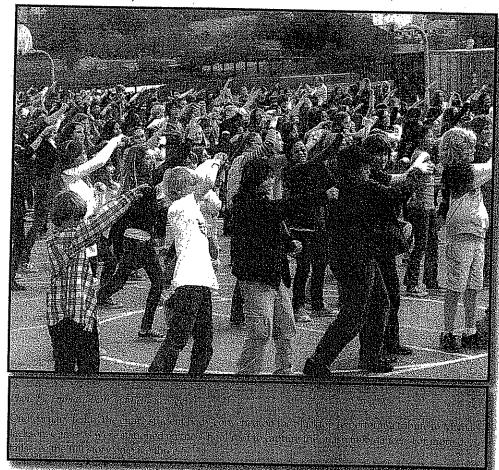
By Hart Fogel Staff Writer

Who says homework can't be fun, especially when you get to assign it to yourself?

Each trimester, eighth grade students complete an Assign Yourself project in science. Students get to pick a topic related to science that interests them, then conduct an experiment or engineer something. They get the whole trimester to work on it and eventually, they bring it to school and do a presentation.

All the hard work pays off when students get to show off their projects. According to science teacher As. Downing, these projects let kids esearch things that they are passionite about. They also get to see the elevance of science and have fun vhile doing it.

Ms. Eagle, the other eighth rade science teacher, described the ay when kids present the projects as "science fair without competition." he said kids must use the scientific nethod in their projects. They interret he results of the project to the lass. She said that helps them better



understand what happened.

Ms. Downing said these projects usually take 5-to-10 hours of research and work outside of school.

This year, eighth-grader John Elliott built a 14-foot-tall trebuchet, which is a fancy word for a catapult. "Who doesn't like throwing things in the air?" said Elliott.

John used his trebuchet to launch tennis balls. At first, the trebuchet could only launch the tennis balls about 50 feet. After making some changes, John got it to shoot 200 feet. John said the "natural high you get when you watch the trebuchet launch" inspired him to push himself to make it shoot farther.

Visit SFGate's high school sports pages.

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Click here to find out how your high school team is doing.

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Bay Area & State Nation World Politics Crime Tech Obituaries Education Green Science Health Weird Opinion

Date Lines

Archive

home of the

Date Lines: News from the Bay Area arts scene

Robert Hurwitt Wednesday, August 12, 2009

PRINT E-MAIL & SHARE COMMENTS (0)

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Z Space takes over Artaud

Theater Artaud, one of San Francisco's primary if now under-used venues for alternative performances, is about to become a more active site once again. So says Lisa Steindler, artistic director of Z Space, who announced Tuesday that Z, a major developer of new plays and playwrights, has signed a 10-year-lease for the iconic 286seat theater.

DATE LINES

Date Lines: News from the Bay Area arts scene 08.07.09

Date Lines: News from the Bay Area arts scene 08.03.09

Date Lines: News from the Bay Area arts scene 07,27,09

More Date Lines »

The agreement will not only give Z its first home in its two-decade history, for its own productions and those of its noted Word for Word performance company, but also will allow it "to curate a multidisciplinary presenting program" of theater, dance and multimedia arts, the announcement says. Upcoming events already scheduled include a program of Word for Word staged readings Aug. 31 and a full production of Anne Galjour's new play, "You Can't Get There From Here," Sept. 10-27.

More information is available at zspace.org.

- Robert Hurwitt

Litquake to have a ball and roast

Litquake, San Francisco's annual literary festival, will begin celebrating its 10-year anniversary when it holds the Black, White and Read: Litquake's Book Ball at 8 p.m. Oct. 9. The event, at the Herbst Theater's Green Room, will be loosely based on Truman Capote's famous party from the 1960s. The opening night ball will be followed by nine more days of literary spectacle, including an Amy Tan roast/tribute emceed by Margaret Cho.

For more information, go to litquake.org.

- Chronicle Staff Report



Green wedding: How they did it

- where happening to San Prantisor's weather?
- From seawead to cotton, aco-fashions wow
- · it smart ways to orduce and reuse

MOST COMMENTED MOST READ MOST E MAILED

- 1. Obama looks West, to the Web in health care fight
- 2. Prop. 8 foes to decide whether to fight in 2010
- 3. S.F. provides Pelosi shelter from D.C. storm
- 4. S.F.'s new police chief gets an eyeful
- 5. UPDATE: No roster moves; F. Sanchez hurting, plus lineup
- 6. Calls, opener go L.A.'s way
- 7. Movie remakes that must never happen

The GRUBB Co.

OAKLAND \$1,100,000.00

OAKLAND 3 BR / 3.0 BA \$1,550,000.00

OAKLAND 3 BR / 3.0 BA \$829,000.00

OAKLAND 6 BR / 5.2 BA \$6,500,000.00

BERKELEY 3 BR / 3.0 BA \$975,000.00

OAKLAND \$699,000.00

OAKLAND \$959,000.00

OAKLAND

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GRETCHENWILSON 8/5	
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TICKETS ON SALE NOW!	
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UDFRONT SPACE UPDATE

new lease that runs through the end of 2013. "So we are very well situated, and quite relieved," she adds.

Thick House: Thick Description is giving up the lease on Thick House at the end of 2009, and the company officially went on hiatus after its August revival of Octavio Solis's El Otro. Asian American Theater Company, Black Box Theatre and Golden Thread Productions have shows in the Thick House for the rest of the year, but any company looking to rent the House in 2010 should talk to ArtHouse, the landlord.

New Langton Arts: The small white box on Folsom Street in San Francisco closed its doors in August. Thunderbird Theatre Company seemed to be the only theatre company that rented the space consistently, but even it moved up to Exit Theatre this year.

Exit Theatre: With demand high for its other three spaces—and with Cutting Ball in residence at the fourth space—Exit Theatre has signed a low-cost, 30-year lease on the space across the hall from Exit Café with plans to turn it into Exit Studio (49 seats) and Exit Green Room for classes, rehearsals and receptions. It will also create a new administrative office, converting the existing office into a tech workroom. At press time, it was already renting the space for rehearsals.

Theatre Rhinoceros: The

lack of a lease plus skyrocketing rent was finally enough for Theatre Rhino. In August the company left its 16th Street space and is looking for a permanent home. It's moved its offices to ArtHouse and will perform some of its shows at Eureka Theatre and other locations.

Intersection for the Arts:

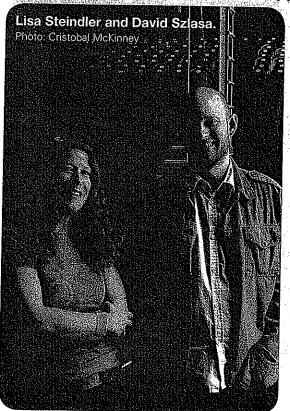
The Mission District-based Intersection for the Arts received roughly \$1 million from The Hewlett Foundation to seek a new space. While unconfirmed reports suggested it was looking at the now-vacant New College space on Valencia Street, at press time the company had nothing specific to report.

Z Space

For the first time in its 16-year history, Z Space has its own theatre space, specifically the 286-seat Theater Artaud. In August, the company signed a 10-year lease on the iconic space. I stopped by the theatre one August afternoon just a couple of weeks after the company moved in, and it was bustling. Staffers were painting the lobby walls white to create a gallery space with thoughts of partnering with California College of Arts and other schools to curate art. Anne Galjour was sitting onstage reading aloud from her new play that opened in September. Word for Word as well as Golden Thread had set up office space. Just a week before, Kronos Quartet was onstage doing some recording, and playwrights Peter Nachtrieb and Steve Yockey had stopped by to do some writing.

"Z Space is where the real cross-pollination of the disciplines happen," says artistic director Lisa Steindler. "We're focusing on new work and emerging artists. The word 'incubator' comes up a lot."

She plans on programming 25 weeks of the year and filling in the rest with outside curating handled by managing director David Szlasa, who will work closely with the artistic community. Among the some 10 projects in the pipeline are a Mark Jackson/Adam Bock



collaboration that will involve dancers from San Francisco Ballet, a new Steve Yockey play, as well as new plays by Lucy Thurber, Mando Alvarado and Annie Baker. She's also working on a "sister theatre" arrangement with New York's Rattlestick Playwrights Theater. Jane Prowse's Round-Heeled Woman hits the boards in January featuring Emmy Award winner Sharon Gless, directed by Chris Smith.

"I'm not into the pressure of presenting a season," says Steindler. "I'd rather do two good plays than eight mediocre ones."

Steindler came to Z Space in 2005 and took over the executive director role two years ago. Today the company is nearly debt-free and ready to expand its mission and operations to fill its new home. She says, "I feel like I worked my whole life to be in this moment in this place." – Karen McKevitt