



Office of the City Manager

ACTION CALENDAR

October 10, 2006

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: Dan Marks, Director, Planning and Development

Subject: 2116 Allston Way, Gaia Building: Implementation of Cultural Use Requirements

RECOMMENDATION

Accept the June 13, 2006 letter from Panoramic Interests as the implementation plan to prioritize cultural uses at the Gaia Arts Center, terminate ZAB revocation proceedings, and direct staff to report back to the City Council on the schedule of events in one year.

SUMMARY

The City Council discussed cultural uses of the Gaia Arts Center in April 2006 and directed staff to return with a proposal to allow non-cultural uses that are incidental to and compatible with the cultural uses, provided that cultural performances have priority in scheduling. A proposal was submitted by Panoramic Interests that establishes a minimum number of dates, including weekends, that the theater space will be reserved for performances. The proposal provides more specificity than the original standard and includes a provision that cultural uses will be able to book space one month earlier than other potential users. A schedule was submitted which demonstrates compliance with the expanded performance standard.

FISCAL IMPACTS OF RECOMMENDATION

None

CURRENT SITUATION AND ITS EFFECTS

There are three areas of the Gaia Building, 2116 Allston Way, that have cultural uses: Anna's Jazz Island, the first floor theater, and the second floor (mezzanine). Anna's Jazz Island has been open six nights/week since May 2005 and is not the subject of this report. Cultural use of the theater and mezzanine began in August 2005 as was described in detail in the April 25, 2006 Council Report. At that meeting, the City Council directed staff to return to Council with specific proposals to ensure that cultural uses have priority. In response, the property owner, Patrick Kennedy representing Panoramic Interests, submitted the attached proposal dated June 13, 2006. A report was placed on the June 27, 2006 Council agenda, but discussion was postponed. An "off-agenda" status report was distributed July 7, 2006.

Uses in the theater and mezzanine were limited for several months while the City reviewed plans for improvements to the mezzanine. A building permit was issued on June 8, 2006 to construct

two additional rooms on the mezzanine, add fire/life-safety improvements, and legalize work that had previously been completed without permits. A Temporary Certificate of Occupancy (C/O) was approved in July and a Final C/O was approved in September.

BACKGROUND

Council Action: The City Council discussed the scope of the Use Permit for the Gaia Building on April 25, 2006. The primary issue before the City Council at the time was whether establishment of a performance standard by the Planning Director in 2003 was appropriate implementation of the Gaia Use Permits and conditions approved by ZAB, and within the Planning Director's realm of discretion. In particular, the Council was asked to determine the:

- Appropriateness of the staff-approved performance standard for cultural uses, and
- Appropriateness of non-cultural uses.

The Planning Director, Carol Barrett, approved the following amount of cultural use in her June 6, 2003 letter.

In the performance (theater) area, we will program performance use on 30% of the days each month on average. (Emphasis added.)

On April 25, 2006, the City Council passed the following motions:

Moved, seconded, carried (Maio/Capitelli; Noes Worthington; Abstain Spring; Absent Anderson) that:

- 1) Carol Barrett had the authority to agree in her June 6, 2003 letter that the required cultural use had to have a minimum of 30% of the time devoted to performances; and,
- 2) this requirement must be construed to also require additional preparation time such as set-up and rehearsal time for such performances.

Carried (Noes Spring, Worthington; Absent Anderson) a severed motion affirming that:

- 1) non-cultural uses which are incidental to and compatible with the cultural uses are permissible as long as the cultural performances have priority in scheduling;
- 2) the staff is directed to return with specific proposals for implementation; and,
- 3) the pending Zoning Adjustments Board revocation proceedings shall be suspended until further Council action.

Further Background Regarding the Barrett Letters: Completion of tenant improvements to the cultural space was delayed, and in 2003, the applicant, Patrick Kennedy representing Panoramic Interests, indicated that he no longer wanted to construct offices, as were previously approved by the Zoning Adjustments Board (ZAB). According to Mr. Kennedy, the cultural space was left empty because he could not find a tenant that would pay for the improvements needed for a theater.

Meetings were held with Patrick Kennedy, Anna de Leon, and others to define the programming for the cultural space prior to completion of tenant improvements and to discuss the allowable uses of the space. In summary, letters between the Planning Director and Anna de Leon (representing Gaia Cultural Center), established that:

- Cultural space may be used for a “wide variety of arts-related activity, music concerts, lectures, films, receptions, and cultural and incidental uses appropriate for the space.”
- The mezzanine floor plan included two rooms for performance uses, one office, and open mezzanine (rather than offices as had been previously approved by the ZAB).
- Cultural Use Performance standard:
 - Theater: in use 30% of the days of each month on average
 - Remainder of ground floor & mezzanine: in use 15 days each month on average

Through these letters, the Planning Director approved the floor plan, description of cultural uses, and performance standard as a refinement of and as consistent with Use Permit 02-70000014, which authorized performance spaces and offices, and as implementation of its Condition No. 10.

Staff asked for a performance standard to ensure an acceptable minimum use of the space for cultural purposes. Staff responded to the request from the applicant’s representative for there to be less than a 100% performance standard because the City had not specifically required 100% performance use of a facility before, it didn’t seem realistic to require that Gaia Arts Management book events every day, and it seemed reasonable to allow other compatible uses when performances weren’t scheduled. Ms. de Leon suggested the 30% performance standard for the theater and 50% for the remainder of the ground floor and mezzanine.

The cost of tenant improvements was part of the discussions with Mr. Kennedy at the time. When staff worked with the applicant in 2003 to encourage completion of the long-awaited tenant improvements for the cultural space, Mr. Kennedy indicated that a mixture of cultural and non-cultural uses were planned to help pay for the tenant improvements. He stated that he had agreed to make the space available for cultural uses and to construct the shell, but not to construct full tenant improvements whether for Gaia Bookstore or for a more expensive theater. The applicant’s original agreement with Gaia Bookstore was to provide \$250,000 toward tenant improvements. Mr. Kennedy provided information that he has spent over \$900,000 in expenses since January 2004, many of which were for improvements to the cultural space. He indicated that his intent was to finance the improvements and subsidize cultural uses by providing a mixture of private and public uses.

June 2006 - Panoramic Interests’ Proposal: City staff met with the representatives of Panoramic Interests to devise written rules to implement the Council’s motion. As a result of these discussions, Panoramic Interests made the proposal included in their June 13, 2006 letter to assure the priority of cultural uses in the facility. The letter is summarized below.

- A. The theater space will be reserved for actual performances or events 30% of the days of the year (equivalent to 109 days per year), of which at least 70% (77 days) will be on weekends (Fridays, Saturday and Sundays). This 30% will *not* include rehearsal or set up time.

- B. Other weekend dates will also be reserved for cultural uses such that a minimum of 51% of all weekend dates will be reserved for cultural uses. This is equivalent to at least 80 weekend dates.
- C. On all other days, cultural users will be able to book one month earlier than other potential users.
- D. In the remainder of the ground floor and mezzanine, cultural related events will be programmed 15 days per month, on average.

The June 13, 2006 letter from Panoramic Interests also states:

The Gaia Arts Center will be mindful of the limited budget of many cultural users, and make special efforts to accommodate them throughout the year. (E.g. The Marsh Theater just had a three week run of Stephanie Weisman's "Aphrodisia" at no charge.)

As indicated above, rehearsal and preparation time are not included in the 30% performance standard. Historically, Gaia Arts Center has provided The Marsh with a flexible rehearsal schedule based on individual performer's needs. Scheduling rehearsal time is generally not a problem because rehearsals are not held during prime time for other uses (weekend nights).

Panoramic Interests' attorney also sent the attached letter dated June 9, 2006 discussing the meaning of "incidental uses" as the term relates to cultural and non-cultural events at Gaia Arts Center. In particular, the letter points out that both types of uses are allowed within the approved Use Permit and neither, therefore, is "incidental". The letter goes on to summarize all of the allowable uses. Staff concurs with the conclusions of the letter, however, clarified in the attached letter dated July 6, 2006 that non-cultural uses are allowed provided that the performance standards are met **and cultural performances have priority in scheduling**. This clarification is consistent with Council action on April 25, 2006. Both Mr. Kennedy and Ms. Atherstone acknowledged in writing that this clarification was line with their understanding and with current business practices.

Discussion: The Panoramic Interests' response to the Council action provides specificity and confirms that a minimum of 30% of the days of the year will have performances scheduled, and that rehearsal time will be in addition to these dates. To demonstrate that cultural uses would have priority during weekends (the prime time needed for such events), Panoramic Interests agreed that 70% of the cultural events that are scheduled to meet the minimum requirements would be on Friday, Saturday, and Sunday. Similarly, the proposal states that at least 51% of the total number of weekend dates will be reserved for cultural uses. This proposal is equivalent to approximately one-half of all weekend dates every year, which is approximately double the number of weekends that were included in the original agreement with the Marsh Theater.

Schedule: Gloria Atherstone, Gaia Arts Management, recently provided the attached calendar of events for August 2006 through March 2007. The schedule is summarized in Attachment 4. A total of 123 cultural or educational events have been scheduled (not including San Francisco Church). Five private events have been scheduled.

To date, the schedule complies with the minimum performance standard set forth in the June 13, 2006 letter. The following table compares the performance standard with the information from the calendar. It should be noted that the calendar is not final; Ms. Atherstone indicated that she did not actively market the space until the Final Certificate of Occupancy was granted in September. Since the calendar was submitted, the following additional September and October events were scheduled: four Marsh events on Tuesday nights (9/19/ 9/26, 10/10, 10/17), a book reading/signing on October 21, and a “Grand Opening” for the Gaia Art Show on 10/28. These events are not included in the table below or in Attachment 4.

Performance Standard (Minimum)	Minimum Required Number August 2006 – March 2007	Number Based on September 2006 Calendar¹
30% of the days of the year will have performances scheduled	71 (30% of 236 days)	123 (52%)
70% of the cultural events that are scheduled to meet the minimum requirements would be on Friday, Saturday, and Sunday	50 (70% of 71 cultural events)	54 (76%)
51% of the total number of weekend dates ² will be reserved for cultural uses.	52 (51% of 102 weekend dates)	54 (53%)

The programming standard for the mezzanine is that cultural related events are to be programmed 15 days per month, on average. This standard was not previously met, Panoramic Interests was notified that it is a requirement, and it was included in the assurances contained within the June 13, 2006 letter. In addition to use of the mezzanine in conjunction with performances in the theater below, an Artist Gallery Show is planned to open in October, with the following hours: Wednesdays and Thursdays, 3 - 7 and Sundays, 1- 4. It will be open to the public and will remain until Spring 2007.

Council action in April 2006 acknowledged that non-cultural are allowed, provided that they are incidental to the use of the facility, compatible with cultural uses, and that cultural performances have priority in scheduling. Each issue is addressed below.

¹ Not including SF Church

² Friday, Saturday, and Sunday

Incidental Use: Cultural uses have been the primary use of the Gaia Arts Center. Anna's Jazz Island is open six nights per week and the preponderance of use of the remaining space has been for cultural events.

Detailed information was included in the February 23, 2006 report to ZAB regarding the frequency of cultural uses between August 2005 and May 2006. In brief, the Marsh Theater operated between 12 and 17 days each month during this period, with a total of 148 performances or rehearsals. One live concert/dance by and for youth was held and there were nine benefits for non-profit and arts organizations (each of the fundraisers included a performance and was open to the public). There were five private parties. Based on the current schedule, there are 5 out of 71 non-cultural events. Cultural uses have clearly been the primary use of the facility.

Compatibility: Staff does not anticipate that compatibility of uses will be a problem. Noise can be an issue, both with noise bleed from concerts in the theater space into Anna's Jazz Island and from Anna's into the theater. Considerable noise attenuation was provided during the original construction of the tenant improvements, and the recent construction of additional rooms on the mezzanine is expected to decrease noise impacts. In addition, the owner has agreed to install a decibel meter if needed and to take whatever steps are necessary to minimize noise impacts on commercial and residential neighbors. If noise becomes a problem from this or any other use, the City will take steps to address the situation.

Priority: The scheduling practices described above are designed to exceed the minimum City requirements and provide priority for cultural uses. Development of a standard to ensure priority has been challenging. Panoramic Interests indicates that cultural users will be able to book one month earlier than other potential users. This will be effective for cultural uses that are able to plan at least one year in advance. However, it is expected that individual cultural and non-cultural events will have varied needs regarding when they want to reserve, and that either would be able to reserve the facility when they place a deposit.

Zoning Adjustments Board: March 23, 2006

On March 23, 2006, the ZAB took several actions regarding the project. They provided direction to staff that revised floor plans for the mezzanine could be approved with three rooms as had generally been included with the letters approved by the Planning Director in 2002. They also determined that approval of a performance standard was not appropriately within staff authority and that a Use Permit Modification would be necessary for any use that was not specifically permitted by a previous use permit. Given the impasse between the applicant's position that non-cultural uses were allowed pursuant to the Barrett letters and the ZAB determination that staff should not have approved a performance standard, the ZAB directed staff to prepare the necessary materials to set a public hearing on possible revocation under BMC Chapter 23B.60.

The Council action on April 25, 2006 resolved the issue of staff authority to approve the performance standard and suspended revocation proceedings pending further Council action. If

the performance standard is accepted by the City Council, no further ZAB action will be required.

RATIONALE FOR RECOMMENDATION

Gaia Arts Center recently received its Final Certificate of Occupancy for tenant improvements, renewed the lease with The Marsh Theater, is opening a gallery, and is actively booking other cultural events. Although there has been concern about private events, very few have been scheduled. There will be regular staff review of the schedule with a report to the City Council in one year. If a problem develops, enforcement would take the usual course of staff investigation, followed by further ZAB or City Council enforcement action.

ALTERNATIVE ACTIONS CONSIDERED

None. The ZAB's determination that staff should not have approved a performance standard was not supported by the City Council, therefore, no Use Permit Modification is necessary for uses that were not specifically permitted by the previous use permit and no revocation hearing should be set.

CONTACT PERSON

Wendy Cosin, Deputy Planning Director, Planning and Development Department, 981-7402

Attachments:

- 1: Letter from Panoramic Interests, dated June 13, 2006, establishing performance standard
- 2: Letter from Allen Matkins, attorney for Panoramic Interests, dated June 9, 2006 regarding incidental uses
- 3: Letter from Wendy Cosin to Allen Matkins, attorney for Panoramic Interests, dated July 6, 2006 regarding incidental uses
- 4: Summary of Gaia Schedule
- 5: Gaia Schedule – August 2006 through March 2007



Wendy Cosin
Asst. Planning Director
City of Berkeley
2118 Milvia St.
Berkeley, CA 94704

June 13, 2006

Re: Gaia Arts Center

Dear Ms. Cosin:

The Gaia Building, LLC has been working with the managers of the Gaia Arts Center in an effort to address the concerns of the City Council, stated in their meeting of April 25, 2006. In order to assure the priority of cultural uses in the facility, they will agree to the following practices:

- A. The Theater space will be reserved for actual performances or events 30% of the days of the year (equivalent to 109 days per year). 70% of these days will be reserved for weekends. This 30% will *not* include rehearsal or set up time.
- B. Other weekend dates will also be reserved for cultural uses such that a minimum of 51% of all weekend dates will be reserved for cultural uses (this includes the days mentioned in "A.") This is equivalent to at least 80 weekend dates.
- C. On all other days, cultural users will be able to book one month earlier than other potential users.
- D. In the remainder of the ground floor and mezzanine, cultural related events will be programmed 15 days per month, on average.

The Gaia Arts Center will be mindful of the limited budget of many cultural users, and make special efforts to accommodate them throughout the year. (E.g. The Marsh Theater just had a three week run of Stephanie Weisman's "Aphrodisia" at no charge.)

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Kennedy", written over a horizontal line.

Patrick Kennedy

Allen Matkins

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Michael Patrick Durkee
E-mail: mdurkee@allenmatkins.com
Direct Dial: 415.273.7455 File Number: P1401-004/SF677590.07

June 9, 2006

VIA FAX (510.981.7420)

Ms. Wendy Cosin
Deputy Planning Director
City of Berkeley
2120 Milvia
Berkeley, CA 94704

VIA FAX (510.981.6960)

Mr. Zach Cowan
Assistant City Attorney
City of Berkeley
2180 Milvia
Berkeley, CA 94704

Re: *Gaia Arts Center – Performance Standards*

Dear Ms. Cosin and Mr. Cowan:

On behalf of our client, Patrick Kennedy and Panoramic Interests (collectively "Gaia Building LLC"), we would like to briefly respond to the May 1, 2006 letter from Anna de Leon to the Berkeley City Attorney concerning purported "Incidental Uses" at the Gaia Arts Center. Ms. de Leon argues that any "non-cultural" uses at the Cultural Center are "Incidental Uses" as that term of art is defined by the Berkeley Zoning Code, and that, therefore, such Uses are subject to the Zoning Code's restrictions with respect to floor area and gross receipts. With all due respect, Ms. de Leon is mistaken. None of the uses currently existing at or proposed for the Gaia Arts Center are "Incidental Uses" within the meaning of the Berkeley Zoning Code. Under the Berkeley Zoning Code, Incidental Uses are uses that are *outside* the scope of an existing use permit and therefore require an independent "administrative use permit" approval. *See*, Zoning Code §§ 23E.68.060(B), 23F.04.010.

In this case, all cultural and non-cultural events at the Gaia are *expressly permitted* under the Gaia Use Permit. When the City uses the words "incidental" or "ancillary" in its description of a non-cultural use at the Gaia Arts Center, it does not mean that such uses are not permitted under the Gaia Use permit, it simply means that such uses do not have priority. In other words, the City is giving them their common English language usage, not a term of art usage defined by the Berkeley Zoning

Ms. Wendy Cosin
Mr. Zach Cowan
June 9, 2006
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Summarizing the evidence put forth by Staff in the administrative record for this matter, *expressly* permitted uses at the Gaia Arts Center under the Gaia Use Permit (and hence by definition not Incidental Uses) include without limitation all of the following:

- Theatrical groups such as the Marsh, Central Works Theater, Shotgun Players, and Berkeley Community Fund.
- Anna's Jazz Island.
- Private parties, receptions, and other non-cultural uses, provided that the cultural use performance standards are met.
- Poetry readings, play readings, films, and lectures.
- For-profit businesses that bring community members together, including, but not limited to, music, art, presentations and literature.
- Performance spaces, galleries and certain church gatherings.
- Food and beverage service on both the ground floor and the mezzanine.
- Those additional uses determined by the City/Staff to be consistent with the Gaia Use Permit.

Because all of these cultural and non-cultural uses are permitted under the Gaia Use Permit, legally they cannot be "Incidental Uses" subject to the Zoning Code's restrictions with respect to floor area and gross receipts.

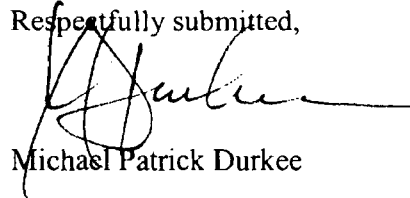


Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Ms. Wendy Cosin
Mr. Zach Cowan
June 9, 2006
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Please feel free to contact me if you have any questions or comments.

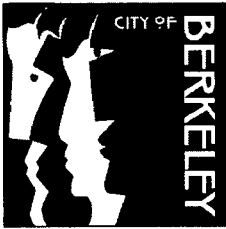
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Patrick Durkee", written over a horizontal line.

Michael Patrick Durkee

MPD:jcd

cc: Patrick Kennedy



Planning and Development Department

July 6, 2006

Michael Patrick Durkee

Allen Matkins

Three Embarcadero Center, 12th Floor
San Francisco, CA 94111-4074

Dear Mr. Durkee:

I have one concern about your summary of the expressly permitted uses at the Gaia Arts Center as written in your June 9, 2006 letter, which I received by fax on June 27th. You list "private parties, receptions, and other non-cultural uses, provided that the cultural use performance standards are met" as expressly permitted uses. In the previous paragraph, you state:

When the City uses the words "incidental" or "ancillary" in its description of a non-cultural use at the Gaia Arts Center, it does not mean that such uses are not permitted under the Gaia Use Permit, it simply means that such uses do not have priority.

Consistent with this statement, this letter will serve to clarify that the non-cultural uses described above are allowed provided that the performance standards are met **and cultural performances have priority in scheduling.**

If you have any questions, feel free to call.

Sincerely,

Wendy Cosin
Deputy Planning Director

cc: (via e-mail)
Zach Cowan, Assistant City Attorney
Patrick Kennedy
Gloria Atherstone

Overview/Summary of Gaia Schedule, September 2006

Month	Cultural Use	Non-Cultural Use
August 2006	Weekend: 5 Weekdays: 10 Total: 15	Weekend: 2 Weekdays: Total: 2
September 2006	Weekend: 9 Weekdays: 8 Total 17	Weekend: 2 Weekdays: Total 2
October 2006	Weekend: 7 Weekdays: 10 Total 17	Weekend: 1 Weekdays: Total 1
November 2006	Weekend: 10 Weekdays: 8 Total 18	Weekend: 0 Weekdays: Total 0
December 2006	Weekend: 0 Weekdays: 8 Total 8	Weekend: 0 Weekdays: Total 0
January 2007	Weekend: 12 Weekdays: 9 Total 21	Weekend: 0 Weekdays: Total 0
February 2007	Weekend: 9 Weekdays: 7 Total 16	Weekend: 0 Weekdays: Total 0
March 2007	Weekend: 2 Weekdays: 9 Total 11	Weekend: 0 Weekdays: Total 0

Cultural users¹ include:

Marsh Theater, Jazz Festival, UCS Haas, Pete Escavido, Play Write Café, UC Journalism, Converg, World AIDs Benefit

¹ Does not include SF Church

Gaia Arts Center Schedule. Submitted to City of Berkeley, September 2006.

"Spotlight Productions" is the production company currently running the "Toll House" theatre in Lafayette. They are considering using Gaia Arts to expand their programming. We are entertaining the idea of a series of "theatre in the round" production in the summer or fall and possibly doing an "independent film" series in the summer.

"Convergence" - is a new association. They currently produce a series of "literary lectures" and workshops as well as a musical production. They currently use a variety of community centers and hotel venues in Berkeley and Oakland and are looking to be able to host all of their productions under one roof

August 06

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
		1	2 MARSH	3 MARSH	4 MARSH	5 MARSH
6 SF CHURCH	7	8	9 MARSH	10 MARSH	11	12 A CAST.
13 SF CHURCH	14	15	16 MARSH	17 MARSH	18 MARSH	19 MARSH
20 SF CHURCH	21	22	23 UCB HAAS	24 MARSH	25	26 N. KLHR
27 AM- SF Church PM - JAZZ FESTIVAL	28	29	30 MARSH	31 MARSH		

<i>September 06</i>						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
					1 MARSH	2 MARSH
3 AM- SF Church PM- Play Write Cafe	4	5	6 MARSH	7 MARSH	8	9 A MYRICK
10 SF CHURCH	11	12	13 MARSH	14 MARSH	15 MARSH	16 AM- SF City Church PM- Marsh
17 SF CHURCH	18	19	20 MARSH	21 MARSH	22 MARSH	23 MARSH
24 SF CHURCH	25 MARSH	26	27 MARSH	28 MARSH	29 PETE ESCAVIDO W/ BAHIA	30 J HAULEY

Notes:
The Marsh has indicated it may not be able to program all of the weekend dates we have made available to them. Any dates they choose not to program, we have a new production company we are working with called "convergence" they will be programming a combination of "music production" and "literary discussions".

October 06						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
1 SF CHURCH	2 PLAY WRITE CAFÉ	3	4 AM- 9 @ Gaia PM MARSH	5 AM- 9 @ Gaia PM MARSH	6 MARSH??	7 UC JOURNALISM
8 SF CHURCH PM PLAY WRITE	9 MARS	10	11 AM- 9 @ Gaia PM MARSH	12 AM- 9 @ Gaia PM MARSH	13	14 C TRIMBLE
15 SF CHURCH	16	17	18 AM- 9 @ Gaia PM MARSH	19 AM- 9 @ Gaia PM MARSH	20 CONVERG MUSIC	21 Gallery Opening 9 @ Gaia- Meet the artist
22 SF CHURCH	23	24	25 AM- 9 @ Gaia PM MARSH	26 AM- 9 @ Gaia PM MARSH	27 CONVERG	28 MARSH??
29	30	31				
Notes: <i>In October our " art exhibition " will be open to the public. Our nine man show entitled 9 @ gaia will have gallery open to the public on Wednesdays & Thursdays from 3:00pm until 7:00 and will be open during the theatre intermissions.</i>						

<i>November 06</i>						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
			1	2	3	4
5 SF- CHURCH PM MARSH	6	7	8 AM- 9 @ Gaia MARSH	9 AM- 9 @ Gaia MARSH	10 MARSH	11 MARSH
12 SF CHURCH MARSH	13	14	15 AM- 9 @ Gaia MARSH	16 AM- 9 @ Gaia MARSH	17 MARSH	18 MARSH
19 SF CHURCH MARSH	20	21	22 AM- 9 @ Gaia MARSH	23 AM- 9 @ Gaia	24 MARSH	25 MARSH
26 SF CHURCH MARSH	27	28	29 AM- 9 @ Gaia MARSH	30 AM- 9 @ Gaia WORLD AIDS BENEFIT		

<i>December 06</i>						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
					1	2
3 SF CHURCH	4	5	6 AM- 9 @ Gaia MARSH	7 AM- 9 @ Gaia MARSH	8	9
10 SF CHURCH	11	12	13 AM- 9 @ Gaia MARSH	14 AM- 9 @ Gaia MARSH	15	16
17 SF CHURCH	18	19	20 AM- 9 @ Gaia MARSH	21 AM- 9 @ Gaia MARSH	22	23
24 SF CHURCH	25	26	27 AM- 9 @ Gaia MARSH	28 AM- 9 @ Gaia MARSH	29	30
31 SF CHURCH						

<i>January 07</i>						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
	1	2	3 AM- 9 @ Gaia MARSH	4 AM- 9 @ Gaia MARSH	5 MARSH	6 MARSH
7 SF CHURCH MARSH	8	9	10 AM- 9 @ Gaia MARSH	11 AM- 9 @ Gaia MARSH	12 MARSH	13 MARSH
14 SF CHURCH MARSH	15	16	17 AM- 9 @ Gaia MARSH	18 AM- 9 @ Gaia MARSH	19 MARSH	20 MARSH
21 SF CHURCH MARSH	22	23	24 AM- 9 @ Gaia MARSH	25 AM- 9 @ Gaia MARSH	26 MARSH	27 MARSH
28 SF CHURCH MARSH	29	30	31 AM- 9 @ Gaia MARSH			

<i>February 07</i>						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1	2	3
4 SF CHURCH MARSH	5	6	7 AM- 9 @ Gaia MARSH	8 AM- 9 @ Gaia MARSH	9 MARSH	10 MARSH
11 SF CHURCH MARSH	12	13	14 AM- 9 @ Gaia MARSH	15 AM- 9 @ Gaia MARSH	16 MARSH	17 MARSH
18 SF CHURCH MARSH	19	20	21 AM- 9 @ Gaia MARSH	22 AM- 9 @ Gaia MARSH	23 MARSH	24 MARSH
25 SF CHURCH	26	27	28 AM- 9 @ Gaia MARSH			

<i>MARCH 07</i>						
<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
				1 AM- 9 @ Gaia MARSH	2 MARSH	3 MARSH
4 SF CHURCH	5	6	7 AM- 9 @ Gaia MARSH	8 AM- 9 @ Gaia MARSH	9	10
11 SF CHURCH	12	13	14 AM- 9 @ Gaia MARSH	15 AM- 9 @ Gaia MARSH	16	17
18 SF CHURCH	19	20	15 AM- 9 @ Gaia MARSH	22 AM- 9 @ Gaia MARSH	23	24
25 SF CHURCH	26	27	28 AM- 9 @ Gaia MARSH	29 AM- 9 @ Gaia MARSH	30	31