



Election 2015

Up for a vote: We've got a political roundtable, sheriff candidate interviews, and our take on District 3 candidates, ballot propositions, and more **8**



Real Estate

Investor: Yes, the market's still crazy **27**

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October events: Film festivals proliferate this month, along with concerts, fall galas, and the lively nightlife that makes San Francisco the place to be in October. **26**

MarinaTimes

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Get set for the spookiest time of the year as Halloween rears its pumpkin head. PHOTO: NATHAN WALLS / FLICKR

Witches, and ghosts, and ghouls, oh my!

BY LYNETTE MAJER

SAN FRANCISCO LOVES HALLOWEEN. The city has a long history of its celebration, so it's no surprise that October is replete with revelry. Actually, some may argue that every day is Halloween in San Francisco: One needn't venture far to find some-

one dressed in what could pass for a costume, and there's always some type of celebration to be found.

Ready for a brief Halloween history refresher? It began as a Celtic harvest festival marking the end of summer and beginning of winter. Then the Romans added a day for honoring the dead, and not to be outdone,

the Christians put their mark on the day with All Saints Day, which was renamed All Hallows and then subsequently shortened to Hallowe'en. All the celebrations involved dressing up, whether in animal skins, as saints or angels, or as impersonations of the dead.

HALLOWEEN, continued on 27

REYNOLDS RAP

Project Political Runway

In Mayor Lee's regime, if you're not in with Ron Conway, you're out

BY SUSAN DYER REYNOLDS

ON SEPT. 17 AT 7 A.M., COMMUNITY AND LABOR groups, including the California Nurses Association, United Educators of San Francisco, and the San Francisco Tenants Union, held a "Wake Up Conway" rally at the San Francisco Four Seasons residence of billionaire tech investor and Mayor Ed Lee ally Ron Conway. The protest came after the release of a "pay to play politics" report by the group Jobs with Justice San Francisco detailing contributions, behested payments, and lobbying by the tech and real estate development industries.

While some may dismiss the report because of the "left leaning" bent of Jobs with Justice, it's hard to ignore the numbers: Conway alone contributed 26 percent of all tech-based political contributions analyzed in the

REYNOLDS RAP, continued on 4

Immigration crisis: Up close and personal

A letter from Germany

BY SEVAN MENASIAN

IDO NOT KNOW HOW much the American news has to say about it, but there is much going on with refugees here in Germany at the moment; tens of thousands crossing from Austria and Hungary seeking asylum from war in a devastated Syria and elsewhere. My wife and I with a small delegation from our City Theater went to visit an old furniture warehouse here in Fuerth — a huge city block square concrete thing donated by the owner — where 800 of the most recent arrivals are being temporarily housed. We had intended some sort of participatory theater activity, but

we quickly agreed that it would be frivolous in the face of what they had gone through to get here and what they had yet in front of them. In spite of the continuous news cov-

The sound of gunfire, for these few who have reached Germany, has ended.

erage of every aspect of this extraordinary surge in immigration, our group from the theater was surprised at what we saw.

The cavernous concrete warehouse partitioned with temporary chain-link fences hung with cloth for privacy, container-toilets

outside, adequate for perhaps half the number — all of Europe has run out of portable toilets because of the momentary exploded demand — the lines for food and people looking and waiting, waiting, waiting. Yet life goes on. The children play in the courtyard, families gather outside in the sun. Volunteers take small groups for city walks to help orient them. There are games for the youths,

German classes for any who wish them; and the sound of gunfire, at least for these few who have reached the promised land — "Alemania," they call it — has ended. When you first enter the area, you see fences festooned with dry-

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ART WORLD



Hodogaya on the Tokaido, approx. 1830–1831, from the series *Thirty-Six Views of Mount Fuji*, by Katsushika Hokusai (Japanese, 1760–1849). Woodblock print; ink and color on paper. Museum of Fine Arts, Boston, William Sturgis Bigelow Collection, 11.17541. PHOTO: © 2015, MFA, BOSTON

Japanese inspiration on Western artists

BY SHARON ANDERSON

BEGINNING OCT. 30, the Asian Art Museum will present a unique opportunity to illus-

trate where European, American, and Japanese art intersect. Looking East: How Japan Inspired Monet, Van Gogh, and other Western Artists will

feature more than 170 artworks with masterpieces by the great Impressionist and Post-Impressionist painters, including Vincent Van *LOOKING EAST, continued on 24*

TOP 10 STEAKS IN AMERICA

Osso Steakhouse - San Francisco, CA
 Bobo's - San Francisco, CA
 Peter Luger Steakhouse - Brooklyn, NY
 Bern's Steakhouse - Tampa, FL
 CUT - Beverly Hills, CA
 Emeril's Delmonico - Las Vegas, NV
 Mario Batali's Carnevino - Las Vegas, NV
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 The Precinct - Cincinnati, OH
 Elway's Cherry Creek - Denver, CO



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Election 2015

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The Tablehopper toasts the newly opened beer showcase in the Presidio, Sessions, and gives a roundup of other major Northside restaurant openings and news; Julie Mitchell says you can find some good "homemade" takeout at the appropriately named Plate on Pierce Street; and news about the cask-aged spirits now available at the Vom Fass specialty store. **20**

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Ernest Beyl remembers his 15 minutes of *San Francisco Chronicle* fame — which is 105 dog minutes; Michael Snyder explains the joys of joining cult TV; plus the Marina best sellers. **24**

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October events

There's no shortage of opportunities to take in the fall weather and events this month, including all that Halloween has to offer in the city. **26**

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Urban Home & Garden

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Price conscious

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There's an app for that

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ONLINE SPECIALS
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marinatimes.com | 3053 Fillmore Street #104, San Francisco, CA 94123
 Editorial: (415) 931-0515 | Fax: (415) 931-0987 | Letters to the Editor: letters@marinatimes.com
 Advertising: (415) 815-8081 advertising@marinatimes.com
 Calendar submissions due by the 15th of the month to calendar@marinatimes.com

Publisher
 Earl Adkins
publisher@marinatimes.com

Editor in Chief
 Susan Dyer Reynolds
susan@marinatimes.com

Managing Editor
 John Zipperer
john@marinatimes.com

Senior Editor
 Lynette Majer
lynette@marinatimes.com

Social Media
 Shelia Fox
shelia@marinatimes.com

Designer Steven Frontling
Web Designer Joe Bachman

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NEWS BRIEFS :: Crime, subway, crime, crime

Homeless problems rankle locals

HOMELESSNESS TOPS MARINA SAFETY MEETING

A Sept. 22 public safety meeting in the Marina brought out many resident concerns about homeless people and related problems. District 2 Supervisor Mark Farrell, who has made homelessness one of his key issues, said that everyone agrees we have a homeless problem in San Francisco. The answers, however, are not going to be simple.

Farrell noted that San Francisco has a total of nearly 6,700 homeless people; about 3,000 of them are on the streets, about 1,800 are in jail, and the balance are in shelters, but those shelters are nearly full.

The city's director of homeless services has added outreach workers, but the problem is complex. As the *Marina Times* noted last

issue ("The homeless health connection," September 2015, page 1), mental illness affects a significant portion of the homeless population, and delivering services to them is not easy.

Some residents expressed unease over aggressive mentally ill people on the streets, and there were calls for empowering police officers to get people off the streets so they could get treatment and would not be a danger to other people. The solution is housing and services, exemplified by the city's Navigation centers, which offer homeless people more comprehensive assistance than just overnight bunks. Whether San Francisco has the appetite to pick up the tab for expanding the Navigation center model remains to be seen.

Also at the meeting, San Francisco Police Department Captain Greg McEachern of Northern Station said there has been a 72 percent increase in property crimes. Public focus has been on a rash of automobile break-ins around the Palace of Fine Arts and in surrounding neighborhoods, though sexual assaults have also gained the interest of people worried about their safety. He said there were 13 assaults in the area last year, and six so far this year.

SUBWAY EXTENSION TO NORTH BEACH

San Francisco will study the feasibility of purchasing the former Pagoda Theater. The Pagoda, which has been vacant for decades, would serve as a North Beach station for an extension of the new Central Subway to North Beach.

"Losing this site for a proposed luxury condo project, without first exploring options to purchase the property, would be an enormous loss for the neighborhood and the city," said District 3 Supervisor Julie Christensen, who started the process in a move that was co-sponsored by Supervisor Scott Wiener.

The two supervisors are also co-authoring legislation to require the creation of a subway master plan for the city, which is expected to include the

extension of the Central Subway to the popular North Beach neighborhood.

ATTACK AT MARINA CRITICAL MASS RIDE

In early September, police arrested 39-year-old Ian Hespelt in an attack on a motorist during a Critical Mass ride late August on Marina Boulevard. In a video that quickly went viral, a group of bicyclists pulled into the side of the road with oncoming traffic; when the driver of a Zipcar tried to get past them, a confrontation ensued, which included one cyclist who struck the Zipcar's windows with a bicycle lock.

District 2 Supervisor Mark Farrell issued a statement on the incident, noting, "The actions by the cyclists caught on video this past Friday evening participating in Critical Mass are disturbing and should never be tolerated in our city — especially the one cyclist seen attacking the vehicle with a bicycle lock repeated times. I understand the history that Critical Mass has in San Francisco as a protest movement, and respect that a majority of the participants are peaceful and respectful of others while participating. But the participants in Critical Mass must understand that actions like the ones this past Friday reflect poorly on the entire group and hurt the group's overall message and movement."

ABC7 News reported that Hespelt also had an outstanding felony warrant from Washington State on drug charges.

CAN LOMBARD GO ON THE STRAIGHT-AND-NARROW?

A recent daylight robbery and shooting of a tourist near Lombard Street's famous crooked section highlighted nearby residents' concerns over public safety issues in the neighborhood. A new Lombard Street Ambassador Program will try to address that, along with traffic congestion problems.

Introduced by Supervisor Mark Farrell, the program will provide "ambassadors" who will give guidance, oversight, and information to residents and visitors, as well as acting as visible deterrents to criminals or unwelcome behavior.

Farrell said "The Lombard Ambassador Program will create a more civil and safe environment for the residents and the visitors to this area by creating a deterrent to criminal activity, managing pedestrian and vehicle flow, and educating visitors about the area." Russian Hill neighborhood leader Helen Raiser praised the plan, calling it a "win/win" that would be helpful and respectful of nearby residents.

The program will be managed by the Fisherman's Wharf Community Benefit District, which won a competitive bid.

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A discounted \$15 ticket is required to visit the special exhibition galleries. Fees apply for dining and cocktails.

Photo by Robbie Sweeney

REYNOLDS RAP CONTINUED from page 1

study, and he's second only to Google for the largest "behested payment" (an unlimited charitable or governmental donation made at the behest of a city official). Mayor Lee was at the helm of those tech-based behests, and he has received far more monetary favors than his predecessor Gavin

support Peskin. Witnesses also allege that after letting the room know "he was watching," the mayor and Kawa left the event and Conway remained to drive the point home, saying, "I think we heard it pretty clear from the mayor. We'd better not have anybody here give to Aaron Peskin, or there'll be problems with Ed Lee." (Apparently helping

business group Bay Area Council where he said "we must take our city back" from progressives. "I said, 'We are going to take our city back,' and guess what? Ed Lee got elected mayor, and we have taken our city back," Conway boasted.

In 2011, Conway contributed \$25,000 to a political committee supporting Mayor Lee's election. Since then, he has backed Lee's ballot measures (\$70,000 to the mayor's 2014 transportation bond, and \$250,000 to the mayor's 2012 tax reform measure, which was strongly supported by the tech

Jobs with Justice S.F. says Conway's favors to the mayor "have been well-returned, and at a public cost."

Newsom or any other city official over the past decade, according to the report. "Those favors to the mayor have been well-returned, and at a public cost," Jobs with Justice San Francisco executive director Gordon Mar says, citing examples such as "the Twitter tax break, the under-regulated proliferation of Airbnb rentals and city-sanctioned use of our public bus stops by Google and other private tech shuttles."

John Eller, San Francisco director of Alliance for Californians for Community Empowerment, which is circulating a petition calling for an independent investigation, says the rise of behested payments and patronage at City Hall is alarming "at a time when tech companies are avoiding their taxes, city services are underfunded, and luxury developers are defining city housing policy to benefit themselves at the expense of affordability for all of us."

There's no denying that the mayor and Conway want the November election to go their way. Conway is the Tim Gunn to Mayor Lee's Heidi Klum in San Francisco's own version of "Project Political Runway," where one day you're in and the next day you're out — and if you're out, they'll do just about anything to stop you from getting back in. Take, for example, the April 7 gathering of prominent business, labor, and tech leaders held at the Hanson Bridgett law firm. According to attendees, the mayor — flanked by his chief of staff Steve Kawa, top advisor Tony Winnicker, and Conway — was deadly serious when he warned there would be consequences if they helped former Board of Supervisors president and progressive thorn-in-the-side Aaron Peskin in his bid to take back his seat from Lee's handpicked District 3 incumbent Julie Christensen. One attendee said they felt like they were "being threatened" not to

Peskin means the mayor won't help you.) Other attendees heard Conway admit that he had contributed heavily to keep David Campos from reaching the California Assembly in 2014 (in a tight race, David Chiu eked out the win), but feared that doing the same for Christensen could come back to haunt him and the mayor. At that point, he reportedly did some arm-twisting, telling the gathering to step up to the plate and donate to Christensen's campaign.

Conway contributed the maximum allowed by individuals, \$500, to Christensen, as did a number of his family members. But the Alliance for Jobs and Sustainable Growth Political Action Committee (whose members include the Chamber of Commerce, downtown building owners and construction trade union Laborers Local 261) received nearly \$30,000 from Conway, which paid for a poll related to the Christensen/Peskin race. They also received nearly \$3,000 to pay for fliers for Christensen (surprise, surprise — the group is supporting Christensen for District 3.) Alliance for Jobs reported the flier dollars, but Peskin's camp has raised questions about whether the money from Conway for the poll should also have been reported. Eileen Hansen, a former ethics commissioner, said she would file a complaint, estimating that \$150,000 in third-party spending has gone unreported by Alliance for Jobs. (A complaint would trigger an investigation, but don't hold your breath on anything coming of it — the Ethics Commission is notoriously toothless.)

None of this should come as a surprise to anyone aware of Conway's not-so-subtle push to keep the mayor his puppet. In 2012, while being honored by The Commonwealth Club as a "Distinguished Citizen," he reminded the audience about comments he made before the

industry) and preferred candidates ("third parties" spent nearly \$180,000 to help elect District 5 supervisor London Breed and \$104,000 against her opponent — including nearly \$50,000 from Conway — and third-party money totaling nearly \$925,000 was spent in an attempt to defeat incumbent District 1 supervisor Eric Mar).

For this November's election, voters will need to decide whether they want a District 3 supervisor and a sheriff who are in (Julie Christensen, Vicki Hennessy) or a District 3 supervisor and a sheriff who are out (Aaron Peskin, Ross Mirkarimi). All four candidates are capable and all four have their pluses and minuses (see pages 10–13). For the sheriff race, being in or out doesn't matter as much as it does in the District 3 supervisor race. With the hand-appointed Christensen, the mayor has thus far had a 6-to-5 vote on the Board of Supervisors in his favor on big development projects and tech-friendly initiatives (like sparing Airbnb all those pesky rules and regulations that the rest of the hotel industry deals with). The one candidate who doesn't have a fight on his hands is the mayor himself, who will slip right into a second term (despite the fact he told voters in 2011 that he didn't even want a first one). Mayor Lee's public persona is that of a meek and mild, nose-to-the-grindstone, number-crunching public servant, and I endorsed him in 2011 because he was the best choice in a field of weak candidates. I remember, however, the exact moment I felt that perhaps San Francisco voters had been duped: As I watched Mayor Lee shake hands with President Barack Obama at the White House on CNN, the unmistakable glint in his eye said, "I like this job and all the perks and the power that come with it, and I'll do whatever it takes to keep it."

E-mail: susan@marinatimes.com



In September, Syrian refugees waited to cross the Hungarian and Austrian borders to reach safety in Germany. PHOTO: MISTYSLAV CHERNOV

REFUGEES

CONTINUED from page 1

ing laundry, but the area is clean, unlike many displaced-person camps, and also unlike others, I must say, under the truly benign administration of private charities with a government desk working feverishly to provide papers and places to go to the seemingly never-ending flow of traumatized, exhausted human beings. Who and what they have left behind them is another story. Many families have sent only one member ahead to establish a foothold for the rest. Few families can afford to pay for more than one person the mad prices for human traffickers to spirit them across borders.

Finally, for me, it was the waiting that they must endure that was so saddening. Waiting to know their fate, waiting to know the fate of those left behind, and in spite of Frau Merkel's astoundingly generous and seemingly limitless welcome, waiting to know if these foreigners were really going to take them up or, perhaps, tire of them or be overwhelmed by their numbers and send them back (as has happened elsewhere in Europe); in short, waiting for the charity of others.

I said we were surprised but, in truth, I myself was not. These people, or people like them, have occupied my dreams all my life. We are all Jews or Armenians or Tutsis to someone, often someone who is armed and living across the road. Do I need to say: The safety and extraordinary privilege you and I enjoy and have enjoyed all our lives are liable to be taken from us at any moment.

When I visited Aleppo 20 years ago, it was a paradise, even under the old dictator. Peace among the nationalities prevailed. Family life, street life, night life, and business were conducted freely, and for the Armenians, after the horrors of the Turkish massacres, it had been a haven

Aleppo had been a paradise, with peace among the nationalities. That world is gone now.

and remained one for almost a century.

Witness that that world is gone now. Its inhabitants have emptied into the diaspora, those who escaped with their lives, to once again live among strangers.

Or is it that "home" ("Heimat" in German) is an illusion? For me, Heimat is a dinner table, in a New York apartment, 70 years ago. Around this table my parents, aunts, and uncles and a few friends are seen in animated conversa-

tion. And I, in my mother's lap, trying to keep my eyes open not to miss the grownup's wonderful talk. For my father, Heimat was the schoolhouse in the village where his father was the sole schoolmaster. There my father studied, there he played when school was out, and there he was allowed to sit in on all the classes, to be close to his father. That was a village of Armenians; they are all long, long gone. And the village is gone, long ago swallowed by a suburb

Few families can afford to pay the mad prices for more than one person to be spirited across borders.

of Istanbul. Oh, and the dinner table in New York is gone and the apartment building, replaced by one much larger and finer — but without the aroma of my family's cooking.

Where is home, then? What shall one call home? And these new immigrants, pity them, swept into the wide world in a flood of suffering humanity; however are they to take root in this land of polite strangers?

A footnote: An old lady, the Lebanese grandmother of friends, had been brought to America in the 1980s by her children when the civil war there began to encroach dangerously upon Beirut. She lived with her children and grandchildren in what can only be called luxury in a suburb of New York. They did everything for her. They loved her and the little ones doted on her. She lived with them for some years, but it finally came out that she was miserable. What were the endless modern house, the manicured lawns, pool, and the country roads leading into the picturesque town, to the bustle and density of street life of her old Al Hamra neighborhood in Beirut?

There you knew your neighbors, there you were woven into the life. In America you waved across an expanse of lawn to someone you had seen a few times but couldn't name. Eventually, in a moment of relative peace in Lebanon, they took her back, reopened the boarded up flat, installed her as best they could and left her there, tearfully, to spend her last days among her own people.

There are very few old people among the new immigrants to Germany. As a practical matter, they are the least able to withstand the journey but, in a greater sense, they are the least willing to take up their roots.

I could ask, what shall become of them? Or even, what shall become of us? But I already know the answer.

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POLICE BLOTTER : From the officers of Northern Station

Criminals to city: Catch me if you can

The crimes below are a small snapshot of what the officers of Northern Station are doing. For a more comprehensive list, visit sf-police.org; under Compstat, select the link to Crimemaps.

UNWANTED PASSENGER

April 1, 10:48 p.m.
Geary at Gough Street

Patrol officers heard a car alarm sounding; when they approached the vehicle, they saw a subject on his hands and knees in the back seat of the vehicle. He was taken into custody without incident.

A computer check on the vehicle determined that the subject was not its registered owner. Further, a search of the subject uncovered narcotics paraphernalia and a broken spark plug (broken spark plugs are a common tool for breaking car windows). The subject was transported to Northern Station, where investigators discovered several warrants for his arrest on burglary charges. He was taken to County Jail and booked.

NO RESTRAINT

April 2, 8 a.m.
1100 Block of Laguna Street

A woman called to complain that her grandson was violating a restraining order, knocking on her door and trying to get in, demanding she give him his

belongings. The caller said she had told her grandson to get a police escort, but he had instead returned hours later to again bang on her door.

He was not present when police arrived; however, while they were talking with the caller, they heard a male voice coming from the back door. Officers opened the door and saw the grandson standing there. He was taken into custody and later booked at County Jail for the restraining order violation.

CATCH AND RELEASE I

April 12, 8:15 p.m.
1300 Block of Gough Street

Officers responded to a report of a trespasser. A security guard had witnessed a subject jumping over the building perimeter fence. Officers arrived and watched the video monitor to observe the subject in a private patio area. The security guard told the officers the subject did not live in the building. When the subject walked out of an exit gate, he was detained by officers, positively identified by the security guard, and cited and released.

CATCH AND RELEASE II

April 16, 5:01 p.m.
1500 Block of Van Ness Avenue

Patrol officers were dispatched to a bank on the report of a subject try-

ing to cash a fraudulent check. They arrived and detained the subject.

A bank teller said the subject had tried to cash a check for \$950. She said she checked the signature on the check and it did not match the signature they had on file. At one point, the subject left the bank in a hurried fashion and left behind a California driver's license and Visa card. The teller signed a citizen's arrest form. The subject was cited for passing a bad check and released.

RELEASE THE HOUND

April 16, 8:15 p.m.
Gough at Green Street

A citizen reported that she had been walking her two dogs in Allyn Park when she saw one of the dogs eating a sandwich filled with "dozens of pills and tablets." The sandwich was located on a park bench near a dumpster near the Gough Street entrance. She stopped her dog from eating any more, and she photographed the sandwich and its location. She took her dog to a veterinary hospital, where she was told the sandwich contained the medications Lisinopril and Fenofibrate.

The dog was fine after some vomiting and upset stomach. The dog was released from the hospital the same day.

CATCH AND RELEASE III

April 18, 2:40 a.m.
700 Block of Oak Street

Officers responded to a report of vandalism. They arrived to find that

the 911 caller had the subject detained. The caller reported having heard a loud cracking sound coming from their front door. They opened the door to find the subject pulling a wood plank off a planter box located on the sidewalk. The subject fled on foot but was chased and caught by one of the neighbors.

A citizen's arrest form was signed, and the subject was cited for vandalism and released.

THE NAME GAME BLAME

April 18, 11:12 p.m.
Larkin at Sutter Street

Officers on patrol were flagged down by three people, who said a subject had a knife. The subject had left the area before the officers had arrived, so the officers drove around the block and located him on the corner of Polk and Post streets. They performed a pat-down search for weapons on the subject, and they recovered a concealed fixed-blade knife from his back pocket.

The subject gave them a name they were unable to verify. He was taken to Northern Station, where he was identified under a different name. He was booked for carrying a concealed weapon, probation violation, and providing false information to a police officer.



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Ensuring clean and safe parks for San Francisco

BY SUPERVISOR MARK FARRELL

PARKS ARE ONE OF OUR city's great equalizers. Residents of any age group, demographic, and from any neighborhood can access and use any city park that they wish. From Golden Gate Park to Crissy Field and Dolores Park — these iconic parks provide a place for recreation and relaxation, and they serve as a point of pride for our city and contribute to the high quality of life that we enjoy and are working to improve.

As our city's population continues to grow and with record amounts of tourism, the use of our parks is at an all-time high. And for good reason: We have a world-class parks system. During my tenure as supervisor, I have seen firsthand the tireless efforts by our Recreation and Park Department to address the nuts-and-bolts issues that our residents deserve and expect to see fixed. Unfortunately, funding for our Recreation and Park Department since the devastating budget cuts experienced during

the Great Recession has not kept pace with the issues that need to be addressed by the department.

One of the city's key parks advocacy partners — the San Francisco Parks Alliance — released a comprehensive analysis recently that shows how the overall funding for the Rec and Park Department has not kept pace with the need even during a period when our local economy is strong and showing further signs of growth. For example, in 2000, the department received 2.1 percent of the General Fund, and in the past year, the department received only 1.3 percent of the General Fund.

We needed to act to fix the structural budget issues to ensure clean and safe parks.

Additionally, recent analysis from our controller's office shows that the department's maintenance program is nearly entirely request- or emergency-driven, with 99 percent of the work orders in the past year devoted to completing more

than 15,000 individual requests or emergency-driven jobs. That means in the past year that only 1 percent of the work orders were preventative fixes. Those percentages clearly show that we are having a difficult time maintaining the parks currently in our system, let alone new additions that we are looking to and need to make. Without having the adequate resources to fix the nuts-and-bolts issues, it is only going to grow more expensive over time if we do not act.

Given the structural budget issues that exist in our neighborhood parks, I believe we needed to act to ensure clean and safe neighborhood parks for every neighborhood. Over the past three months, I have attended community and neighborhood association meetings across the entire city to hear directly from residents about what they would like to see addressed in their neighborhood parks, with the intention of introducing a community-driven ballot initiative that would create a sustainable revenue source for the



A 2016 ballot measure will seek to ensure increased public funding for the city's shared green spaces. PHOTO: JOHN O'NEILL

department to ensure clean and safe neighborhood parks for years to come.

In neighborhood meeting after neighborhood meeting, I have heard overwhelmingly from residents that they want to see the nuts-and-bolts issues addressed, which means fixing the broken swing, clearing the overgrown trail, tightening the leaking water fountain, and adding more programming options. I took their feedback and recently introduced a ballot initiative for the June 2016 election that would guarantee just over \$350 million in new funding for the department over the next 15 years to address its structural budget shortfall and to ensure clean and safe parks and open spaces across San Francisco. This measure already has the necessary support at the Board of

Supervisors to be placed on the ballot, as well as the support of Mayor Ed Lee.

As a native San Franciscan and father of three, I want to ensure that our parks system remains world-class, and that as a city we meet the expectations of our residents for generations to come. I am an advocate and strong supporter of our parks and a firm believer that clean and safe parks enhance the quality of life for our residents. Our entire parks system deserves a sustainable funding source to make the badly needed improvements and upgrades that we should be making as a city, and next June I hope you will join me and many others in supporting San Francisco's parks.

Mark Farrell is District 2 supervisor. E-mail mark.farrell@sfgov.org or phone 415-554-7752.

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Politics roundtable

Housing and Mirkarimi's future

BY JOHN ZIPPERER

THIS NOVEMBER, SAN Francisco voters will vote on a long list of offices and ballot propositions (see voter guide below). The Commonwealth Club's Week to Week political roundtable tapped some Bay Area political observers and analysts to discuss a couple high-level issues before the voters: short-term rentals and Sheriff Ross Mirkarimi's future.

The panelists were Carson Bruno, a Hoover Institution research fellow; *San Jose Mercury News* editorial pages editor Barbara Marshman; San Jose State University political science professor Dr. Larry Gerston; *San Francisco Chronicle* columnist C.W. Nevius; and KCBS News political and investigative reporter Doug Sovern.

JOHN ZIPPERER: San Francisco is going to be voting on a ballot measure that we are going to see more of in other cities and towns that are dealing with this. Carson Bruno, tell us about Proposition F?

CARSON BRUNO: If you live in San Francisco, you've already seen the ads for it, because it is already very heated. Proposition F is an anti-short-term rental proposition. The provisions will make it extraordinarily difficult for an everyday sort of person to be able to rent out their bedroom, their apartment, their in-law suite, their house or condo or whatever for a short-term basis. So it's really an attack on Airbnb, VRBO, any of the housing sharing platforms. As a result, as you can imagine, Airbnb is quite livid about it and has been putting a lot of money into the "No on Prop F" campaign.

It's an issue that San Francisco is dealing with, but also the entire Bay Area is dealing with: the housing affordability issue. The "Yes on Prop F" side is saying, Look, all of these units, all of these apartments,

bedrooms, whatever, are being taken off the market and being put into this short-term rental market, and that is constricting the market even more so, and that's leading to the increase in rental prices across the city.

I pulled some statistics that Airbnb is [using], and granted, these are Airbnb statistics, so they obviously are going to favor Airbnb. But the magnitude is probably fairly decent. They claim that 80 percent of their hosts share only the home in which they live, so it's not like it's a person who has a rental home or apartment that they don't personally live in that they're renting out on a short-term basis. They say that three-fourths of the hosts use the income from the short-term rental to pay their home-related bills — that's rent, electricity, home mortgages, whatever. They claim that nearly half of their hosts are low-income households. So their counter-claim is, "Look, if it weren't for the short-term rental market, these people wouldn't be able to live in the city and would be having to move or sell their home at market prices, which no one can afford to begin with — unless you are extraordinarily wealthy to begin with."

So they're battling back and forth about who's at fault. Is Airbnb causing the San Francisco housing crisis? No, they're not. But they're fighting over the symptoms and not over the cause. So it's going to be a logjam from now until November on this issue.

BARBARA MARSHMAN: Is it mostly a matter of affordable housing, or is it a zoning issue, people turning houses that were in single-family neighborhoods into [short-term] room rentals?

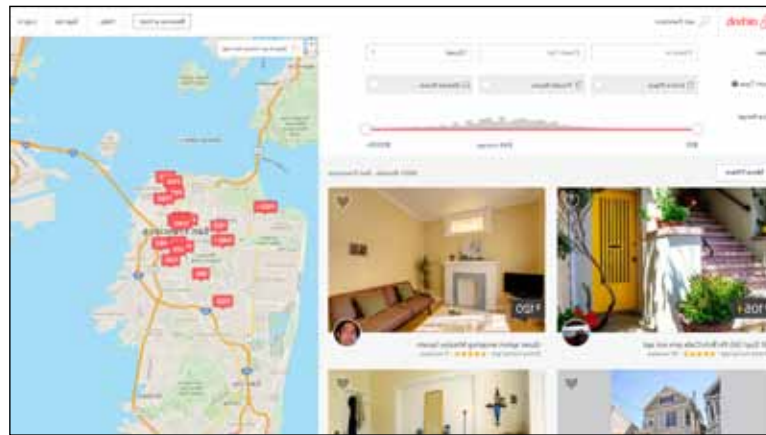
BRUNO: Affordability is the flash point, that spark. But the proponents are really pushing the idea that these people aren't paying their fair share, the taxes issue. We saw the Airbnb tax battle last year; you see the disruption in the neighborhood, these tran-

sient people coming in and out of their communities. There's a lot of NIMBYism going on. There's a lot of, particularly in San Francisco, a [feeling that] "Our city has been taken away from us; we have to do everything we can to preserve it." This mentality of what San Francisco is and ought to be. So it's transcended purely economic [concerns] in many ways, and it's become extraordinarily personal for a lot and lot of people.

LARRY GERSTON: I think the most important statement you made is that this is a symptom and they're not really looking at the disease. The tragedy in San Francisco — throughout the Bay Area, but San Francisco is the epicenter — is the way in which the city has made it so easy, giving all kinds of great deals, to these high-tech companies to move in, pay no rent for like 500 years, and "Bring your businesses, we'll come up with great big buildings for you to have your people work in," and where are they going to live? And then if they do live in the city with their \$200,000-a-year jobs, what about the guy who is living there on a \$60,000 job, who now finds his rent jacked up three, four times? This is not hyperbole; this is what is happening. So the entire complexion of the city is changing right before our eyes, as those people who are middle class or less literally are chased out to Oakland and beyond, and the ripple effect goes on from there.

I'm sorry, I think this is just terrible leadership. It just is. Pennywise, pound-foolish. Bringing new revenue, that's just wonderful. Oh, they throw a bone here or there for an education program. I'm sorry, that doesn't do it. This is bad planning, and I think we're all going to pay for it.

BRUNO: A lot of the peninsula neighborhoods are taking it even a step further, where a lot of these companies are offering as they build their new office parks to include housing units in the devel-



This November, San Francisco voters will have a say in whether the online short-term rental service Airbnb and similar companies face greater restrictions in the city.

opment, subsidized for their own employees but at least it puts their employees somewhere. And a lot of these communities and city councils say, "No, thanks." They want the offices, but not the people and the traffic, and that sort of stuff. But what they're doing is making the problem even worse.

Or you go Palo Alto's route, where they're now putting essentially a moratorium on office space development as a way to stop people from moving in. You're thinking, "What?" Again, that's a symptom of a problem; the problem is that we do not have enough development in the entire Bay Area, not just one community, to handle the amount of economic growth that Silicon Valley and the Bay Area is producing.

ZIPPERER: Is it game-over for Sheriff Ross Mirkarimi [because of the sanctuary city controversy]?

C.W. NEVIUS: People [used to] come up and say, "Do you think Ross will be reelected?" And now people are saying, "Do you think he will make it to November?"

This is the law of unintended consequences. By standing up like this [and pushing the sanctuary city law] and making what he thinks is going to be a big play for San Francisco, when something like this [Kathryn Steinle's killing] happens, now we snap back. I just watched the Bill O'Reilly show, and the Steinle parents were on. They're on the bandwagon; Bill O'Reilly's thing is that they're going to start Kate's Law, which would be in memorial to this woman who died. Her parents, who are extremely sympathetic characters, are in favor of this, they think it's a good idea. The idea is that you would get a mandatory five-year

prison sentence if you return to the United States after you have been deported and if you were a felon.

It's rife with the potential for overuse, abuse. One of the reasons we had sanctuary cities was that women would report domestic violence, and then they would be deported. It's just a real concern.

But by standing up and making such a show of how we're not going to cooperate at all [with federal immigration authorities], this government agency is not to be trusted, you've opened the door to this.

DOUG SOVERN, KCBS News: You think of the previous sheriff we had, Mike Hennessy, who for 20, 24 years, was a sleepy backwater, nothing ever happened, he just ran the ship of state. Mirkarimi comes in and it's like four major scandals in the four years since he's been sheriff. It's incredible.

NEVIUS: We were mentioning "the underwear guy." The [prisoner] sent out to take out the trash and just took off his suit and took off. He turns out to be an international drug dealer who was facing federal charges. Now he's just gone. And that was the second guy in nine months. I mean, all you have to do is run the jail. That's really your job here. Just do that.

ZIPPERER: Did Mayor Lee throw Mirkarimi under the bus when he criticized the lack of a phone call [from the sheriff to ICE]?

NEVIUS: He's tried it many times. The bus has not hit Mirkarimi yet, but it's due in a few minutes.

E-mail: john@marinatimes.com

Fall 2015 San Francisco voting information

THE NOV. 3, 2015, ELECTION ACTUALLY starts well in advance of that date, with in many places a majority of voters casting their ballots early. We have compiled some information to help you this voting season.

TO REGISTER

To be able to vote in this election, your registration card must be received by the Department of Elections by Oct. 19. Details at registertovote.ca.gov.

The earliest that mail-in ballots will be issued is Oct. 5. If you want to vote by mail, your request needs to be received by Oct. 27; you can either apply online to vote by mail only for this election, or you can fill out a paper form and send that in to request mail voting for all elections. Go to sfelections.org/tools/voterkit/index.html.

WHERE TO VOTE

If you don't already know where to vote, you can look up your nearest polling place

in an online directory. The Department of Elections has a polling placer lookup service at sfelections.org/tools/pollsite/.

You can also vote early at City Hall beginning Oct. 5. The hours are Monday–Friday, 8 a.m.–5 p.m. from Oct. 5–Nov. 3 (*closed October 12, 2015*); Saturday–Sunday, 10 a.m.–4 p.m. for Oct. 24–25 and Oct. 31–Nov. 1, 2015; and 7 a.m.–8 p.m. on election day, Tuesday, Nov. 3, 2015.

WHEN TO VOTE

Early voting — whether by mail or at City Hall — begins on Oct. 5.

On election day, Nov. 3, polls are open 7 a.m.–8 p.m.

WHAT'S ON THE BALLOT Offices

- Mayor (incumbent Ed Lee; challengers Kent Graham, Francisco Herrera, Reed Martin, Stuart Shuffman, and Amy Farah Weiss)

- Sheriff (incumbent Ross Mirkarimi; challengers Vicki Hennessy and John C. Robinson)
- District Attorney (incumbent George Gascon, unopposed)
- Board of Supervisors, District 3 (incumbent Julie Christensen; challengers Wilma Pang and Aaron Peskin)
- City Attorney (incumbent Dennis Herrera, unopposed)
- Treasurer (incumbent Jose Cisneros, unopposed)
- Community College Board (incumbent Alex Randolph; challengers Wendy Aragon, Tom Temprano, and Jason Zeng)

Local Measures

- Proposition A: Affordable Housing Bond
- Proposition B: Paid Parental Leave for City Employees
- Proposition C: Expenditure Lobbyists
- Proposition D: Mission Rock
- Proposition E: Requirements for Public Meetings

- Proposition F: Short-Term Residential Rentals
- Proposition G: Disclosures Regarding Renewable Energy
- Proposition H: Defining Clean, Green, and Renewable Energy
- Proposition I: Suspension of Market-Rate Development in the Mission District
- Proposition J: Legacy Business Historic Preservation Fund
- Proposition K: Surplus Public Lands

POLITICS IN ACTION

You can complete your participation in this democratic exercise by watching the results as they come in. The Department of Elections will post results at sfelections.org; and SFGT on Channel 26 will report results throughout the night of election day.

Sources: City and County of San Francisco Department of Elections; Ballotpedia; California Secretary of State



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- Controller Betty Yee
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- Assemblymember David Chiu
- Assemblymember Phil Ting
- District Attorney George Gascon
- Treasurer José Cisneros
- Assessor-Recorder Carmen Chu
- Board of Supervisors President London Breed
- Supervisor Julie Christensen
- Supervisor Malia Cohen
- Supervisor Mark Farrell

- Supervisor Jane Kim
- Supervisor Katy Tang
- Supervisor Norman Yee
- Supervisor Scott Wiener
- California Democratic Party Chair John Burton

Unions:

- International Federation of Professional and Technical Engineers Local 21
- Laborers Local 261
- Municipal Executives Association
- Police Officers Association
- San Francisco Building and Construction Trades
- Service Employees International Union Local 87
- Teamster Joint Council 7
- UA Local 38, Plumbers & Pipefitters
- United Educators of San Francisco
- United Food and Commercial Workers Local 648

Political Clubs and Organizations:

- Alice B. Toklas LGBT Democratic Club
- Asian Pacific Democratic Club
- District 5 Democratic Club
- FDR Democratic Club
- Mission Democratic Club
- Raoul Wallenberg Jewish Democratic Club
- San Francisco Democratic County Central Committee
- San Francisco Young Democrats
- SF Moderates
- SF Tech Dems
- SFSU College Democrats
- Westside Chinese Democratic Club
- Willie B. Kennedy Democratic Club

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MEET YOUR CANDIDATES FOR SHERIFF Interview



San Francisco sheriff candidate Vicki Hennessy. PHOTO: HENNESSYFORSHERIFF.COM

Vicki Hennessy

BY SUSAN DYER REYNOLDS

Why are you the best person for San Francisco Sheriff?

Because I have the best qualifications for the job, period. I was part of the department for 32 years. I worked up to captain in seven years [becoming the youngest captain in California law enforcement]. I was promoted twice by [former Sheriff] Richard Hongisto and three times by [former Sheriff] Mike Hennessey [no relation]. I became chief deputy in 1997 and deputy director of the San Francisco Department of Emergency Services and Homeland Security in 2006. I also served as director of emergency management from 2008 until 2011.

“I’m running because I want to bring proactive leadership back.”

What sets you apart as a leader?
I spent my whole career being proactive and holding people accountable. You have to do rounds; you have to walk around and talk to people. You have to work with captains and lieutenants, because that’s where problems happen. It’s an issue of temperament and humbleness and the ability to listen to ideas. I believe you can work with people and still agree to disagree. When I became interim sheriff everyone was walking on eggshells, worried about stability. I’m not running for me or for ego or for money — I’m running for the department and the city of San Francisco, because I want to bring proactive leadership back.

Why are you coming out of retirement to run?

I’m a public servant running for office for the first time in my career, not a politician going from office to office. I was behind the scenes, and now I’m stepping out because I care deeply about the sheriff’s department and the community. Ross Mirkarimi keeps likening me to Ed Lee, when in fact I was appointed [interim sheriff] because I was qualified. I didn’t talk to him for [the entire] six months. I’m not a politician in his pocket.

Where do you stand on the replacement jail?

I support a new jail that is safe, has a secure place for more serious offenders, and has programs to deal with mental health issues. There are many mental health issues that need to be addressed. We aren’t going to solve mental health — it’s a national issue — but the fact is this is a capital improvement project and we have to advocate for it, just like the police did and got their new facility.

Why didn’t you run in 2011?

Because [Assistant Sheriff] Paul Miyamoto expressed a desire to run. I supported Paul in 2011, and both Paul and [former San Francisco Police Officers Association President] Chris Cunnie, who also ran in 2011, are now supporting me. I had hoped Ross Mirkarimi would step in, put his ego in check, and take care of the jails.

You have endorsements from law enforcement unions — why do you think Mirkarimi doesn’t?

Mirkarimi started out with a strike against him when he pled guilty to that [misdemeanor false imprisonment] charge [stemming from a New Year’s Eve fight with his wife], which is why I was appointed interim sheriff. Law enforcement is held to a higher standard and a code of ethics. He was caught driving on a suspended license after getting into an accident in a city car that he didn’t report. It wasn’t a big deal, but it became a big deal. It’s about him not taking responsibility and not being proactive, and that’s what’s dogged him throughout his four years [as sheriff].

What would you have done differently in the Kate Steinle case?

Nobody could have anticipated this tragedy. I support sanctuary city policies to protect families, promote trust with law enforcement, and maintain community. Mr. Lopez-Sanchez wasn’t part of this community. The Due Process for All [ordinance] says you can’t accept detainees. It’s open to interpretation. Ross Mirkarimi decided to interpret it one way, and I choose the other. I would never have written the policy he wrote in March that said no one could talk to ICE. You could have had a review to see if Mr. Lopez-Sanchez was part of the community. He was in jail 46 months and he wasn’t from here.

I would have started having deputies look at warrants over five years old so we don’t pick up anybody with an outdated warrant — it’s a waste of taxpayer money. This sheriff helped craft [Due Process for All] in 2013. He should have known it better than anyone. He says 49 of 58 counties in California have sanctuary city policies just like ours, but “Do Not Notify” is probably not part of them.

E-mail: susan@marinatimes.com

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San Francisco Sheriff Ross Mirkarimi. PHOTO: COURTESY ROSS MIRKARIMI

Ross Mirkarimi

BY SUSAN DYER REYNOLDS

What are you most proud of as sheriff?

No matter what mistakes people think I've made or that I have made, I haven't shied away from the mission objective of improving public safety and innovating ways to make that happen. Harvard University just presented us with the 2015 Innovations in American Government Award for the Five Keys Charter High School, the first high school in an adult jail in the country. It was the brainchild of my predecessor Mike Hennessey, but in my administration we've really built on it and now we've exported it to different parts of the state, including L.A.

I just pulled a coup by getting our deputies credentialed by POST [Police Officers Standards of Training] — they had credentialed every single sheriff's department since 1959 except San Francisco. Now we have the ability to help with foot patrols, ride Muni, or patrol the parks.

Why won't the mayor fund some of your programs?

It's troubling and petty. Our deputies must have ballistic vests, but he wouldn't fund them. I believe there should be body cameras for deputies, but he wouldn't fund those, either. Since sheriffs do evictions, we started the Eviction Assistance Unit to help vulnerable people [like seniors] not become homeless — he wouldn't fund it. There have been a number of things I've written to the mayor about — he's never written me back. I've never met with him since I was elected.

One of the reasons I am running for reelection is to fend off this consolidation of power and defend the independence of the sheriff's office. If the theme is maybe he'll fund things under a different sheriff, I think that says more about the mayor than it says about the sheriff.

If you could go back in time, before the Kate Steinle tragedy, what would you do differently?

I would have made a much louder demand on Immigration Customs Enforcement (ICE) to get us that warrant. One question that hasn't been answered, and I'm hoping comes out in the lawsuit by the Steinle family, is Mr. Lopez-Sanchez was finishing his time in Victorville Federal Prison for his fifth violation of deportation before he was sent to us. Why did they decide to activate a 20-year-old bench warrant for marijuana possession,

which we don't even prosecute? I think after the Steinle tragedy, ICE just wanted to cover their tracks. There's something so bewildering about why they didn't pick him up in Victorville. We checked — they never contacted us [about Lopez-Sanchez] before — and Victorville's not talking.

How did you feel when the mayor put all the blame on you?

I thought the mayor was reckless. When he wanted to throw me under the bus, he didn't realize he was throwing the very law he signed under the bus. In 2013, the Board of Supervisors passed and he signed into

"I am running to defend the independence of the sheriff's office."

effect "Due Process for All," and that law is very clear about limiting your interaction with ICE. He then started talking about the sanctuary city law enacted over 20 years before; he was really confusing his laws.

Then you have the *San Francisco Chronicle* saying we sought Lopez-Sanchez out. We did not. We've asked them three times to print a correction. We showed them the phone logs and chronology — the initial phone call stemmed from Victorville contacting us.

Is it true you said you still wouldn't cooperate with ICE?

It's the same thing I told the Homeland Security Czar, Jeh Johnson. I need a court order or some kind of judicial review signed by a judge. We do cooperate with ICE; we talk to ICE all the time. It says in our memo "Contact our attorney if you have any questions" — the characterization of that memo as a gag order is really incorrect.

If we have a violent felon, we will hand them right over. But Lopez-Sanchez didn't have any violent felonies, so he wouldn't have met the standard of the law.

What do you think about law enforcement unions supporting your opponent Vicki Hennessey?

I have the support of my predecessor Sheriff Mike Hennessey — I had it in 2011 and I still have it today. Law enforcement unions never supported him, either. We're outsiders.

I don't want to believe Vicki is strictly a proxy for Ed Lee, but I also don't think she'll do anything independent. She's got resources because they've got a vendetta to settle and they want me out. I get it. But there's no way I believe Vicki is her own person. She's Ed Lee's person.

E-mail: susan@marinatimes.com



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Your next District 3 supervisor

Why undue influence should influence your vote

BY SUSAN DYER REYNOLDS

IN NEXT MONTH'S RACE FOR THE District 3 supervisor's seat, voters have two extremely capable and passionate candidates to choose from. Both have their pluses and minuses, and undue influence on both sides can be a plus or a minus depending on where you sit politically.

AARON PESKIN

Former Board of Supervisors President Aaron Peskin is trying to reclaim his old seat running on a platform of "an



District 3 candidate Aaron Peskin.

PHOTO: AARON PESKIN

affordable city for all." While Peskin is perceived by most as a strong progressive, as District 3 supervisor he voted as a fiscal conservative and in favor of development more often than not. Former colleagues praise Peskin as a terrific orator who could "sell ice to an Eskimo," and his love of the district and knowledge of its issues are unquestioned.

Critics, however, point to his reputation as an ill-tempered bully prone to making drunken late-night phone calls to foes. When asked about the drunk dialing, Peskin laughs it off. "Like I said before, I've mellowed, I've got perspective, and getting out of that pressure cooker has allowed me to return back to earth. I still want to fight for what's right. It's a very different board now with a whole new set of players. I would be the new kid, but I think I'd fit in just fine."

A vote for Peskin is ... a vote for checks and balances, something sorely lacking at City Hall these days. With Mayor Lee's appointment of moderate Julie Christensen, he all but guaranteed himself a 6-to-5 vote on everything he wants, from the multimillion-dollar waterfront development at 8 Washington to allowing "sharing economy" startups like Airbnb and Uber to operate with little to no regulation. When the developer of 8 Washington noted that he had the votes on the Board of Supervisors to push it through, Peskin spearheaded the effort to get it on the ballot by collecting

33,000 signatures in less than a month. Ultimately, voters rejected the project.

"If you want to do rezoning, you do planning," Peskin says. "You do real planning. You say, 'Our city is at a crossroads and it's time to change height limits in this area of town in order to build the kind of housing or office or retail that we want to have,' and you do it comprehensively. You don't do it site-specific because you are connected and have friends so you get your one particular piece of land changed. That's not planning, that's politics. That's spot zoning ... Do you want to have a public conversation about whether we should change waterfront height limits? Okay, let's have that conversation. Remember, the top of the Embarcadero Freeway was 84 feet — in the case of 8 Washington, they were proposing 136 feet." He also points out that Christensen was in favor of 8 Washington.

A Peskin win puts someone in the District 3 supervisor seat willing to challenge Mayor Lee, question the status quo, take discussions from behind closed doors, and put the public before financially stacked tech and development interests.

Undue influence: Peskin's close ties to a neighborhood group of vacancy preservationists, also known as the Telegraph Hill Dwellers, is one of his biggest drawbacks. His wife, Nancy Shanahan, is still an active member, and the group's reputation as a powerful antichange, antidevelopment bully is legendary. While no one denies maintaining the old-world charm of North Beach is important, it's also inevitable that change will occur. Battle cries

of the Dwellers have included "We lost the shoe store! We must keep it a shoe store!" and "Big box chain stores are killing our neighborhood businesses!" In reality, the Internet has had a much more devastating effect on small businesses than chain stores. As for the shoe store, the owner decided to leave the trade. Just because you wish for a shoe store doesn't make it so, but the Dwellers would rather see empty storefronts than "another bar or restaurant."

They kept the Pagoda Theater vacant for more than two decades rather than see it developed, until it was demolished to become home base for construction on the Central Subway (oh, the irony);

INFLUENCE, continued on 13

A Peskin win puts someone in the D3 seat to challenge Mayor Lee, question the status quo, and put the public first.



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INFLUENCE

CONTINUED from page 12

they fought to keep a grocery store at the site of the Piazza Market and continue that fight even as the popular Mama's restaurant prepares to move in (after several years of haggling with the Dwellers); and, while Peskin now says he never opposed a new North Beach library, his wife and the Dwellers clearly did. In 2011, former Dwellers board member Bob McMillan told *San Francisco Chronicle* columnist C.W. Nevius that Shanahan's opposition to the library almost seemed "vindictive." In that same column a champion for the project appeared. "We are taking on the Dwellers," a North Beach product designer told Nevius. "Nobody wants to stir the wasp's nest, but why does the Planning Commission treat THD like a quasi-city agency?" That product designer was credited with leading the way to the library's fruition — and her name? Julie Christensen.

JULIE CHRISTENSEN

Christensen was just as surprised at her appointment to District 3 supervisor as longtime Mayor Lee and Chinatown power player Rose Pak, who had wanted the mayor to choose Planning Commission President Cindy Wu. (To send a message of her unhappiness to the mayor, Pak is supporting Peskin in the upcoming election.) While Christensen's name had come up as a replacement for David Chiu — who vacated the seat for the Sacramento Assembly — she wasn't sure what was going on until she received a cryptic phone call late one night telling her to be ready to go early the next morning, and she was still somewhat in the dark

as the car whisked her away to the North Beach Library, where Mayor Lee made the announcement. "I wanted to choose the best person [to] represent not only Chinatown, but also all the other districts," Lee said. "I've done so with Julie."

A vote for Christensen is ... a vote for a smart, sensible planner who spent years as a neighborhood businesswoman and activist getting things done without holding political office. A vote for Christensen also continues to distance the District 3 supervisor from the controversial grasp of the Telegraph Hill Dwellers, who have influenced the seat for more than two decades, from Peskin's two terms starting in 2001 until Chiu left for Sacramento in 2014. Christensen, a 20-year resident of Telegraph Hill who once worked closely with the Dwellers and even backed Peskin in both of his successful District 3 supervisor campaigns, solidified her position as the anti-Dweller during the epic fight over the new North Beach library. Since then, she has continued to support development in the neighborhoods over the glut of empty, blighted buildings apparently preferred by the Dwellers.

Perhaps no property is as synonymous with the Dwellers' obstructionist ways as the intersection of Columbus and Powell, the site of the former Pagoda Theater. After years of fighting development in the guise of preservation, the 1909 building was demolished and used as an exit point for the Central Subway project's tunnel boring machines. Christensen is an outspoken supporter

of the SFMTA's desire to expand the subway from Chinatown to Fisherman's Wharf, and in late September she asked the city's Real Estate Division to reassess and consider purchasing the property (co-sponsoring supervisor Scott Wiener sees the site as a potential subway station topped with affordable housing). While Christensen's plan seems like a long shot, it's at least a plan — something the Dwellers never seem to have. Should the city not purchase the property (estimated to be worth more than \$10 million) ground could be broken in November for a development featuring 19 luxury condos, a nearly 5,000-square-foot restaurant, and an underground parking garage.

Undue influence: If the Dwellers are Peskin's Achilles heel, Christensen's is Mayor Ed Lee. Since her appointment last January, she has yet to vote independently from Lee's agenda. In a September interview with the *Marina Times*, Christensen danced around the Airbnb ballot initiative (Measure F), saying, "Here's the complicated thing. We need to stop the hoteling of buildings.

Legislation Chiu passed makes the most egregious things illegal ... if we could enforce that I could take care of the vast majority of these situations. What I've been focused on is the enforcement capability. The current efforts are focused on sticking it to Airbnb ..." Though she wouldn't come out and say so, it's fair to assume Christensen won't challenge the mayor by supporting Measure F (which Airbnb



District 3 Supervisor Julie Christensen.
PHOTO: SAN FRANCISCO BOARD OF SUPERVISORS

has spent more than \$8 million to defeat). Mayor Lee, of course, is beholden to the tech community, particularly his friend and financier Ron Conway (see "Reynolds Rap," page 1), who has managed to funnel money (directly and indirectly) into Christensen's campaign.

It remains to be seen, if appointed Christensen becomes elected Christensen, whether she will stand up to the mayor and take away his "sure thing." Be it Christensen or Peskin who wins the right to serve out the remainder of Chiu's term, they will need to ignore those undue influences and listen closely to their constituents. If they don't, they'll likely find themselves booted out of office in 2016, when they will face another election to serve a full four-year term.

E-mail: susan@marinatimes.com

Christensen is a smart, sensible planner who spent years as a businesswoman and activist getting things done.

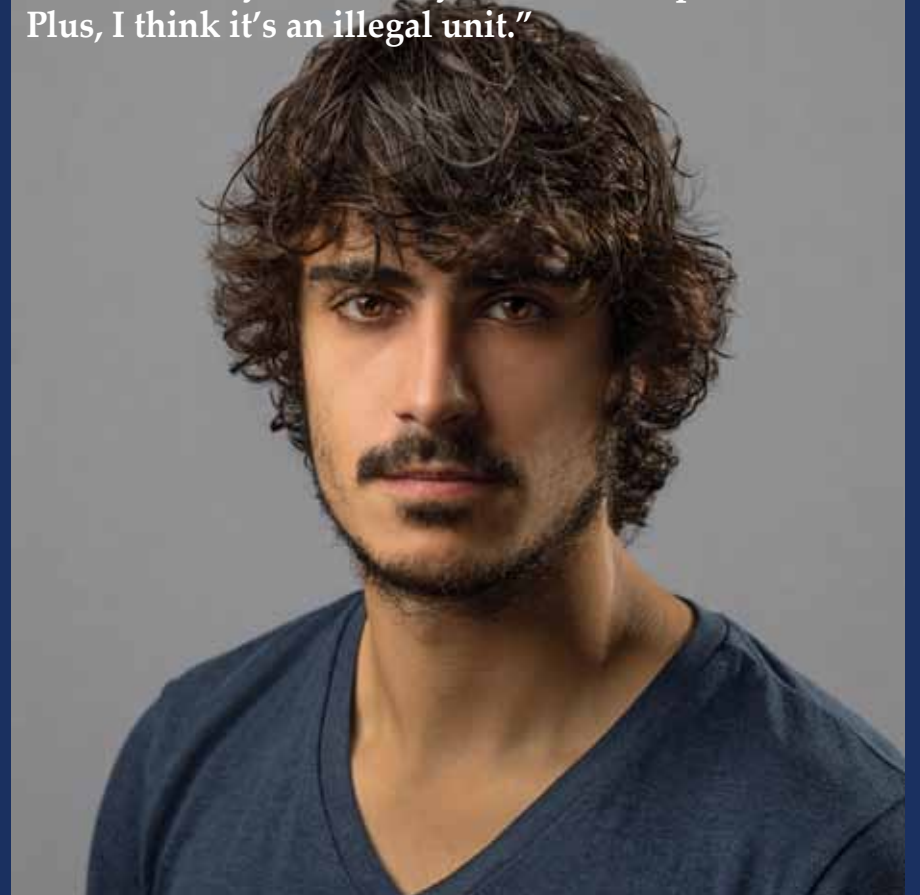
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BALLOT MEASURES ∴ Evaluating the propositions

What the props mean to you

From Airbnb to affordable housing and beyond — a concise overview of the key questions voters are being asked to address this November

BY JOHN ZIPPERER

BELOW IS A GUIDE TO THE key propositions on this fall's ballot. For additional propositions not covered here, see the links at the end of this article.

PROPOSITION A: AFFORDABLE HOUSING BOND

Requires two-thirds voter approval to become law.

What it says: "To finance the construction, development, acquisition, and preservation of housing affordable to low- and middle-income households through programs that will prioritize vulnerable populations such as San Francisco's working families, veterans, seniors, disabled persons; to assist in the acquisition, rehabilitation, and preservation of affordable rental apartment buildings to prevent the eviction of long-term residents; to repair and reconstruct dilapidated public housing; to fund a middle-income rental program; and to provide for homeownership down payment assistance opportunities for educators and middle-income households; shall the City

and County of San Francisco issue \$310 million in general obligation bonds, subject to independent citizen oversight and regular audits?"

Why supporters like it: Supporters from the San Francisco Labor Council to Mayor Lee support it as a way to finance the development (new or preservation) of rental housing that would be affordable to households believed to be getting pushed out of the city (or being forced to pay inappropriately high percentages of their incomes each month to stay).

It is also a sign of the city dealing with the affordability crisis.

Why opponents don't like it: It is more debt, adding about \$56 per year to the annual property tax for a home valued at \$500,000.

What it means to you: The per-annum property tax increase won't shock many people; and \$310 million sounds like a lot of money, but it is extremely expensive to develop housing in San Francisco, so skeptics have cause to wonder just how much good it will actually do. This bond is a bandage, not a cure for the housing crisis.

Voting against Prop A won't significantly hurt the city's affordable

housing plans, and voting for it won't significantly help them.

PROPOSITION D: MISSION ROCK

Requires 50-percent-plus-1 approval to become law.

What it says: "Shall the City increase the height limit for 10 of the 28 acres of the Mission Rock site from one story to height limits ranging from 40 to 240 feet and make it City policy to encourage the development on the Mission Rock site provided that it includes eight acres of parks and open space and housing of which at least 33 percent is affordable for low- and middle-income households?"

Why supporters like it: The San Francisco Giants are the marquee name attached to this project, which is also backed by the South Beach Mission Bay Business Association and the San Francisco Labor Council.

Basically, in return for relief in terms of height limits, the developer is agreeing to include one-third of the 1,500 units as housing affordable to low- and middle-income residents. It will also mandate specific park space.



Proposition D's proposed Mission Rock development includes eight acres of parks and open space. PHOTO: MISSIONROCK.ORG

Why opponents don't like it: The Sierra Club opposes Prop D. Various opponents have criticized the project because they believe it will negatively impact the view of the bay from the ballpark, they would prefer the land be used as a park, or they fear the loss of parking space, which is how the land is currently used.

What it means to you: Unless you live right in or near this project, how on Earth would it affect you at all?

This ballot measure is the product of voter approval of Proposition B a little while back, which required voter intervention whenever a developer wanted to build above established height limits on Port property. Expect more of these in the future.

PROPOSITION F: SHORT-TERM RESIDENTIAL RENTALS

Requires 50-percent-plus-1 approval to become law.

What it says: "Shall the City limit short-term rentals of a housing unit to 75 days per year regardless of whether the rental is hosted or unhosted; require owners to provide proof that they authorize the unit as a short-term rental; require residents who offer short-term rentals to submit quarterly reports on the number of days they live in the unit and the number of days the unit is rented; prohibit short-term rentals of in-law units; allow interested parties to sue hosting platforms; and make it a misdemeanor for a hosting platform to unlawfully list a unit as a short-term rental?"

Why supporters like it: Supporters believe it would address the diversion of rental housing into the short-term rental or hoteling business. They hope this law would help prevent evictions or abuses of the system that have forced long-time residents out of their homes.

PROPOSITIONS, continued on 15

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PROPOSITIONS

CONTINUED from page 14

Criticism of the current system has also centered on a feared loss of tax revenue and an insufficient capability by the city to enforce the law.

Why opponents don't like it: Opponents, too, have several issues. They claim that 75 days per year allows for too few rental opportunities for the hosts, many of whom use that money to be able to afford to stay in their units. They also say that ballot proponents exaggerate the number of short-term rental units that abuse the law or that are being used exclusively as short-term rentals. In addition, they worry that this proposition would set up a neighbor-against-neighbor legal nightmare by allowing an inappropriately broad "interested parties" to sue.

What it means to you: How you vote on this referendum will help define where you stand on many of the major questions about how San Francisco is changing today. It involves housing affordability, attitudes toward the tech industry and the so-called shared economy, and it involves worries about the changing culture and population of the city.

And that's before one even gets to the merits or demerits of this proposition. Though the city has worked to set up an office of enforcement, some fear that its six-person staff is too small to handle the thousands of cases of potential abuse. Opponents of this proposition should demand that San Francisco's elected leaders come up with a more robust enforcement agency, one that can credibly regulate what is a new and

rambunctious industry that also has some very real negatives.

Proponents of this prop need to deal with the fact that if people flout the law now, they will flout this new law, too, and few fights get as nasty as aggrieved neighbors against each other.

PROPOSITION I: SUSPENSION OF MARKET- RATE DEVELOPMENT IN THE MISSION DISTRICT

Requires 50-percent-plus-1 approval to become law.

What it says: "Shall the City suspend the issuance of permits on certain types of housing and business development projects in the Mission District for at least 18 months; and develop a Neighborhood Stabilization Plan for the Mission District by January 31, 2017?"

Why supporters like it: They worry that long-time residents are being forced out of their neighborhood by rising costs driven by an influx of well-heeled buyers and developers. They have also declared that the Mission needs to retain its current ethnic culture.

Supporters have said that this isn't intended as a cure, but as a chance to take a pause and come up with a plan to ensure affordability and cultural retention.

Why opponents don't like it: As the city's economist has pointed out (see page 32), this proposed moratorium would not solve the problem and could exacerbate it. Some opponents, such

as Supervisor Scott Wiener, argue for much more housing development at all levels of affordability as the only way to really attack the affordability and housing availability problems in a serious way. Others argue that this moratorium is grandstanding by anti-development activists that would stop development at the very time when the city needs it the most.

What it means to you: Any time you try to legislate with the intent of preserving one racial or ethnic group's hold on a neighborhood, people worry. But the fears of people losing their apartments that they can no longer afford are real. Does this moratorium address that?

In the end, this moratorium

to building owners who lease space to those businesses for terms of at least 10 years; and expand the definition of a Legacy Business to include those that have operated in San Francisco for more than 20 years, are at risk of displacement and meet the other requirements of the Registry?"

Why supporters like it: They want to give city aid to recognize businesses that they believe make San Francisco the city that it is. Eligible businesses would receive \$500 for every full-time employee (reaching potentially thousands of dollars a year for some of the businesses), and landlords of those businesses would also benefit with a gift for providing 10-year leases.

Why opponents don't like it: There are many reasons. By giving public money to private companies, it makes competing businesses help fund their competition. It also makes people who would never use a business nonetheless contribute to it.

Other reasons center on the "moral hazard" economic argument. A gift of public money lessens the economic pressures on a business that might otherwise have nudged it to make the necessary changes that would have ensured it continued to meet its customers' changing needs. By trying to preserve the businesses, in other words, it acts as a disincentive to preserve the businesses.

Another economic argument centers on the landlord gift of money. The expectation of greater revenue from the legacy tenants could put upward pressure on rents for nonlegacy tenants.

What it means to you: The plan would begin small, a few million dollars a year at first, but Ben Rosenfield, the San Francisco controller, has stated that taxpayers could be on the hook for "between \$51 million and \$94 million annually once all qualifying legacy businesses are enrolled in approximately 25 years."

The ordinance would also include a giveaway to landlords, giving them \$4.50 per square foot for each qualifying lease — again a cost that would snowball to tens of millions annually, according to the controller.

If you are a legacy business owner, then you might profit from this, though you should look for strings to be attached. If you are a competitor to a legacy business, this is nothing but bad for you.

And if you are neither a legacy business nor a competitor to one, this presents you with a values choice. Is this the best way to support legacy businesses? Just because something is classified by city leaders as a legacy business, does that mean it's actually worth preserving? And if you don't like a legacy business, why should you support it with public money?

If you want to support a business, shop there.

If you want more information on these measures and others on the ballot this year, go to sfgov2.org/index.aspx?page=2969 or visit the Ballotpedia — the so-called "encyclopedia of American politics" — at ballotpedia.org/San_Francisco,_California_municipal_elections,_2015.

E-mail: john@marinatimes.com

Prop I supporters say it isn't intended as a cure, but as a chance to pause and plan.

would not solve the housing affordability problem, it would not even ensure the development of a single new affordable unit, but it would set an ominous precedent that would likely be repeated in other parts of town.

PROPOSITION J: LEGACY BUSINESS HISTORIC PRESERVATION FUND

Requires 50-percent-plus-1 approval to become law.

What it says: "Shall the City establish a Legacy Business Historic Preservation Fund, which would give grants to Legacy Businesses and

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When is a rental apartment an apartment and when is it a motel? San Francisco voters get their say in the matter with the hotly contested Prop F this fall. PHOTO: DAYGREG

Proposition F: Fix the Airbnb mess

San Francisco's former mayor takes aim at the current mayor's handling of the short-term rental revolution

BY DIANNE FEINSTEIN

CITY HALL ASSERTS THAT IT IS protecting neighborhoods from short-term residential rentals to tourists, like those offered by Airbnb. It claims it's protecting the availability and affordability of scarce housing. I wholeheartedly disagree.

In fact, San Francisco's City Hall has hampered the integrity of our zoning laws and has incentivized the illegal conversion of our residences to de facto hotel rooms.

City Hall passed legislation that is so weak that every independent analysis reached the same conclusion: The current law is unworkable and unenforceable.

And it shows. The number of residential listings on Airbnb rose nearly 14 percent in the past year, despite City Hall's rhetoric about regulating the activity. While Airbnb claims half of the market for short-term residential rentals, more than 60 other websites also rent homes to tourists.

Based on expert reports published in the *San Francisco Chronicle*, there are now more than 10,000 entire units rented short-term all year long throughout the city, including 21 in Presidio Heights, 53 in Cow Hollow, 113 in the Marina, 120 in Pacific Heights, 75 in Russian Hill, 41 in North Beach, 57 in Telegraph Hill, 23 in Fisherman's Wharf, 164 in Nob Hill, 42 in Chinatown, 73 in Union Square, and 11 in the Financial District. Airbnb even lists full-time rentals in the Presidio. Add rentals of spare rooms and the numbers climb still higher. These tourist rentals change the character of residential neighborhoods.

When the place across the street turns into a "party palace" for out-of-town visitors, our rights to the quiet enjoyment, safety, and security of our own homes and neighborhoods are compromised.

The SAFE Neighborhood Watch program teaches that the single best way to prevent crime is to know your neighbors. That's hard to do with a constant stream of strangers in and out of apartment buildings and nearby houses.

There are no published reports of violent crimes in San Francisco Airbnb rentals to date, but several homes have been

looted and trashed. In other cities, however, the record of assaults is nothing short of horrifying.

City Hall is so enamored of Airbnb that it even granted tenants the right to register their apartments as short-term tourist rentals without the property owner's permission.

Finally, despite the Planning Department's expert staff requesting City Hall to mandate that Airbnb and other websites be prohibited from listing short-term rentals without city permits, this request was rejected, making the current law completely unenforceable.

Proposition F closes loopholes and grants real and effective enforcement tools to the city, compared to the current regulations that are both toothless and feckless.

Proposition F provides the city with the reporting requirements that will allow it to monitor compliance with the law.

Proposition F ensures that tenants must receive their landlord's permission before renting out their unit.

Proposition F holds corporations like Airbnb accountable by limiting "hosting platforms" to listing only housing units that are properly registered with the city.

Proposition F sets fair, reasonable rules for those wishing to rent out an extra room from time to time, or their entire house when on vacation.

Proposition F provides notice to neighbors and other building residents when a short-term rental is approved.

And, Proposition F allows other building tenants and neighbors to go to court to protect their rights to privacy and tranquility in their homes and neighborhoods if, and only if, the city fails to address a serious problem.

These are common-sense changes that City Hall should have accepted – drafted by San Franciscans, not lobbyists. Proposition F is a San Francisco solution to a San Francisco problem: It's fair, reasonable, and will be effective.

Join me in voting Yes on Proposition F.

Dianne Feinstein is the senior U.S. senator (D) from California and the former mayor of San Francisco.

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- YES on A:** San Francisco Affordable Housing Bond
New affordable and public housing without raising property taxes
- YES on D:** Approves the Giants' Mission Rock/Pier 48 Mixed-Use Project
- YES on K:** Expands Use of Surplus City Land for Affordable Housing

Vote No

- NO on F:** Reduces Legal Home-Sharing Days
Takes income from homeowners and renters, costs millions in lost taxes
- NO on I:** Places Moratorium on Housing Construction in the Mission
Stops all housing production, driving housing costs higher

Vote YES on H and NO on G



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Fredericksen — come for the window display, stay for the hardware. PHOTO: EARL ADKINS

Fredericksen: Witches, cats, chainsaws, and All-Clad

BY CHRISTINE ROHER

AT HALLOWEEN, THE STOREFRONT windows at Fredericksen Hardware may be better known than Avila Street trick-or-treating. In one window, you'll see a witch chainsawing off a sad victim's head, and another window is a scene from the movie *Psycho* — a "blood"-spattered shower curtain.

everything from "hammers to Epson salts," in Black's words. He considers Fredericksen more of a general store. And while you can find countless knick-knacks and gadgets, you'll also find high-end kitchenwares, like Wusthof knives and All-Clad cookware.

But when Sur La Table moved in around the corner on Union Street, customers started shopping there for high-end products, and Fredericksen's felt the hit. "Sur La Table destroyed us," said Black. "Our pricing is exactly the same, but we lost business. I don't think we'll ever recover."

"If one person says it's too gruesome, eight say it's awesome."

So Fredericksen was forced to regroup and recategorize. Black says they shifted their invento-

Why does Fredericksen choose displays like this? "How do you say 'no' to red paint?" joked Sam Black, Fredericksen general manager.

The window displays are dreamed up by Fredericksen owner, Tom Tognetti, whom Black said likes to "err on the side of crazy." And while some customers find the windows a bit too much, most do not. "If one person says it's too gruesome, eight say it's awesome," said Black. And, Black said, kids are the biggest fans. "Every day I have to go out with glass cleaner and get the nose and fingerprints off the windows."

The store often has creative window displays, always promoting products stocked inside. But the Halloween windows are an exception — they're pure entertainment. "The witch is using an electric chainsaw, and while we do carry those, I don't think we've ever sold one," said Black.

I'm a frequent Fredericksen customer, and I learned from Black that I've likely passed a Getty or Danielle Steele in the aisles, as they're known to be loyal shoppers as well. So I was curious to learn a little more about this kitschy store, and Black was happy to fill me in.

A former cable car operator founded Fredericksen Hardware in 1896. Since then, ownership largely stayed in the family, until Tognetti, who owns two other hardware stores in Alameda, bought it 10 years ago. The Fredericksen family was picky about who bought the store, and felt Tognetti was a perfect fit. "Lowe's wanted to buy it, but the family wasn't interested," said Black. "They only wanted to sell to the current owner. Tom wanted to carry on the legacy; he wanted to carry on the name. And Tom lives and breathes hardware. Ad nauseum."

ry to more storage and cleaning products. Luckily, paint is a steady seller and that keeps business going. "We rely on customers coming in at the end of every month to paint their apartment walls white again before moving out," said Black.

These final months of the year are the "fat months," for Fredericksen according to Black. Customers are entertaining and sprucing up their homes, and they come to Fredericksen to find what they need. Black jokingly calls this time of year "toilet seat season," after a local plumber pointed out that people upgrade their toilet seats before holiday guests arrive. And sure enough, Black said the numbers prove the plumber right.

But possibly the most popular "products" are the resident cats, which Black calls "another Tom-ism," referring to the owner's eccentric personality. Tognetti insisted on having a cat live in the store, but it had to be a stray ... a rescued cat.

Possibly the most popular "products" are the resident cats.

There are now two — grey and white Toodles, and Pepper, the black newer addition. Both can often be seen napping in their elevated donut beds adjacent to the checkout counter.

The next time you visit the store for a quick errand, or stop to gaze at the window display, say hello to the employees. Many have been there for a long time. Rocky and Larry have worked at Fredericksen for 30 years. Black himself has been with the store for 16. Along with Toodles and Pepper, they are just as much a fixture in the neighborhood as the store itself.

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SKETCHES FROM A NORTH BEACH JOURNAL

Sex, bars, bartenders, bakeries, cops, and restaurants

BY ERNEST BEYL

THIS MONTH, A LITTLE of this and a little of that goes a long way. So please stick with me.

MARRIED SEX

Lest you think the above subhead is an oxymoron, let me tell you about Jesse Kornbluth's new novel, *Married Sex*. My friend Jesse is the creator and proprietor of a must-visit website called Head Butler. Jesse curates a series of recommendations for books, music, and such, and is a reliable guide to life as I like to live it. Now here comes Jesse's novel, and I guarantee it's a page-turner. It's sophisticated, urbane (a Manhattan chowder), sexy, shocking, slick, and comic, with dialogue that sizzles and snaps the reader along in what turns out to be an intelligent story.

BAR MUSINGS

My favorite North Beach saloon, Gino & Carlo on Green Street, attracts a seasoned crowd. And I am seasoned enough to enjoy it. At Gino & Carlo, we try to keep the conversation on a high plane. The other day one guy sitting at the bar over a Campari and soda (with a brandy float) got to talking about food trends and said he was "embracing kale." Several agreed with him, but I was not one. Thankfully, G&C is a kale-free zone.

Then a saloonista, who was talking about her S.F. Giants, said there was a very good saloon in New York that catered to displaced Giants fans. "Where is it?" someone asked. "I dunno," she replied, "New York City." "Well that narrows it down," said the guy with the Campari and soda.

THE ICONIC IRISH BARTENDER

As we all know by now, Michael McCourt, the iconic Irish bartender, died on Sept. 5. His last posting behind the plank was at Original Joe's in North Beach. He is greatly missed. Today, in an age when everything is artful and contrived, McCourt was the real thing. He avoided anything that was reconstructed or reimagined. He liked real food and real drinks. The McCourt dictum regarding bartending was "Keep it simple."

OTHER ICONIC BARTENDERS

Brian Levesque, a young North Beach bartender at Park Tavern on Stockton Street, is producing a film documentary on iconic bartenders. His father was a bartender in Providence, R.I. for more than 35 years. So Brian comes from good stock. He interviewed his father for the documentary. "My old man knew 'em all — politicians, mafia dons, hookers, and con artists," he told me. Brian says he plans to interview other iconic bartenders across the country. Here in San Francisco, he had discussed his documentary with Michael McCourt but by that time, it was too late to set a date for a formal interview. Brian's plan is to inter-

view Bobby McCambridge (Amante), Michael Fogarty (Balboa Cafe), and Michael Fraser (Original Joe's). So if you are an iconic bartender who has known politicians, mafia dons, hookers, and con artists, you might want to look up Brian. You can find him either behind the plank at Park Tavern or on a stool at Mario's Bohemian Cigar Store and Cafe, where he likes to hang out.

I don't know what a bakery concept is. I would settle for a good bakery.

view Bobby McCambridge (Amante), Michael Fogarty (Balboa Cafe), and Michael Fraser (Original Joe's). So if you are an iconic bartender who has known politicians, mafia dons, hookers, and con artists, you might want to look up Brian. You can find him either behind the plank at Park Tavern or on a stool at Mario's Bohemian Cigar Store and Cafe, where he likes to hang out.

NORTH BEACH BAKERY

By now, I assume most of you know that the Italian-French Baking Company at the corner of Grant and Union has closed. There's a sign on the door: "Closed for Remodeling. A New and Exciting Bakery Concept Coming Soon." I don't know what a new bakery concept is. I would settle for just a good bakery. The bread became tasteless just about the time the new ownership took over a couple of years ago.

CAPP'S CORNER?

As I write this, things are still buzzing along for a possible reopening of Capp's Corner. Regardless of whether it reopens, my cap is off to Jeff Brown, Wilson Ton, and Nick Aleves for trying. Cops from Central Station loved to eat there.

COPS WITH CHOPS

And speaking of cops, the police officers I saw eating at Capp's Corner really had good dining chops. I have a lot of respect for

POETS PLAZA

The groundbreaking for Piazza St. Francis, The Poets Plaza, was Friday, Oct. 2. It's about time.

UNIONE SPORTIVA

Well, I had it right — and I had it wrong. U.S. Restaurant is reopening in the former Colosseo space, 414 Columbus Avenue. But it's not opening in October.

The new date set is Nov. 1. And Gaspare Giudice, proprietor, has some new — and very solid — backers. One is Alberto Cipollina who ran

the place as the son-in-law of the original owners, Luigi and Maria Borzoni, when U.S. Restaurant was at the intersection of Columbus Avenue, Grant Avenue, and Stockton Street. The other is Mario Alioto, marketing guru for the Giants. The original U.S. Restaurant opened in the 1920s; and U.S. does not stand for United States. It stands for Unione Sportiva, the Italian name for the Italian-American Athletic club over on Stockton Street. Several years ago, Alberto closed the U.S. Restaurant at its original location and reopened it with his wife, Ann, right down the street at 515 Columbus Avenue. He later sold it to Gaspare Giudice and some partners. When massive leaks in the building and general landlord problems forced Gaspare to close down, he began looking for a new location. Now he has it. And all systems are go for the Unione Sportiva Restaurant.

LIVE AUTHOR AT LIVE WORMS

If you haven't already checked out my book, *Sketches from a North Beach Journal*, you can do so at Live Worms, the art gallery at 1345 Grant Avenue in North Beach on Monday, Oct. 12 at 6:30 pm. I will be there reading from the book and signing copies.

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Try a beer flight at Sessions. PHOTO: © TABLEHOPPER.COM

Beer lovers unite: It's time for a session at Sessions

BY MARCIA GAGLIARDI AND DANA EASTLAND

PRESIDIO

The large new project in the Presidio, **Sessions** (1 Letterman Drive, 415-655-9413), officially opened its doors last month. The bar and restaurant comes from partners Michael Bilger (who is executive chef) and Evin Gelleri, the general and business manager. The pair have brought on Nicole Erny, a master cicerone, to develop the beer list and educate the opening staff, and Jordan Spaulding, a certified cicerone candidate, to manage the beer list day-to-day.

The bar has 100 options on the beer list, including 24 on draft. The bottle list will offer some larger-format selections for sharing, as well as a selection of five session-style ales. There is also a daily bottle pour available by the glass, which provides a chance to try unusual beers without ordering the whole bottle, and there are daily rotating flights, too.

The wine list has 30 choices, along with 12 by-the-glass selections and 10 wines on tap. Cocktails made with fresh, seasonal ingredients are on the list from Peter Ziegler (Urchin Bistrot). Their liquor license allows them to offer wine for off-premise sale (meaning retail, essentially), and they plan to sell wines from Skywalker Ranch in Marin for both in-house and off-site consumption.

Bilger's food menu offers hearty, seasonal food built around their relationship with local farms, especially the one at Skywalker Ranch. There is an ample choice of small plates, again with a focus on sharing, including a charcuterie platter of house-made meats with cheese and their own "brewed" bread (\$16/\$29); freshly shucked oysters (A.Q.); and panella cheese dumplings with cilantro-chile pesto, corn, and pepitas (\$10/\$18). For mains, it's California style, with seasonal influences, such as rye pappardelle with smoked beets, pea sprouts, preserved lemon crème fraîche, and poached egg (\$19), or meatier options like the pork rib eye confit with mustard fruit, stone-ground polenta, and broccoli di cicco (\$30). This being a beer place, there's also a burger, of course, available "straight" with just pickles and fries (\$15), or "chef's style" with the addition of Wagon Wheel cheese and bacon-Anchor jam (\$18).

The space is large (3,500 square feet) with seats for 150 in the dining room, plus 50 on the patio. There is also a private dining room with space for 16. Lundberg Design conceived the space, incorporating an acrylic and steel sculpture into the entry. It's also worth noting that Sessions

doesn't accept tips, but a 20 percent service charge is added to every check (Monday-Tuesday 11:30-9 p.m., Wednesday-Friday 11:30-10 p.m., Saturday 11-10 p.m., Sunday 11 a.m.-9 p.m. Limited bar menu 2:30 p.m.-5:30 p.m. daily).

We have a bunch of quick updates on hours at Traci Des Jardins's restaurants, mostly about service hours. Ready? First, **The Commissary** (101 Montgomery Street, 415-561-3600) is no longer serving lunch, but you can catch dinner Monday through Thursday 5:30 to 9 p.m. and Friday through Saturday 5:30 to 9:30 p.m. Monday through Friday they also open at 5 p.m. for light bites and drinks.

Transit (215 Lincoln Boulevard, 415-561-5300) has expanded its hours to include Saturdays. You can find them Monday through

Friday 7:30 a.m. to 5:30 p.m. and Saturday 9 a.m. to 5:30 p.m.

And last but not least, **Arguello** (50 Moraga Avenue, 415-561-3650) is now open for lunch on Tuesdays. Hours are now Tuesday lunch only 11 a.m. to 4 p.m.; Wednesday through Friday lunch 11 a.m. to 3 p.m., bar menu 3 to 5 p.m., and dinner 5 to 9 p.m.; Saturday brunch 11 a.m. to 3 p.m., bar menu 3 to 5 p.m., dinner 5 to 9 p.m.; and Sunday brunch only 11 a.m. to 4 p.m.

COW HOLLOW

Over in Cow Hollow, **Belga** (2000 Union Street, 415-872-7350) has launched lunch, Monday through Friday 11 a.m. to 3 p.m. The menu includes salads, a croque madame, roasted tomato soup and fried bread, and a hamburger and frites. And beer!

All 23 Bay Area **La Boulange** locations closed as of last month; however, Inside Scoop reports on SFGate that founder Pascal Rigo will be reopening six locations (Pine Street, Fillmore Street, Union Street, Cole Valley, Hayes Valley, and Noe Valley) as La Boulangerie de San Francisco, and plans to open the Pine Street location Oct. 1., with additional locations opening each week.

Betelnut also closed last month, after 20 years as an anchor on Union Street, serving up its final minced chicken lettuce cups and pork spare ribs. Apparently, the lease was up and the building owner did not renew. And so, another one of our city's old-timers exits the stage.

Marcia Gagliardi writes a popular insider weekly e-column about the San Francisco dining and imbibing scene; subscribe at tablehopper.com. Dana Eastland is the associate editor for tablehopper.com. Follow Marcia @tablehopper on Twitter and Instagram.



Clockwise: Corn and black beans at Plate; The Italian Homemade Company; Scallops from Plate.

Seeking comfort? Try these new spots for 'homemade' takeout

BY JULIE MITCHELL

CONVENIENCE CAN BE KING, ESPECIALLY on those evenings when everyone seems to have a different schedule, and there's no time to cook. Now Marina and Cow Hollow residents have two nearby options to pick up comfort food that should please the whole family.

Plate on Pierce Street offers 8 healthful entrées and 12 sides six days a week that can be ordered online, via a smart phone app, or by phone. And not only can you choose what time you want to grab your meal, Plate offers curbside pickup, so you don't have to park. Founded by Dylan Walker, a marketing and management pro, and Benjamin Seabury, an experienced chef and restaurateur, Plate prepares its food daily with a specific emphasis on local, organic produce, and hormone- and antibiotic-free meat. There are a variety of well-marked vegan, gluten-, dairy-, and nut-free options as well as Paleo selections; spicy dishes are also noted. True to its name, Plate serves all its meals on square ceramic plates that are microwave, dishwasher, and oven safe. Because you can either reuse the plate or return it to the eatery for \$1 off your next order, Plate boasts that its packaging is beyond 100 percent recyclable and compostable.

A typical day's menu at Plate includes a fish entrée, such as broiled lemon-dill salmon, several meat dishes like Argentine chimichurri-marinated steak or pot roast with veggies; a chicken dish; a pasta such as turkey lasagna; and two vegan entrées that may include tofu enchiladas, asparagus risotto, or a quinoa-stuffed pepper. Sides vary but usually include cauliflower "rice" or mash, a potato dish such as Yukon gold mashed potatoes or rosemary red potatoes, brown rice, and a variety of other veggies such as broccolini, Brussels sprouts, and roasted balsamic tomatoes. Side salads are available as are kids' plates, which include favorites like cheese quesadillas, pasta with red sauce, and baked chicken nuggets.

Plates include one main and two sides or four sides and come in three sizes: a fit plate for \$14, an ultra plate for \$18, and a kids plate for \$6. The ultra plate has about 50 percent more food for a hearty appetite or those looking to share. Dishes can also be ordered à la carte, but because the

food is prepared in advance, specific menu items cannot be altered (3251 Pierce Street, 415-567-5283, platesf.com; Sunday-Friday 2-10 p.m.).

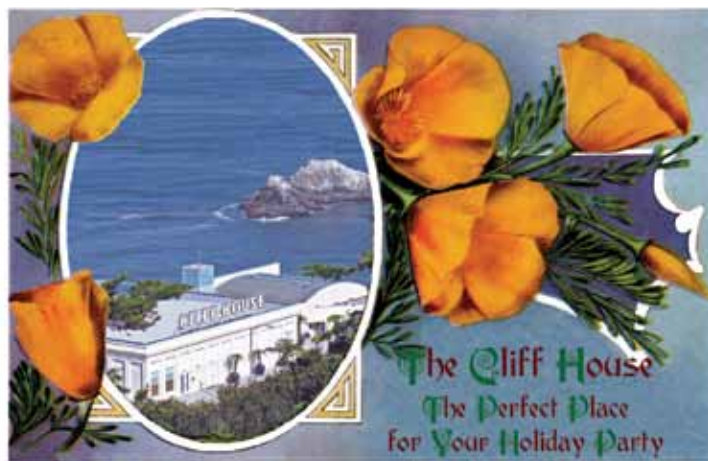
A different sort of comfort food can be found at **The Italian Homemade Company** on Union Street, the second outpost of a North Beach standby. Everything on the menu is homemade and features a variety of piadina, or sandwiches, made on yeast-free flatbread; cassoni (closed sandwiches); and fresh pasta with a wide selection of sauces. Mattia Cosmi and his wife, Alice Romagnoli, along with business partner Mirco Tomassini and several investors, own Italian Homemade Company. Romagnoli makes all the pastas in North Beach, and Cosmi's brother Gian Marco Cosmi and Andrea Golinelli are the chefs on Union Street, so it really is a family affair.

Italian Homemade features a long counter with wood accents and Italian scooter seats on the barstools. Italian goods such as jarred pasta sauce and olive oil for purchase are displayed along one wall, and a refrigerated case shows off the selection of fresh pastas. The sandwiches (\$10-\$12) offer loads of meat and cheese combos such as prosciutto di Parma with stracchino cheese, arugula, and speck; Gorgonzola and eggplant; and vegetarian options such as a caprese sandwich with tomatoes, fresh mozzarella, and basil. The cassoni are cooked on the grill and served hot. Favorites include Italian sausage with peppers, onions, and mozzarella; and spinach, potatoes, and mozzarella.

Pastas (\$9-\$13) range from fettuccine, gnocchi, meat and vegetarian ravioli, and tortellini, and you can select sauces (\$1.50-\$3) such as Bolognese with beef and pork, pesto, marinara, white with béchamel cream and butter, and meatballs. Specialties (\$11-\$12) include meat or vegetable lasagna, a gnocchi roll (gnocchi pasta dough filled with spinach and ricotta), and meatballs with flatbread. Several salads are also available (\$6-\$12).

Plans for a beer and wine license and fresh gluten-free pasta are underway and breakfast service recently began as well (1919 Union Street, 415-655-9325; daily 11 a.m.-9 p.m.).

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Fresh quahog or little neck clams are key to Rhode Island style chowder.

PHOTO: NERR0326 / FLICKR

Rhode Island 'clear broth chowda' a perfect base for clam chowder three ways

BY SUSAN DYER REYNOLDS

WHEN THE WEATHER gets crisp in the fall, I crave my mother's clam chowder. The rivalry on the East Coast is fierce over the proper way to make clam chowder; so fierce, in fact, that in 1939, Maine introduced a bill in the legislature to make it illegal to add tomatoes. New Englanders believe clam chowder should be off-white in color with a creamy consistency (thickened with potatoes and heavy cream, not flour, which is commonly used on the West Coast), and that version has been a staple there since the 1830s. About 20 years after clam chowder made a splash in New England, the large population of Italian immigrants in New York City decided to add tomatoes to clam chowder, which thinned it, turned it a ruby-red hue, and introduced that slightly acidic bite famous in what we now know as Manhattan clam chowder. And then there is Rhode Island clam chowder.

Never a state to follow their New England neighbors where food is concerned, little Rhody claims to have the original and best version of this New England classic — a clear broth that allows the clam flavor to shine (a splash of milk and a pat of butter at the end are optional). Rhode Island is the smallest state in the United States but has the largest Italian population (over 25 percent of Rhode Islanders have Italian roots), so over the years, some families have added tomatoes to their recipes. And some Rhode Islanders with Irish roots like my father prefer the traditional thick and creamy style. My mother made the clear broth Rhode Island chowder, which I

prefer, but she added tomatoes to hers and made my father's thick and creamy. If this sounds like a lot of work, it's not — Rhode Island clear broth "clam chowda" is the perfect base for making the more traditional versions.

For the clams, my mother used the large "quahogs," also called "chowder clams," the biggest of the New England clams (which are all technically quahogs, but named differently based on size). Quahogs can sometimes be found in Asian markets, but it's perfectly fine to use cherry stones, which are a bit smaller, or little necks, which are the smallest of the three. Little necks and cherry stones are readily available in most San Francisco markets. I don't advise using manila clams if you want real New England clam chowder — they're too small, plus the flavor is mild and sweet versus the bright, almost buttery notes of New England varieties.

Potatoes are a personal preference — I like to mix russet with Yukon gold, which creates the perfect amount of starch to naturally thicken the chowder.

While salt pork is traditional in New England style chowders, thick-cut bacon can be substituted. I leave the pork out of my version all together (sorry, Mom), because I find the smokiness and saltiness overshadows the delicate briny essence of the clams.

RHODE ISLAND CLEAR BROTH 'CLAM CHOWDA'

Serves 4–6

- 10–12 little neck or cherry stone clams in the shell
- 1 bottle good quality clam juice*
- ¼ pound salt pork or thick-cut bacon, chopped into ½ inch pieces (or 2 tablespoons unsalted butter if not using pork)

- ½ cup Spanish (yellow) onions, diced into ¼-inch pieces
 - 3 6½ ounce cans good quality chopped clams*, drained, with juice reserved
 - 2 pounds russet potatoes, peeled and chopped into ½-inch to ¾-inch pieces
 - 1 pound Yukon gold potatoes, peeled and chopped into ½-inch to ¾-inch pieces
 - ½ teaspoon white pepper
 - ½ teaspoon celery salt
 - 1 teaspoon sea salt (if not using salt pork)
 - 1 teaspoon Worcestershire sauce
 - ½ cup whole milk (optional)
 - ¼ cup unsalted butter (optional)
- *(I like Bar Harbor, available at finer markets such as Whole Foods.)*

Scrub fresh clams and rinse under cold running water to remove remaining sand or grit. Discard any that are not tightly closed (these are already dead and thus inedible). If desired, reserve several whole clams per portion as garnish.

Put clams in a large, heavy stockpot or Dutch oven and cover with 6 cups of water. Bring to a simmer over medium-to medium-high heat. Cover the pot and cook just until the clams open, about 5 to 7 minutes. Immediately remove the clams from the pot. (Do not overcook or they will become tough and rubbery.) When cool enough to touch, remove the cooked clam meat from the shells and dice. Set aside.

Add bottled clam juice and reserved canned clam juice to the broth-infused water, cover the pot, and place over low heat.

CHOWDA, continued on 23

CHOWDA

CONTINUED from page 22

In a medium skillet, cook the salt pork over medium heat until fat renders and meat is browned and crisp. Remove and set aside. Reduce heat to medium-low, add onion and sauté until soft and translucent but not caramelized (if not using pork, sauté the onions in 2 tablespoons butter), about 8 to 10 minutes.

When the onions are cooked, scrape along with any brown bits stuck to the skillet, into the clam broth. Bring the broth to a gentle boil over medium-high heat and add the potatoes. Cover and cook until tender, about 10 to 15 minutes, stirring occasionally.

Add reserved salt pork and stir. Season with pepper and Worcestershire sauce (and salt, if not using pork).

Add the reserved whole clams if using, and steam until just opened. Using a slotted spoon, remove and place three clams at the bottom of each serving bowl (optional).

Add the milk and stir until well blended (optional).

Add the butter and stir until melted and top of chowder has a golden sheen (optional).

Add the reserved cooked clams and canned clams, and heat through for 30 seconds. (Do not overcook or they will become tough and rubbery.)

Ladle into bowls over whole clams and serve.

Refrigerate remainder — like most chowders, it's better the next day!

CREAMY (NEW ENGLAND) CLAM CHOWDER

Before adding clams, stir in 1 cup heavy cream.

Using an emersion (stick) blender, purée until some of the potatoes break up and broth becomes thickened (skip optional milk and butter steps).

TOMATO (MANHATTAN) CLAM CHOWDER

Before adding clams, stir in one 28-ounce can of San Marzano crushed tomatoes (skip optional milk and butter steps).

CREAMY TOMATO CLAM CHOWDER

Before adding clams, stir in one 28-ounce can of San Marzano crushed tomatoes and 1 cup heavy cream. Using an emersion (stick) blender, purée until some of the potatoes and broth becomes thickened (skip optional milk and butter steps).

E-mail: recipes@marinatimes.com



Spirits are the latest addition to the Vom Fass Ghirardelli Square store.

Fine small-batch cask-aged spirits now at Vom Fass specialty food store

FOR THE PAST TWO YEARS IN ITS Ghirardelli Square location, Vom Fass has offered its award-winning natural and organic olive oils, nut and seed oils, and old-world cask-aged vinegars as well as other gourmet specialties and gifts. Recently, they added over 70 small-batch, cask-aged spirits.

That seems especially fitting, given that the German translation of Vom Fass is “from the cask.” Featuring the best brandies including Cognac, Armagnac, and Calvados, Vom Fass carries only the highest-quality brandy designations including XO, Napoleon, Reserve, and Grand Reserve. Its nearly 50-year-old Cuvée Pardi Cognac is comparable to Louie Trey (and retails at a fraction of the price). In addition, the limited supply of the handcrafted 1973 Armagnac, rich and silky with a long finish, will appeal to those favoring the distinctive brandy from this region.

Scotch fans will be impressed by the store's extensive collection, which includes varieties from the Lowlands, Highlands, Speyside, and a smoky-peaty scotch from the Isle of Jura. If you prefer whiskies, then you're sure to find a favorite in their

selection of small-batch Irish Whisky or perhaps their rye, bourbon, or American whiskey, each with special characteristics of its own.

On the sweeter side, you can find about 40 unique private-label small-batch liqueurs with floral, citrusy, and creamy flavors (think lavender, orange-cello, and latte macchiato crème). Want something stronger without added sugar? Then check out the grappa, and look forward to the arrival of a French absinthe, which the store is eagerly awaiting.

If wine is your drink of choice, Vom Fass also recently added a variety of organic, sustainably produced, and premium wines culled from France to South Africa, so drop by to browse their boutique collection.

The store will offer daily tasting events featuring their products as soon as they receive their tasting license, and they plan to host wine and spirits events on a regularly published schedule.

Vom Fass: 900 North Point Street, 415-409-6980, vomfasssf.com; Sunday–Thursday 10 a.m.–7 p.m., Friday–Saturday 10 a.m.–9 p.m. For an invitation to their Grand Opening Event featuring spirits, e-mail mike@vomfasssf.com.

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THE BACK STORY ∴ A tale of 12 tails

The reporter who interviewed an Irish setter

BY ERNEST BEYL

WHEN I THINK BACK, I WAS not a very good reporter. Nevertheless, in the early fifties, after nearly six months as a copyboy, I became a reporter for the *San Francisco Chronicle*. I was proud as a chef who had been awarded his first Michelin star.

At first, for several days, I rewrote handouts — press releases — about this and that. A few of them turned up in the paper's first edition but were dropped later.

Then one morning as I sat at my reporter's desk in the *Chronicle* city room, as it was called, swilling down coffee (as all reporters are programmed to do), and staring at my old Royal typewriter, city editor Abe Mellinkoff called my name and said I would accompany photographer Joe Rosenthal on a story.

MY DOGGY ESSAY

Joe Rosenthal! The guy who shot the photo of U.S. Marines raising the flag on Iwo Jima. To say that I (a former marine) was excited would be a ridiculous understatement.

Joe and I got into his beat-up car and drove out to the Sunset District. The story was that an Irish setter had given birth to 12 pups. Unusual? No, incredible, we were told! We found the house, were admitted, and met the proud mother. While I made page after page of notes, Joe lined up the pups in a low bureau drawer and posed mama off to one side.

She smiled, thinking of her achievement, and Joe shot the photo. When we returned to the *Chronicle*, I wrote a 500-word story, turned it in and waited for the first edition and what I hoped would be a byline. When the paper arrived in the city room, I grabbed a copy. There it was on page one — three columns, above the fold — Joe's photo of the smiling mother and the 12 pups peeking out of the drawer. Below was a photo caption. It told the story in about 20 words, distilled from my long doggy essay.

And that began my short but lustrous career as a *San Francisco Chronicle* reporter.

THE GOLDEN YEARS

The only byline I ever got at the *Chronicle* was on a story about a San Francisco flower show. It ran page one in the first edition then later disappeared inside the paper. Eventually, over the next year or two, I did get a few good stories to cover and write — numerous building fires, and one story, a

The caption told the story in about 20 words, distilled from my long doggy essay.

mysterious death, later ruled a suicide. Those were the golden years for me.

The times I speak of here were the late forties and early fifties. There was a sense of adventure about working for the paper. We had great reporters, several of whom went on to big careers elsewhere, and great photographers, like Joe Rosenthal.



A picture's worth a thousand words when it comes to Irish setter puppies.

PHOTO: CARNBARGUS-IRISHSETTERS.CO.UK

As *Chronicle* reporters, we felt we were an exclusive bunch, a tight fraternity of writers who were having fun doing what we were doing. Reporters having fun, what's wrong with that?

BOILERMAKERS AND SMOOTHIES

In those days almost all reporters smoked. With cigarettes dangling from the corners of our mouths, we looked cool. We looked like reporters. And in those days, almost all of us drank. That's what reporters did then. We drank beer, frequently with a bourbon chaser. And we drank scotch, maybe with a little water, but not too much and, on occasion, we drank boilermakers — a glass of beer with a shot glass of whiskey dropped into it. That is what we drank in those days.

These days qualified observers tell me things are a bit different. Reporters drink smoothies, or craft cocktails decorated with a sprig of kale. If I am wrong about this, someone should please advise me for the sake of historical perspective.

HANNO'S IN THE ALLEY

In my time, we *Chronicle* types had our own bar, Hanno's, behind the *Chronicle* building in an alley called Minna Street. After deadline, Hanno's in the

Alley (its official name) was jammed with *Chronicle* reporters, photographers, composing room workers, and newspaper truck drivers.

Escaping to Hanno's before deadline was another matter entirely. But it was possible. It was an art form, and only the brave among us engaged in it. From his or her city room desk (some female reporters were active in this sport as well), the reporter got up and walked down the hall to the restroom, made quick work of that visit, and then raced down a convenient staircase, out of the building and over to Hanno's in the Alley. If accomplished with alacrity, it was possible to have a belt — maybe even two — and get back to your desk without city editor Mellinkoff or day editor Carl Latham even realizing you were out of sight.

I do remember a notable time when Latham wanted a certain reporter to take a telephone call to do a story from another reporter out on his beat. There was a direct line from the city desk to Hanno's. Latham simply picked up the phone, got Hanno's on the line and yelled at the bartender to send the reporter back to the paper immediately. The reporter rushed back, took the telephoned story, and wrote it in time for the first edition.

Hanno's in the Alley closed in 1975. Apparently, that was when we newspaper types stopped drinking.

THE WAY IT WAS

There are many fine reporters working for the *Chronicle* now; that's a Back Story for another time. But there were many great reporters during my time, and they deserve mention.

Kevin Wallace: A *Chronicle* feature writer who went on to work at *The New Yorker*.

Monte Waite: *Chronicle* rewrite man, the fastest typewriter in the West. Monte was adept at leaving the building and winding up at Hanno's in the Alley.

Pierre Salinger (yes, that Pierre Salinger): He once got himself arrested and locked up in jail under the pseudonym Emil Glick, then wrote about the experience for the *Chronicle*.

Carolyn Anspacher: We used to call female reporters sob sisters. Carolyn was a sob sister and a great reporter. She covered the Patty Hearst trial and some of the other major news stories of our time.

Herb Caen: You remember him, or you should.

Stanton Delaplane: Stan was my all-time favorite reporter. He could write fewer words and say more than any reporter I can recall. I try to emulate him, but I can never get it right.

And that's how it was when I was a young, wet-behind-the-ears reporter interviewing Irish setters.

E-mail: ernest@marinatimes.com

LOOKING EAST

CONTINUED from page 1

Gogh, Claude Monet, Mary Cassatt, Edgar Degas, and Paul Gauguin.

In the later years of the 19th century, Claude Monet imagined an Asian-inspired garden near a pond on his property. After the introduction of water lilies (resisted by locals who feared imported plant life) and a Japanese-style wooden bridge, Monet created the lustrous inspiration for one of his best-known painting series. *The Water Lily Pond*, one of his renderings of this landscape, and a painting featured in the exhibition, epitomizes the cool colors and the wide, stylized brushstrokes that dominate the era of Impressionism, which originated with and was energized by the stylized nuances of Japanese artworks and etchings.

This inspiration first took hold in the 1850s when Japan opened to international trade after centuries of con-

finement from the rest of the world. Japanese art objects arrived as cultural ambassadors, newcomers on distant shores in quantities that started an obsession with collectors and artists alike. A craze for all things Japanese ensued, called Japonisme by French writers, and this enthusiasm changed the course of modern art.

The exhibition is organized into four themes that trace Japanese approaches to women, city life, nature, and landscape. Inside each theme, artworks are paired with American or European counterparts that represent the assimilation of Japan's rich, minimal representationalism. Woodblock prints by masters Kitagawa Utamaro, Utagawa Hiroshige, and Katsushika Hokusai are on display with notable works such as Vincent Van Gogh's *Postman Joseph Roulin*, Mary Cassatt's *Maternal Caress*, a wool tapestry by Otto Eckmann, and Paul Gauguin's *Landscape with Two Breton Women*.

Organized by the Museum of Fine Arts in Boston, the exhibition premiered at Nashville's Frist Center for the Visual Arts, followed by a tour in Japan, and then a stop at the Musée national des beaux-arts du Québec. The Asian Art Museum's presentation, curated by Dr. Laura Allen, curator of Japanese art, and Dr. Yuki Morishima, assistant curator of Japanese art, is the final stop on the exhibition's international tour. Next year also marks the 50th anniversary of the Asian Art Museum, an event honored by this exhibition and other special activities and events scheduled throughout next year.

Looking East: How Japan Inspired Monet, Van Gogh and Other Western Artists: Asian Art Museum, 200 Larkin Street, 415-581-4500, asianart.org; Tuesday–Sunday Oct.30–Feb. 6, \$15.

Sharon Anderson is an artist and writer in Southern California. She can be reached at mindtheimage.com.



Postman Joseph Roulin, 1888, by Vincent van Gogh (Dutch, 1853–1890). Oil on canvas. Museum of Fine Arts, Boston, Gift of Robert Treat Paine, 2nd, 35.1982.

PHOTO: © 2015, MFA, BOSTON

Joining the cults

BY MICHAEL SNYDER

CULT TV. SOUNDS A LITTLE sinister, but it's fairly harmless, other than the problems associated with any obsession. People find an under-the-radar television show they embrace in a big way and, in time, discover like-minded folks with whom they build a community created by mutual passion. In the niche-laden 21st century, you can find a devoted following for almost every pop-culture manifestation imaginable. Although not always the case, there are now blithering fans that will go to extremes — and elaborate annual conventions — to celebrate their favorite program or save it from the cancellation axe.

BACK FROM THE DEAD

Soon we can tune in to some shows resurrected, in large part, by fan devotion. Off the air since 2002 after a nine-year run and seemingly defunct after two middling feature-film sequels, *The X-Files* will be back on Fox in January. The speculative fiction conspiracy theory extravaganza, featuring David Duchovny and Gillian Anderson as FBI agents investigating the unexplained and extraordinary, will be a miniseries with its two leads on board and a lot of the original supporting cast returning. The show's followers are rabid, to say the least, and their enduring ardor contributed to the revival.

David Lynch's surreal murder mystery *Twin Peaks*, the very definition of a cult TV show, is back in production for a run on Showtime, purportedly in 2016, despite being dumped by ABC without resolving a cliffhanger after 30 freaky episodes during the 1990–91 seasons. With Kyle MacLachlan as straight-laced, cherry-pie-and-coffee-loving FBI agent Dale Cooper, the plot revolved around Cooper's inquiry into the grisly death of a teenage girl in a quaint but somewhat twisted Pacific Northwest logging town. Its quirks and catchphrases blazed through the zeitgeist, but not enough people were tuning in to convince the network to keep it going. Still, its cult never died, and the continuing love for *Twin Peaks* was enough to convince Showtime to bring it back with MacLachlan and most of the surviving players from the first run — 25 years later.

On the other hand, *The Mindy Project*, the rom-com sit-com starring Mindy Kaling as a smug millennial career woman, was cut loose by Fox this past year because of faltering viewer numbers, but a new season of episodes is being streamed on Hulu. In this case, a burgeoning content provider is getting a ready-made show with a built-in audience. It's economically expedient. Meanwhile, a staunch group of enthusiasts couldn't save *Hannibal*, the hour-long drama inspired by the cannibalistic serial killer character Hannibal Lecter of *Silence of the Lambs*. It's now off the broadcast menu, though you never know. It could be served up again sometime.

TREKKIES TO THE RESCUE

The first true example of a cult springing up around a television show was probably the fan base that grew out of the original *Star Trek* on NBC in the 1960s. These individuals — derided as freaks and geeks by those who didn't buy into the noble swagger and liberal vision of a galaxy-spanning future — became known as "Trekkies," perhaps insultingly. Eventually, the *Star Trek* believers owned the nickname and had an impact on the show's destiny. The Trekkies started a successful letter-writing campaign to keep the ratings-challenged series on the air for another season when NBC was planning to cancel after two years.

With a subsequent TV cartoon show, four different live-action TV series, an ongoing set of feature films (recently rebooted), novels, comic books, merchandise, and conventions, the Trekkies (or Trekkers) got the last laugh. *Star Trek*, which predated the ubiquitous and highly regarded *Star Wars* transmedia property, is now an undisputed part of Western popular culture. So much for cult status.

ON THE BUBBLE

In the wake of *Star Trek*, we've seen fan crusades of various types and degrees of success to save other shows on the bubble. The affection for these sometimes marginal creations is profound, even when the programs are not. There have been many science fiction and fantasy programs among them — *Quantum Leap*, *Jericho*, *Roswell*, *Sliders*, *Reaper*, *Pushing*



David Lynch's cult classic *Twin Peaks* is returning to life after 25 years. PHOTO: © ABC

Daisies, and *Angel* — and animated cartoons, including *Family Guy*, *Futurama*, *Animaniacs*, and *Kim Possible*, which says something about the driven nature of the people who like those types of programming. But that would discount similar movements to save the woman-oriented 1980s cop drama *Cagney & Lacey*; *Felicity*, about the romantic travails of a college girl; the surreal family comedy *Arrested Development*; and *Veronica Mars*, the escapades of a wisecracking teenage girl detective.

Even if I enjoy finding and hailing the virtues of obscure television delights, I never thought of myself as a cult member, with all of the unpleasant connotations suggested by the label. I'm not a joiner, nor one to follow leaders — especially not megalomaniacal psychos with messiah complexes. Yet I will admit to being an aficionado of cult TV — one of the proactive disciples watching, absorbing, and championing every episode of his favorites, whether mainstream or not.

A BINGE OF MY OWN

A week ago, I binge-watched writer-director Joss Whedon's TV series *Firefly* with considerable glee. This unlikely mix of outer space adventure and wild western is a marvel of deconstructed genre clichés, pulpy heroism, evolving character arcs, dryly humorous dialogue, and a bit of ragged, roguish romance amid the sci-fi and horse opera action. Set after a rebellion is quelled in a solar system colonized by humanity, it ran for one truncated season on Fox in 2002. I capped off my spree by revisiting the feature film *Serenity*, which brought the rag-tag, space-faring *Firefly* crew to the big screen for continuing adventures — or closure, depending on the box office receipts.

While the profits garnered by *Serenity* did not merit a sequel (according to the studio of record), the fact of the movie's existence is very much the result of a cult that sprung up around *Firefly* — the Browncoats, named for the long leather duster worn by the ship's captain and his fellow former rebel soldiers. Their righteous fervor was in some part spurred by the way the Fox network mishandled the show: dooming it to the Friday night ratings ghetto, running episodes out of order (as in not starting with the double-length pilot that sets up the universe of the series and the relationships between the principal characters) and canceling it before its entire run of 14 installments was aired. But phenomenal DVD sales, courtesy of the Browncoats, plus online petitions, e-mails, and letters, moved Fox to at least green-light the movie. And the entire project continues to be cherished in many quarters (including my own) today.

I'd go on a little longer about the topic, but I don't want to miss the latest edition of the beloved long-running British sci-fi/fantasy/adventure program *Doctor Who*, then join the online message threads about it right after I see it. It's been on the air in one form or another since the early 1960s, and it's the BBC's biggest moneymaker worldwide, so it's in no danger of going off the air any time soon. Nonetheless, a loyal viewer has to have his priorities in order.

Michael Snyder is a print and broadcast journalist who covers pop culture on KPFK/Pacifica Radio's *David Feldman Show* and *Thom Hartmann Show* and on *Michael Snyder's Culture Blast*, available online at GABnet.net and YouTube. You can follow Michael on Twitter: @cultureblaster

THE BEST OF BOOKS : Popular in the Marina

What you're reading this autumn

COMPILED BY BRIAN PETTUS

BOOKS INC. BEST-SELLER LIST

1. *City of Thieves: A Novel*, by David Benioff (paperback)
2. *The Tender Bar: A Memoir*, by J.R. Moehringer (paperback)
3. *The Mindfulness Colouring Book: Anti-Stress Art Therapy for Busy People*, by Emma Farrarons (paperback)
4. *111 Places in San Francisco That You Must Not Miss*, by Florian Peterson (paperback)
5. *The Girl in the Spider's Web: A Lisbeth Salander Novel*, by David Lagercrantz (hardcover)
6. *The Life-Changing Magic of Tidying Up: The Japanese Art of Decluttering and Organizing*, by Marie Kondo (hardcover)
7. *The Day the Crayons Came Home*, by Drew Daywalt and Oliver Jeffers

8. *The Martian*, by Andy Weir (paperback)
9. *The Boys in the Boat: Nine Americans and Their Epic Quest for Gold at the 1936 Berlin Olympics*, by Daniel Brown (paperback)
10. *The Sense of an Ending*, by Julian Barnes (paperback)

NEW AND NOTEWORTHY

Circling the Sun: A Novel, by Paula McLain

The acclaimed author of *The Paris Wife* returns with this novelized version of the life of the beautiful, high-flying Beryl Markham, a woman of remarkable and numerous accomplishments, in colonial Kenya in the 1920s. Thrilling and heartfelt, Paula McLain paints a portrait of a life on the fringes of society in stunning fashion.

Aftermath: Star Wars: Journey to Star Wars: The Force Awakens, by Chuck Wendig

Star Wars is back, and respected sci-fi author Wendig begins the path to the new movies with this book. Resetting the post-Jedi canon is a bold choice for Lucasfilm, but Wendig does a great job putting us back into the exciting universe of *Star Wars* and recapturing what made *Star Wars* great.

Furiously Happy: A Funny Book About Horrible Things, by Jenny Lawson

The next book from blogger extraordinaire Jenny Lawson (a.k.a. "The Bloggess") is a follow-up to *Let's Pretend This Never Happened*. With the same wry fatalism and sense of humor, Lawson paints the portrait of her life of domestic insanity and emotional turmoil with skill and



not a few taxidermied animals. Hilarious!

You're Never Weird on the Internet (Almost): A Memoir, by Felicia Day

Felicia Day has been a web icon since the early days of her web series, *The Guild*. Now she has penned a memoir of her life in fandom, as a member of

Joss Whedon's crew of stalwarts, and the difficulties of early Web development and forging a new path for creators in media. Honest and filled with great anecdotes from sets both big and small, this is a great read for the brainiac creator in your life.

Brian Pettus is the manager of Books Inc. in the Marina.

OCTOBER EVENTS

what not to miss this month

MAJOR EVENTS



Hardly Strictly Bluegrass Festival 13

Sat.–Sun., Oct. 2–4

Golden Gate Park

Over 100 bands including Joe Jackson, The Blind Boys of Alabama, Emmylou Harris and Rodney Crowell, Boz Skaggs, T Bone Burnett, Emmylou Harris, Indigo Girls, and The Time Jumpers will perform on seven stages at this annual event. *Free, hardlystrictlybluegrass.com*

6th Annual Union Street Wine Walk

Thursday, Oct. 8, 4–8 p.m.

Union St. (Gough to Steiner) & Fillmore St. (Union to Lombard)

Take your happy hour to the streets, and stroll through Cow Hollow tasting wine and food samples offered by local merchants. \$20–\$25, 800-310-6563, sresproductions.com



Fleet Week

Thu.–Mon., Oct. 8–12

Various S.F. venues

Love it or hate it, the celebration of U.S.'s military might returns with afternoons full of jets in the sky. Other events include ship tours and military displays, the Parade of Ships, "villages" at Pier 80 and the Marina Green, live music, and more. *Most events free; premium airshow seating Marina Green \$49.50–\$225. 415-306-0911, fleetweeksf.org; pier39.com*

16th Annual Litquake

Daily, Oct. 9–17

Various Bay Area venues

This nine-day festival showcases over 800 world-wide authors from Pulitzer Prize winners to those unpublished in a variety of literary events including author lunches, tastings, book sales, and panels featuring best-selling chefs. The event culminates with the highly anticipated Lit Crawl through bars and cafes, galleries, and even a vibrator store and police station. 415-750-1497, litquake.org

146th Italian Heritage Parade

Sunday, Oct. 11, 12:30 p.m.

Fisherman's Wharf to Washington Square

S.F.'s 147th Italian Heritage Parade is the city's oldest civic event and the nation's oldest Italian-American parade. Highlights include dozens of handcrafted parade floats; local high school Italian clubs and marching bands; special appearances by "Christopher Columbus" and Queen Isabella and Her Court. *Free, 415-703-9888, sfcolumnbusday.org*

S.F. Fall Antiques Show

Thu.–Sun., Oct. 22–25

Festival Pavilion, Fort Mason Center

Benefiting Enterprise for High School Students, this show, considered to be one of the top five worldwide, features 60 dealers from across the U.S. and Europe offering all styles and periods of decorative and fine arts from American and English to Continental and Asian as well as a lecture series. \$15 (lectures additional \$12), 415-989-9019, sffas.org

Wharf Fest

Saturday, Oct. 24, 11 a.m.–5 p.m.

Little Embarcadero (Taylor to Powell) & Parking lot under Fisherman's Wharf sign (Jefferson & Taylor Sts.)

Celebrate the legacy of the historic waterfront with a chowder cook-off, maritime-themed activities, a bike decorating contest, and a "trashy" fashion show. The day will culminate with a screening of the "Best of the Fest," animated films from the S.F. International Ocean Film Festival and a spectacular fireworks show. Neighborhood festivities continue until 9 p.m. *Free, 800-810-6563, sresproductions.com*

LAST CHANCE

Magic Theatre: Fred's Diner

Wed.–Sun. through Oct. 11

Bldg. D, Fort Mason Center

On a busy U.K. motorway sits Fred's Diner, a not-so-busy establishment with a secret beneath its cheerful veneer of 1950's Americana. This subtly plotted, blackly comic thriller examines the darker reaches of class and sovereignty. \$20–\$60, magictheatre.org, 415-441-8822

Picnic at the Presidio & Twilight at the Presidio

Twilight: Thursdays through Oct. 29, 5–9 p.m.

Picnic: Sundays through Nov. 1, 11 a.m.–4 p.m.

Main Parade Ground, Presidio

The city's best picnic offers favorites from Off the Grid food trucks, lawn games, and music; celebrate evenings in a relaxed manner complete with lantern-lit dining cabanas, cabana-side cocktail service, Adirondack chairs, fire pits, and live music. *Free, food/drinks/cocktails for purchase, 415-561-5300, offthegridsf.com, presidio.gov*

COMMUNITY CORNER

Presidio Trust Public Board of Directors Meeting

Thursday, Oct. 8, 6:30–9 p.m.

Presidio Officers' Club (50 Moraga Ave.)

Hear about park updates and share your feedback. Agenda includes swearing in of new Presidio Trust board members and an update on the new Presidio Parklands Project. Public comment: two minutes per speaker. *Free, 415-561-5300, presidiotrust.gov*

95th Annual North Beach Bazaar

Sat.–Sun., Oct. 10–11, 11 a.m.–7 p.m.

Ss. Peter & Paul School (660 Filbert St.)

Combine Italian heritage with carnival-style fun for fantastic food, games, and great entertainment for the whole family. Don't miss the special cioppino dinner (\$20) prepared by A16 on Sunday. Benefits Saints Peter and Paul School, which has hosted the bazaar since 1919. *Free, 415-421-0809, sspeterpaulsf.org*



Neighborhood Free Days

Fri.–Sun, Oct. 16–18, 9:30 a.m.–5 p.m.

California Academy of Sciences

Here's a reason to like a big-box chain store: Thanks to a grant from Target, residents in zip codes 94108, 94109, 94115, 94118, 94121, 94123, 94126, 94129, and 94133 can enjoy free admission to the museum. *Free, 415-379-8000, calacademy.org*

S.F. Planning Commission Public Hearing: Proposed Medical Cannabis Dispensary at 2424 Lombard St.

Thursday, Oct. 22, noon

Room 400, City Hall

Make your voice heard on whether a retail marijuana operation should be allowed to open at this location. *Alternatively, send your comments to sara.vellve@sfgov.org, 415-558-6263; 415-558-6378, sf-planning.org*

GALAS & BENEFITS

Art for AIDS

Friday, Oct. 9, 5:30–10 p.m.

City View at Metreon (135 Fourth St.)

This premier art event features 170 modern and contemporary art pieces for auction via silent, live, and online bidding and some of the finest S.F. food and drink purveyors in support of UCSF Alliance Health Project. \$50–\$175, 415-502-7276, artforaids.org



TNDC's 23rd Annual Celebrity Pool Toss

Wednesday, Oct. 9, 6–9:30 p.m.

Phoenix Hotel (601 Eddy St.)

Celebrity hosts will introduce the celebrated toss-ees, while partygoers bid on the opportunity to toss their favorite celebs into the pool to benefit Tenderloin Neighborhood Development Corporation's youth and family programs. \$125 & up, tndc.org, 415-358-3906

S.F. Performances 36th Season Gala

Friday, Oct. 16, 6 p.m.

Merchants Exchange Bldg. (465 California St.)

This gala features cocktails, an elegant dinner, live auction, and a jazz concert featuring the Luciana Souza Barron and Stefon Harris Duo. Proceeds benefit SFP's arts education programs. \$400 & up, 415-677-0326, performances.org

11th Annual This Old Bag: The Power of the Purse

Friday, Oct. 23, 6:30–9:30 p.m.

The Bently Reserve (301 Battery St.)

Designers, retailers, fashionistas, and the hottest celebrities come together to help women in need. A silent auction will offer handbags, clutches, and manbags; a live auction will pair the most coveted designs with travel packages and other experiences. Proceeds benefit the Breast Cancer Emergency Fund. \$150, 415-558-6999 ext. 230, bcef.org

28th Annual Bridge School Benefit Concert

Sat.–Sun., Oct. 24–25

Shoreline Amphitheatre, Mountain View

This year's lineup includes Dixie Chicks, Sheryl Crow, Ryan Adams, and not surprising, Neil Young. Proceeds benefit the Bridge School's programs for children with severe speech and physical impairments. \$35–\$175, 877-598-6659, livenation.com

ARTS & CULTURE

5th Annual Yerba Buena Night

Saturday, Oct. 10, 6–10 p.m.

Various venues in Yerba Buena District

See, hear, and experience this exciting neighborhood come alive with music, video, art, and dance. Enjoy over 30 different types of performances. Pick up a program at the information booth at Yerba Buena Lane and Mission Street. *Free, ybnight.org*

8th Annual Beat Museum Poetry Festival

Sat.–Sun., Oct. 10–11, 1–6 p.m.

Beat Museum (540 Broadway St.)

Bay Area poets, two generations younger than the original Beats, invoke that heritage with new voices. *Free, 415-399-9626, kerouac.com*

Art+Jazz Night: Young Masters Series

Saturday, Oct. 17, 7:30–10 p.m.

The Dryansky Gallery (2120 Union St.)

Bay Area trio Clifford Brown 3 will pair bebop and soul sounds with Stephen Albair's surreal and vivid photography from his current solo exhibition, Private Views, Hidden Reflections. Includes sparkling, refreshments, and nibbles. \$15, 415-932-9302, thedryansky.com

MUSEUMS & GALLERIES

Woven Luxuries —

Indian, Persian, and Turkish Velvets

Tue.–Sun. through Nov. 1, 10 a.m.

Asian Art Museum (200 Larkin St.)

Silk velvets have been preeminent luxury textiles in many parts of the Islamic world and Europe, especially from the 15th century onward and were often used for clothing and furnishings, such as carpets, spreads, bolsters, hangings, and exchanged as diplomatic gifts. This exhibition features 11 selections from a private New York collection. \$15, 415-581-3500, asianart.org

Breguet: Art and Innovation in Watchmaking

Tue.–Sun. through Jan. 10, 9:30 a.m.–

5:15 p.m.

Legion of Honor

This exhibition explores the history of the watch and clock maker Breguet, which from its beginnings in 1775 Paris advanced such technical developments as the self-winding watch, the first wristwatch, the repeating mechanism, and, most notably, the tourbillon, a revolutionary movement that neutralizes the negative effects of gravity on pocket watches. \$15, 415-760-3600, famsf.org

Jewel City: Art from San Francisco's Panama-Pacific International Exposition

Tue.–Sun., Oct. 17 through Jan. 10, 9:30

a.m.–5:15 p.m.

M.H. deYoung Museum

This year marks the PPIE centennial, the S.F. world's fair that celebrated the opening of the Panama Canal and the city's reconstruction following the 1906 earthquake. This landmark exhibition reassembles more than 200 works by major American and European artists, most of which were on display at this defining event. \$25, 415-750-3600, famsf.org

SFMOMA Artists Gallery: John Bucklin, Daniel Phill, Richard Taylor

Tue.–Sat. through Oct. 22, 10:30 a.m.–5 p.m.

Bldg. A, Fort Mason Center

View painting and aluminum sculpture from three local artists. *Free, 415-441-4777, sfmoma.org/artistsgallery*

40th Annual S.F. Open Studios

Sat.–Sun., Oct. 24–25, 11 a.m.–6 p.m.

Herbst Pavilion, Fort Mason Center

The oldest and largest open studios event in the country showcases a multitude of artists, styles, and media; come celebrate with performance art, music, workshops, and art for sale. Other studios throughout the city are open each weekend through October and the first weekend in November; visit website for details. *Free, 415-861-9838, artspan.org*

PERFORMANCES



S.F. Playhouse: Dogfight

Tue.–Sat. through Nov. 7

450 Post St. (in the Kensington Park Hotel)

Three marines set out to tease and taunt on their last night before shipping out. Eddie's victim, Rose, turns out to be more than he bargained for when she rewrites the rules into a lesson on power and compassion. \$30–\$125, 415-677-9596, sfplayhouse.org

ACT: Ah, Wilderness

Wed.–Sun., Oct. 14–18

Tue.–Sun., Oct. 20–Nov. 8

Geary Theater (405 Geary St.)

Eugene O'Neill's passionate coming-of-age comedic classic is a tender portrait of a sensitive teenage poet whose experience of first love leads him into the raptures of romantic poetry and the pain of heartbreak. \$20–\$115, 415-749-2228, act-sf.org

Circus Automatic: Raised by Wolves

Thu.–Sat. Oct. 15–30

Great Star Theatre (636 Jackson St.)

This collection of circus cabaret and storytelling is about life's challenges, which are what ultimately creates us and how our choices create our identity. \$35, brownpapertickets.com



We Players: HeroMonster

Thu.–Sun., Oct. 15–Nov. 1, Sunset The Chapel, Fort Mason Center

Beowulf serves as the source text for this new experimental play that engages the audience to form a new story that explores and challenges conceptions of heroes and monsters, good and evil, light and dark, and how that dynamic lives in everyone. \$45, 415-547-0189, weplayers.org

S.F. Opera: The Magic Flute
Various days Oct. 20–Nov. 20

War Memorial Opera House

In a fantastical world of ferocious dragons and enchanted musical instruments, a noble prince sets out to rescue a beautiful princess and ensure the triumph of truth and justice in Mozart's final operatic masterpiece. \$26–\$395, 415-864-3330, sfopera.com

42nd St. Moon: Sail Away

Wed.–Sun., Oct. 28–Nov. 25

Eureka Theatre (215 Jackson St.)

The company opens its 23rd season with Noel Coward's penultimate musical comedy. \$21–\$75, 415-255-8207, 42ndstmoon.org

MUSIC: CLASSICAL

S.F. Symphony: Sir Andrés Schiff

Wed., Oct. 7, & Fri.–Sat., Oct. 9–10, 8 p.m.

Davies Symphony Hall

In addition to performing Mozart, Schiff will also lead the symphony in a Haydn program and the chorus in a selection of Schubert Lieder. \$35–\$165, 415-864-6000, sfsymphony.org

Farallon Quintet

Friday, Oct. 9, 6–7:30 p.m.

Presidio Officers' Club (50 Moraga Ave.)

Hear the only professional chamber music group focused exclusively on the clarinet quintet (string quartet plus clarinet) repertoire. In addition to playing the classics, the quintet performs rarely heard works, innovative arrangements, and new music by living composers. Free, reservations required, 415-561-4400, presidioofficersclub.com

Yuri Liberzon: Ascension

Sunday, Oct. 11, 4 p.m.

Old First Church (1751 Sacramento St.)

Hear a diverse program from baroque to contemporary composers performed by one of the foremost classical guitarists in the world. \$18, 415-474-1608, oldfirstconcerts.org

S.F. Symphony: Lang Lang

Tuesday, Oct. 13, 8 p.m.

Davies Symphony Hall

Hear the international piano phenomenon known for his emotional expression and ferocious technique, in a thrilling performance with the symphony. \$66–\$204, 415-864-6000, sfsymphony.org

Archetti: Bach & Handel Concerti for Oboe & Strings

Sunday, Oct. 25, 4 p.m.

St. Mark's Lutheran Church (1111 O'Farrell St.)

One of America's greatest baroque oboists, Debra Nagy, joins Northern California's premier baroque concerto ensemble to celebrate the most revered composers of the early 18th century. \$40, 510-528-1725, sfems.org

MUSIC: CONTEMPORARY



Michael Feinstein

Wednesday, Oct. 7 & Fri.–Sun, Oct. 9–11 Feinstein's at the Nikko (222 Mason St.)

The two-time Emmy and five-time Grammy-nominated performer returns with his brand-new show, Ira Gershwin & Me. \$80–\$95, 855-636-4556, feinsteinsf.com

Wayne Shorter Trio

Thu.–Sun., Oct. 15–18, 7:30 p.m.

S.F. Jazz Center (201 Franklin St.)

The legendary saxophonist celebrates his first new album in over 40 years performing with his band. \$40–\$115, 866-920-5299, sfjazz.org

Treasure Island Music Fest

Sat.–Sun., Oct. 17–18, noon

Treasure Island

Lineup includes The National, DeadMau5, Chvrches, Deerhunter, and more. \$169.50–\$315, treasureislandfestival.com

DANCE

Rosy Rimas Danse: We Wait in the Darkness

Thu.–Sat., Oct. 8–10, 8 p.m.

ODC Theater (3153 17th St.)

This multimedia movement poem and solo dance performed by Rosy Rimas, a descendant of the Seneca Nation, recounts painful family and tribal history in an effort to heal past scars. \$30, 415-863-6606, odcdance.org

Hui Ban: The Story of Anhui Opera Troup During 1911

Saturday, Oct. 10, 7 p.m.

Herbst Theatre

Performed by China's Anhui Provincial Opera Dance Drama Theatre, this colorful and dramatic production tells the tale of an opera troupe during a series of extraordinary events during the overthrow of the Imperial dynasty. \$28–\$128, cityboxoffice.com

Lily Cal Chinese Dance Company: Shanghai Women, Xing, & Silk Cascade

Sat.–Sun., Oct. 17–18

Cowell Theater, Fort Mason Center

Enjoy an evening of artistry and contrast, beauty and power, and tradition and innovation in these three performances: one explores the evolution of Shanghai women, one transforms traditional Chinese fan dancing into contemporary move, and the third is inspired by Jackson Pollock. \$28–\$38, 415-345-7575, fortmason.org



Kanakolu: 30 Years of Hula

Sat.–Sun., Oct. 17–18

Palace of Fine Arts Theatre

Dancers share the stage in Nā Lei Hulu hula school's fall hula spectacular, which includes Hula for Families on Sunday. \$15–\$45, 415-392-4400, cityboxoffice.com, naleihulu.org

S.F. Trolley Dances

Sat.–Sun., Oct. 17–18, 11 a.m.–2:45 p.m.

Muni T Line from Mission Bay to the Bayview

The Trolley Dances return to take audiences out of the theater and into the streets. More than six site-specific performances are currently planned by Bay Area choreographers in partnership with ODC Theater. Free, 415-226-1139, epiphanydance.org

NIGHTLIFE

Chum

Friday, Oct. 23, 9:30 p.m.

Boom Boom Room (1601 Fillmore St.)

Chum is a Phish tribute band that has managed to survive the test of satisfying Phish's notoriously picky fans. See if they satisfy your palate. Ages 21 & up, \$12, boomboomtickets.com

Porchlight Open Door

Monday, Oct. 26, 7–10 p.m.

Hemlock Tavern (1131 Polk St.)

In this small-stage open-mic event, storytellers add their names to a sign-up sheet, receive a free drink, and then have five minutes to spiel on the monthly theme. The evening's top storyteller, chosen by a random audience member, receives a cash prize and other goodies. \$5, 415-923-0925, hemlocktavern.com



HALLOWEEN

CONTINUED from page 1

So don your favorite hide or halo, and go celebrate!

Start scary with the **San Francisco Ghost Hunt** (year-round, *Wednesday through Sunday*), which meets in front of the Queen Anne Hotel. The tour continues inside and throughout the neighborhood to other haunted mansions with tales of ghosts and things that go bump in the night (1590 Sutter Street, 415-922-5590, sfghosthunt.com).

At the fourth annual "sinister chic" **Haunted Hotel** (Oct. 31) at the W Hotel San Francisco, find world-renowned D.J.s spinning Top 40, Hip Hop, International, and more in four rooms; costumes are required (181 Third Street, 415-573-0740, wsanfrancisco.com).

Halloween Goes Hollywood (Oct. 31) transforms the Julia Morgan Ballroom of the Merchant Exchange Building into, you guessed it, a Hollywood set with lights, camera, and action — complete with paparazzi. Two D.J.s will spin House, Top 40, EDM, and club mixes (465 California Street, location415.com).

For the seventh year, **A Nightmare on Van Ness** (Oct. 31) takes over three levels of the Art Deco treasure, The Regency Center, with billing as the most "extravagant and entertaining" Halloween event in the city, promising a bigger and better party that will sell out. Grab your cocktail from the open-all-night bar, and dance to tunes spun by seven D.J.s playing Top 40, Electro, and Hip Hop. Special features: go-go dancers and a cash prize costume contest (1300 Van Ness Avenue, 415-573-0740, nightmareonvanness.com).

Take your revelry to the bay aboard the Fume Blanc Commodore for a four-hour **Titanic Masquerade Halloween Party Cruise** (Oct. 31), where the party spans three decks with an open-all-night bar and music from two D.J.s on two floors; partygoers must come in costume and a mask (Pier 40, 415-573-0740, sfnightlife.com).

If you'd rather just bar hop in the neighborhood, then the **World Famous Halloween Pub Crawl** (Oct. 30–31) is for you. Meet at Bar None in your coolest costume for registration check-in and details on where you'll be crawling, which includes dozens of the most popular drinking establishments offering drink specials in Marina/Cow Hollow (1980 Union Street pubcrawls.com).

For the performance-preferring crowd, Bats Improv has a month of horror in store starting with **Four Scary Stories** (Oct. 2–23) in the tradition of *Tales From the Crypt* and *Are You Afraid of the Dark?* and **Halloween Horror Musical** (Oct. 30–31), described as "frightfully delightful" (Building B, Fort Mason Center 415-474-6776, improv.org).

Check out the cult classic **The Rocky Horror Picture Show** (Oct. 31) at perhaps the most unlikely of venues, Davies Symphony Hall, to celebrate the film's 40th anniversary. The symphony will perform a spooky preshow with music from classic scary films, like

Psycho, *The Exorcist*, *Poltergeist*, and more. Guest host Peaches Christ will provide commentary and instructions for audience participation during the film. Costumes encouraged, of course (201 Van Ness Avenue, 415-864-6000, sfsymphony.org).

Head over to the Presidio Officers' Club for **The Masquerade Macabre — Do You Dare?** (Oct. 31) and dance to ghoulishly goth swing by the award-winning Lee Presson and the Nails. Find the Salon de Guillotine by Thrillpeddlers, a fortuneteller, and specialty spirits (for purchase) from Arguello. Best of all? It's free (50 Moraga Avenue, 415-561-4400, eventbrite.com).

Have fun and raise funds in Sausalito at the beloved **Goblin Jamboree** (Oct. 17–18) at the Bay Area Discovery Museum, which supports the museum's mission to ignite and advance creative thinking in children (557 McReynolds Road, 415-339-3900, baykidsmuseum.org); the **Supernatural Halloween Party** (Oct. 23) at the California Academy of Sciences benefits their educational outreach activities (55 Music Concourse Drive, 415-379-5411, calacademy.org); and the **Howlin' Moon 5K and 1K Fun Run** (Oct. 25) supports public education at the Claire Lilienthal Alternative School (Little Marina Green, 415-713-5201, clairelilienthal.org).

Head across town to Yerba Buena Gardens for the **15th Annual Halloween Hoopla** (Oct. 31) for interactive games and performances, music, crafts, a ghoulish photo booth, and costume parade (750 Howard Street, 415-543-1718, ybgfestival.org); or hang in the 'hood for the **Chestnut Street Halloween Parade** (Oct. 30), which starts in Moscone Park with crafts and activities before heading down Chestnut Street for trick or treating (1800 Chestnut Street, 415-292-2045, sfrecpark.org). Between the two at Aquarium by the Bay, you'll find their **Halloween** (Oct. 29–Nov. 1) celebration with underwater pumpkin carving, squid dissections, and other fun presentations and activities that celebrate the bay's "creepy creatures and freaky fish" (*Embarcadero at Beach Street*, 415-623-5300, aquariumofthebay.org).

Find family-proper performances at Fort Mason Center with the Young Performers Theatre production of Sherlock Holmes's spine-chilling mystery **Hound of the Baskervilles** (Oct. 24–Nov. 8), the story of death, fangs, a family fortune, and a family curse (2 Marina Boulevard, Building C, 415-346-5550, ypt.org); and the **Company C Contemporary Ballet** production of **Arcane: A Tale of All Hallows' Eve** (Oct. 24–31), about the star Arcane, the allegorical muse of autumn, who sits at the hip of the harvest moon, and visits earth one night each year to awaken the dead who have left something undone or unsaid so they may rectify the past (2 Marina Boulevard, Cowell Theater, 908-708-0752, companyballet.org).

E-mail: lynette@marinatimes.com



Wild Child

Saturday, Oct. 10, 9 p.m.
The Independent (628 Divisadero St.)
 Austin's own indie-pop rockers perform their joyful blend of pop, gypsy and folk. \$18-\$20, 415-771-1421, theindependentsf.com

FILMS & LECTURES

Frank Gehry in Conversation with Paul Goldberger
Tuesday, Oct. 6, 7:30 p.m.
Nourse Theater (275 Hayes St.)
 One the most acclaimed architects of our time known for his use of bold, postmodern shapes and uncommon materials talks with the Pulitzer Prize-winning architecture writer Goldberger, author of Building Art: The Life and Work of Frank Gehry. \$29, 415-392-4400, cityarts.net

Dance Film Festival
Thu.-Sun., Oct. 8-11
Brava Theater (2781 24 St.)
 The fifth annual event organized to present and support dance-based films. \$13-\$15 individual tickets, \$100-\$250 festival pass, sfdancefilmfest.org

38th Annual Mill Valley Film Festival
Daily, Oct. 8-18
Various North Bay venues
 Internationally recognized for showcasing the best in independent and world cinema, this festival draws thousands of attendees for films, panel discussions, and musical performances. \$15 individual tickets, \$2,500 festival pass, 877-874-6833, mvff.com

Ben Bernanke, Former Chairman of the Federal Reserve
Wednesday, Oct. 14, 6:30 p.m.
Nourse Theater (275 Hayes St.)
 The former chairman comes to town to talk with Sir Michael Moritz about the behind-the-scenes decision-making and drama of the controversial efforts to stem a depression following the 2008 stock market collapse. \$30-\$70, 415-597-6700, commonwealthclub.org

San Francisco International Festival of Short Films
Thu.-Sat., Oct. 15-17
Roxie Theater (3117 16th St.)
 Variety is the rule at this collection of films from a number of nations, on a range of topics, in many styles. The only thing they have in common: they're short. \$8-\$10 individual tickets, \$35 festival pass, sfshorts.com

United Nations Association Film Festival
Daily, Oct. 15-25
Various Bay Area venues
 UNAFF celebrates the power of international documentary films dealing with human rights, the environment, protection of refugees, famine, homelessness, racism, disease control, women's issues, children, universal education, war, and peace. \$180 festival pass, \$10 individual tickets, unaff.org



Arab Film Festival

Oct. 16-25
Various Bay Area venues
 The Arab Film Festival is considered one of the most important showcases of Arab cinema outside the Arab world. Catch the best contemporary films that provide insight into the Arab world, alongside realistic perspectives on Arab people, culture, art, history and politics. Contact for individual ticket prices, \$150 festival pass, arabfilmfestival.org

SCIENCE & THE ENVIRONMENT

21st Century Solutions to Critical Western United States Water Woes
Monday, Oct. 5, 6 p.m.
The Commonwealth Club (555 Post St.)
 A distinguished panel of water experts will discuss strategies and innovations to help people survive during drought in the years to come — for cities, farms, rivers, mountains, and coastal ocean areas. Free-\$20, 415-597-6700, commonwealthclub.org



Fifth Annual Bay Area Science Festival

Daily, Oct. 22-Nov. 7 (except Oct. 28 & Nov. 5)
Various Bay Area venues
 This fifth iteration of a celebration of the Bay Area's scientific wonders, resources, and opportunities features lectures, debates, exhibitions, concerts, plays, workshops, and more throughout the Bay Area. Prices vary, 415-894-0545, bayareascience.org

Science Hack Day San Francisco
Sat.-Sun., Oct. 24-25
GitHub HQ (88 Colin P. Kelley Jr. Street)
 In this 48-hour-all-night event, people make silly or serious things with science, seeing what they can prototype within 24 consecutive hours. Designers, developers, scientists, and anyone who is excited about making things with science are welcome to attend. Free, but limit of 100 attendees, sf.sciencehackday.org



Full Moon Walk

Thursday, Oct. 29, 6:30-8:30 p.m.
S.F. Botanical Garden, Golden Gate Park
 Admire the giant golden globe as it rises above the trees and stroll the garden with docent naturalists. Tour ends with fragrant hot tea and cookies in the Moon Viewing Garden. Bring a flashlight and wear warm clothes. \$25, 415-661-1316, sfbotanicalgarden.org

POTABLES & EDIBLES

San Francisco Magazine's FallFest
Saturday, Oct. 10, noon-4 p.m.
Justin Herman Plaza, Embarcadero Center
 Leading local restaurateurs, winemakers and artisans join for an inspiring day of premier wine and food, tasting, chef demonstrations, interactive cocktails, a BBQ grill-off, live music, and more to celebrate eating and living locally. Benefits Meals on Wheels. \$110, sffallfest.com

CUESA 13th Annual Sunday Supper: A Farm to City Feast
Sunday, Oct. 18, 6-10 p.m.
Grand Hall, Ferry Building
 Enjoy an opening reception, a four-course feast prepared by 40 chefs to celebrate the farmers' market community and California's rich agricultural bounty, and a live auction. Benefits CUESA's education programs. \$275, 415-291-3276 cuesa.org

nikewomen
 S A N F R A N C I S C O



ON OCTOBER 18, THE 12TH ANNUAL NIKE WOMEN'S HALF MARATHON, A RACE TO BENEFIT THE LEUKEMIA AND LYMPHOMA SOCIETY, WILL HIT THE STREETS OF SAN FRANCISCO.

COME OUT & SUPPORT THE RUNNERS AS THEY TAKE ON 13.1 MILES OF SAN FRANCISCO'S FINEST HILLS.

PLEASE SEE THE INFORMATION BELOW ON ROAD CLOSURES AND ALTERNATE ROUTES IN YOUR AREA.

LYON ST/YACHT CLUB RD & MARINA DISTRICT / FINISH LINE CLOSURES ON 10/18

- BAY FROM FILLMORE TO LAGUNA WILL BE CLOSED FROM 5:00AM-1:00PM.
- LIMITED EAST-WEST ACCESS WILL BE AVAILABLE ON MARINA BLVD FROM 5:00AM-1:00PM. ALTERNATE ROUTES ARE STRONGLY ADVISED DUE TO ANTICIPATED CONGESTION LEVELS ON RACE DAY.

ALTERNATE ROUTES FOR 10/18

FOR ALTERNATE ROUTES IN THIS AREA, PLEASE USE THE FOLLOWING:

- FOR NORTH-SOUTH ACCESS, PLEASE USE VAN NESS.
- FOR EAST-WEST ACCESS, PLEASE USE LOMBARD.
- LOCAL ACCESS ONLY WILL BE STRICTLY ENFORCED ON RACE DAY, NORTH OF CHESTNUT BETWEEN RICHARDSON AND VAN NESS.

QUESTIONS & CONCERNS

IF YOU HAVE ADDITIONAL QUESTIONS OR NEED ALTERNATE ROUTES AROUND THE CITY, PLEASE CALL OUR CUSTOMER SERVICE LINE AT (866) RUN-NIKE OR EMAIL AT runnikewomen@nike.com.

CALLS AND EMAILS MADE DURING REGULAR BUSINESS HOURS (9:00AM-6:00PM) ARE TYPICALLY RESPONDED TO WITHIN 15 TO 30 MINUTES. MESSAGES LEFT AFTER REGULAR BUSINESS HOURS ARE ANSWERED THE FOLLOWING BUSINESS DAY.



12th Annual Top 100 Tasting Tuesday, Oct. 20, 6:30–8:30 p.m.

City View at Metreon (135 Fourth St.)
This event honors the wineries from around the world that have delivered the best overall performances in the Wine & Spirits magazine tastings throughout the year. Local chefs and artisanal purveyors will serve signature specialties to complement the tastings. Proceeds benefit San Francisco Baykeeper in its efforts to fight water pollution. \$125, 415-255-7736 ext. 2, wineandspiritsmagazine.com

Taste San Francisco Friday, Oct. 23, 5:30 p.m.

Bimbo's 365 Club (1025 Columbus Ave.)
Enjoy tastings and a four-course dinner by top chefs from Acquerello, Cotogna, A16, Perbacco, and more. Benefits the James Beard Foundation. \$350 & up, 415-781-5700, jbfteasteamerica.org

SPORTS & HEALTH

Flu Vaccination Clinic

Wednesday, Oct. 7, 9–11 a.m.
Main Lobby, Presidio YMCA (63 Funston Ave.)
Flu season has begun and vaccinations are recommended for young children, pregnant women, those with chronic health conditions, and those over 65. \$30–\$35, ckwong@ymcasf.org



Living Gluten Free

Tuesday, Oct. 13, 5–6:30 p.m.
Enright Room, CPMC (2333 Buchanan St.)
This class will provide you with invaluable information about the gluten-free diet. Topics include symptoms, diagnosis and follow-up, shopping, cooking, resources, and more. Free, 415-923-3155, chrscf.org

Your Healthy Gut: How Are You Digesting?

Tuesday, Oct. 13, 6–7:30 p.m.
Latino/Hispanic Rms. A&B, S.F. Main Library
Alterations in gut health and gut bacteria are now recognized as a key cause of chronic diseases including allergies, asthma, obesity, depression, skin conditions, and more. Learn how to keep gut bacteria healthy, what optimizes gut health, and available tests. Free, 415-557-4400, sfpl.org



Integrative Restoration Yoga/Meditation

Sunday, Oct. 25, 1–2:30 p.m.
Presidio YMCA (63 Funston Ave.)
An adaptation of Yoga Nidra, a form of meditative self-inquiry, this deep relaxation can help overcome stress, insomnia, anxiety, and activate a greater sense of well-being. Preregistration required. \$15, 415-447-9642, ymcasf.org

S.F. Ski & Snowboard Festival

Fri.–Sun., Oct. 30–Nov. 1
Festival Pavilion, Fort Mason Center
Sip your favorite wine or beer (with VIP admission) and get your on-sale gear for the winter season. See winter-themed films, a BMX/skate ramp show, and more. Free–\$79, 530-581-0553, snowbomb.com

CHILD'S PLAY



Family Movie Night: Big Hero 6

Friday, Oct. 9, 6–9 p.m.
Back lawn, Presidio Performing Arts Center (386 Arguello Blvd.)
Grab your blankets, low-backed chairs, and a picnic or feast on options from Off the Grid's food trucks (6 p.m.) while enjoying music and other activities before the movie (7 p.m.) about the special bond that develops between plus-sized inflatable robot Baymax, and prodigy Hiro Hamada, who team up with a group of friends to form a band of high-tech heroes. Sponsored by District 2 Supervisor Mark Farrell. Free, 415-554-7752, sfbos.org

Penguins+Pajamas Sleepover

Friday, Oct. 16, 6 p.m.
Academy of Sciences
This fun night includes live animal demonstrations, two planetarium showings, late-night snack and full breakfast, and next-day admission to the museum. Ages 5–17, must be accompanied by adult age 25 & up. \$109, 415-379-8000, calacademy.org

Explorables: Handmade Science

Saturday, Oct. 17, 1–4 p.m.
Exploratorium (Pier 15)
Enjoy silly and surprising sounds with listening activities created from head harps, Popsicle stick harmonicas, and glove-a-phones. Free with museum admission (Free–\$29), 415-528-4444, exploratorium.edu

Family Matinee: The Music of Michael Jackson

Saturday, Oct. 24, 11 a.m.
SFJazz (201 Franklin St.)
SFJazz's resident all-star ensemble presents sparkling new arrangements of music by the King of Pop and freshly minted compositions by the band. \$5–\$15, 866-920-5299, sfjazz.org

JUST FOR FUN

Bandwaggin

Saturday, Oct. 10, 2–9 p.m.
Festival Pavilion, Fort Mason Center
Enjoy country music cover bands and incredible views of the Fleet Week air shows with craft beer, whiskey flights, BBQ, burgers, vegetarian options, food trucks with picnic seating, games, line dancing, and much more. A portion of proceeds will benefit a to-be-selected national nonprofit veterans organization. \$20–\$80, bandwaggin.com



43rd Annual Victorian Alliance House Tour: The Storied Houses of Alamo Square

Sunday, Oct. 19, 1–5 p.m.

Alamo Square
Tour eight historic homes from the city's largest collection of preserved Victorian-era architecture. Proceeds benefit the Preservation Grant Fund of The Victorian Alliance, S.F.'s oldest all-volunteer, not-for-profit architectural preservation and education organization. \$50, 415-824-2666, victorianalliance.org

Calendar listings

Send your event listings to calendar@marinatimes.com with succinct specifics about your event, location, dates, times, prices, and contact information (telephone and Internet).

Visit marinatimes.com for additional calendar listings.

Celebrate the 10th Anniversary of the New de Young

Please join us Saturday October 17, 2015

10 am–10 pm

All exhibition spaces and events are free and open to the public.

Sponsors: Hanson Bridgett, PG&E, and Swinerton. Community Partners: BiRite Foodservice Distributors, Drew Altizer, Design Build Solutions, NorCal Printers, Maruca Design, Pacific Coast Trane Service, and Popcorn Movie Posters Company.

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Rain, rain, don't go away just yet ...

Get rain ready

BY JULIA STRZESIESKI

IF THE PREDICTIONS ARE AS ACCURATE as the hype, we will be in for a healthy dose of rain this season. Despite the lack of creeks and streams in our urban areas, we can still experience flooding.

Here are some recommended items to have on hand as well as suggested maintenance checks so you can be prepared for the rain — and enjoy it!

in the fall before the next rainy season. If big trees are near, clean gutters more often.

This is a simple do-it-yourself project: All you need to get started is a ladder, work gloves, a bucket, a garden hose, and motivation. Galvanized gutters are sturdy enough to lean a ladder against, but aluminum gutters are not. When in doubt, use a stepladder or stabilizer. Make sure the ladder is safe before you climb it.

After you have cleared the gutter, run a hefty volume of water through the whole system to flush out any remaining debris, which will also indicate if the downspout is working properly.

While cleaning, make note of any areas needing repair. Performing repairs in wet weather is inconvenient and limits your choice of repair materials. So be sure to do your cleaning when there is dry weather on the horizon.

We will be in for a healthy dose of rain this season, and we can experience flooding.

Lantern: There's no need to use candles when the power is out when there are hundreds of inexpensive LED lantern options. A lantern allows you to do some unplugged activities around the house: read a book, play board games with the kids, and so forth. Gama Sonic offers a rechargeable LED lantern with flashlight that will automatically turn on during a power outage.

Battery-powered phone charger: No electricity means we have no way to power up our cell phones, which have become an extension of our arms. Plus many people now have only cellular phones and no landlines.

Corded phone: If you do have a landline, make sure that you have an old-fashioned corded phone to use in a power outage. Cordless phones most likely won't work if their power source is not working or the battery is dead.

Tarp and bucket: A bit old school, but these are invaluable to have on hand for unexpected leaks.

Rain barrel: Set up a rain barrel to collect rainwater to use in the garden for those dry spells in between storms. Make your own rain barrel with a do-it-yourself kit available at many hardware stores.

Clean storm drains: Flooding can easily occur when storm drains are clogged with leaves and debris. Make sure those around your home are clear. City maintenance crews do clean the storm drains, but you can bet if we have a big storm, they will have their hands full.

Roof inspection: With all of the talk of El Niño, roofers are in high demand as homeowners prepare for the rain. When we get our first rains of the season, they will be in demand even more, so get your roof inspected and repaired, if necessary, now.

GUTTER MAINTENANCE

Plugged gutters and downspouts can be worse than none at all. It's best to check and clean your gutters and downspouts twice a year: in the spring after the winter rains and

HEATING SYSTEM

The onset of winter also comes with cooler temperatures, so now is the time to ensure your home is cozy and energy efficient.

Examine your heating ducts: Think of the ductwork as huge hoses, bringing hot air instead of water into a building. Mostly out of sight, ducts can leak for years without detection. They can become torn or crushed and flattened. Old duct tape will dry up over time, allowing junctions and splices to open, wasting heated air into an attic or under the house. (Use metal-reinforced or foil-backed tape instead of duct tape.) Preventing leaky ducts can save about 10 percent of a heating bill.

Inspect your heating system: Get a routine maintenance and inspection of your heating system each autumn. Replace your heater's air filter monthly. Clean and remove dust from vents and along baseboard heaters.

It takes less energy to warm a cool home than to maintain a warm temperature all day.

Remember, it takes less energy to warm a cool home than to maintain a warm temperature all day long.

Install programmable thermostats: These thermostats are capable of dividing the days into multiple time zones. For example, at night you can turn the thermostat down, and program it to have the house warmed when you wake up and the temperature set during the day to an appropriate level. They are easy to install, save energy, and reduce your electric bill.

Julia Strzesieski is the marketing coordinator at Cole Hardware and can be reached at julia@marinatimes.com.

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The most-desired city

BY JOHN ZIPPERER

BEFORE YOU EVEN ASK: No. “No” is the answer to your question about whether San Francisco’s real estate market has come down to Earth. It hasn’t.

In fact, nothing has changed that would counter the publicity the city received with a well-circulated photo of 16 De Long Street, a decrepit-looking shack with 765 square feet. (Google it.) The Outer Mission home is priced at \$350,000, despite looking like a stiff wind could blow it over. And it might well be sold by the time you read this.

As they say on public radio’s *Marketplace*, let’s look at the numbers.

To recap, the previous median home price peak in San Francisco was \$895,000 in 2007. As of midyear 2015, the median home price in the city is \$1,250,000, reports Paragon Real Estate. Between 2007 and 2015, that median hit a low of \$690,000 in 2011. (The median price for condominiums here went from \$770,000 in 2007 to \$1.1 million by June 2015, with a low of \$647,000 in the trough of 2011.)

John Burns Real Estate Consulting says that “San Francisco ... has become permanently more expensive over time as it grew its economy and desirability and became much more supply-constrained.” Burns’s latest Intrinsic Home Value Index claims San Francisco homes are overvalued at 29.3 percent. But when Quicken Loans compared what homeowners perceived the values of their homes to be and what professional appraisers estimated them to be, it listed San Francisco second in the nation (after San Jose) in which appraiser estimates were higher (by 5 percent) than homeowner estimates.

The San Francisco area did rank in first place in Realtor.com’s list of the 20 hottest real estate markets as of the end of August. Pacific Union notes that San Francisco homes are selling in just 29 days — we’ll see if the \$350,000 shack meets the challenge. However, there is always a caveat when you go deep-diving into data from real estate research firms: The numbers may vary. Pacific Union says those fast-moving houses in San Francisco are going for a median price of \$748,000, which, as any real estate investor will

tell you, is about the price of two tumble-down shacks on De Long Street.

EVERY BARGAIN IS RELATIVE

Assuming someone has snatched 16 De Long Street out from under you but you still want to pay less than \$1 million, where can you go? Paragon cites the Excelsior/Portola region as having the most house sales under \$1 million; there, the media sales price is \$800,000. In second place was Visitacion Valley/Silver Terrace, where the median price is \$681,000, followed by Bayview/Bayview Heights at \$660,000.

Condos of course typically cost less than single-family homes, and they are believed to appreciate at a slower rate. To buy a condo, co-op, or TIC in San Francisco for less than \$1 million, Paragon directs you to the Outer Richmond or to Diamond Heights, noting that the “overall S.F. median condo price in the 2nd quarter of 2015 was about \$1,125,000. Sales under \$1 million still occur in almost every area of the city that features these property types, but a studio unit in Russian Hill may cost the same as a two-bedroom unit in downtown.”

If luxury is your goal and you have \$2 million or more to spend, check out Pacific Heights, Presidio Heights, the Marina, and Cow Hollow, which have the most homes for sale priced at \$5 million or more. Noe Valley, Eureka Valley, Cole Valley, Clarendon Heights, and formerly sleepy Glen Park have the most homes for sale between \$3 million and \$5 million; those neighborhoods also have the most units for sale between \$2 million and \$3 million, says Paragon.

THE COMMERCIAL MARKET

It isn’t just private residential housing that is off-the-charts in San Francisco. Commercial real estate — office, multifamily, retail, and industrial space — is also surging, and JLL Edge calls it a bubble. It’s worth considering what they’re saying.

“Access to top talent is the leading reason San Francisco is being chosen over Silicon Valley,” says JLL Edge. “Today’s hot startups are software/internet-based companies, not the hardware companies that gave Silicon Valley its name. Without reliance on space-intensive R&D facilities, these companies can

base location decisions purely on people.”

Briefly stated, San Francisco has the people power that these companies need, especially for the younger workers tech companies crave. Tech companies new and old are taking up massive amounts of office space in San Francisco, where the office space is artificially constrained through voter initiative just as the residential market has been kept smaller than is needed to service the market need.

We’ll let JLL give the benediction: “San Francisco’s commercial real estate market will correct, it’s only a matter of when, and how severely. ... Is San Francisco’s talent pool deep enough, and is the region’s housing/transportation infrastructure strong enough, to support the total number of jobs that this speculative leasing implies? Yes, over half of San Francisco’s new office construction is preleased, but what about the rest? Unless preleasing continues at its torrid pace, office developers will face similar moments of truth as their buildings near completion with vacancy left to lease.”


E-mail: john@marinatimes.com



Noe Valley
Offered at \$2,750,000
Lovely and Spacious 5BD/3BA Home.
Prime location. The formal living room boasts a gas fireplace, and the southern windows provide great natural light. Master suite on top floor with roof deck and gas fireplace. Large garage and laundry. Near 24th Street shops, Google shuttle, with great freeway access.
4390-26thStreet.com
Tom Cooke
415.823.1624



Cow Hollow
Offered at \$1,998,000
3-Unit Edwardian Building.
Located in the heart of Cow Hollow - near shops and cafes on Union, Fillmore and Chestnut streets, public transportation, the Presidio, the Marina Green! Consisting of one spacious 2-bedroom flat and two 1-bedroom units, this is a fantastic opportunity for an investor or owner-occupier wanting rental income.
2924-2926Fillmore.com
Barbara Stein Friedman
415.321.4246



Cole Valley
Offered at \$1,695,000
Beautiful Remodeled Flat.
Exquisitely designed 3BD/2.5BA unit. Remodeled kitchen opens up to the living room and formal dining room. The lower level master suite includes a built-in office, master bath and walk-in closet, and opens onto a deeded deck.
AnnieWilliamsHomes.com
Annie Williams
415.819.2663



Central Richmond
Offered at \$1,485,000
Elegant Two-Level Condo. This 3BD/2.5BA has a gorgeous open floor plan highlighted by abundant natural light and period detail. Lower level hosts the guest/master retreat with private bath and deck leading to the shared garden. Laundry and parking included.
553-16thAvenue.com
Travis Hale
415.722.6150
Eva Daniel
415.517.7531



Sunnyside
Offered at \$1,450,000
Remodeled View Home. Not a teaser price. Complete remodel of detached 3BD/3BA (1 ensuite) home on extra-wide lot. Gorgeous southern views and fantastic indoor-outdoor living. Kit, and master suite with garden access. Located close to Glen Park village, cafes and services on Monterey Blvd., with great freeway access.
618Mangels.com
Grace Shohet
415.385.5838



Haight Ashbury
Offered at \$1,368,000
Designer Quality Condo with Flexible Floor Plan. Flooded with natural light, this contemporary 3BD+/2BA condo has been stylishly remodeled. Uncluttered layout for interactive living. Chef’s kitchen opens to living/family room overlooking beautifully landscaped garden with koi pond and waterfall. Great location!
1921Page.com
Jacqueline Nejaime
415.321.4343



SOMA
Offered at \$1,195,000
Beautiful Condo Near The Ballpark. This modern 2BD/2BA condo has an open floor plan with new kitchen and 2 Master Suites. Plus a sheltered patio, in unit washer/dryer, storage and 1 car parking.
PaulaPaganoRealtor.com
Paula Pagano
415.860.4209
Lowrie MacLean
415.305.3326



Pacific Heights
Offered at \$998,000
Elegant 2BD/2BA Condo. This contemporary home has beautiful views. The kitchen has granite countertops and opens to the dining room and spacious living room which is perfect for entertaining. One car parking included. Elevator building. Great location!
1998PacificAve-203.com
Sharon Levins
415.321.4247
Amy Levins
415.321.4330

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The Marina Times Real Estate Market Report: August 2015

By Hill & Co.

SINGLE FAMILY HOME SALES

NEIGHBORHOOD	ADDRESS	BEDROOMS/BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	49 Moulton Street	4BD/3.5BA	\$2,800,000	Above	7
Lake	218 27th Avenue	3BD/1BA	\$1,612,000	Above	12
	2025 Lake Street	3BD/3.5BA	\$2,610,000	Above	25
	196 25th Avenue	4BD/4BA	\$3,390,000	Below	60
	25 17th Avenue	5BD/4.5BA	\$4,000,000	Above	0
Laurel Heights (no sales)					
Lone Mountain (no sales)					
Marina (no sales)					
Nob Hill (no sales)					
North Beach (no sales)					
Pacific Heights	2002 California Street	4BD/4BA	\$3,750,000	Above	5
Presidio Heights (no sales)					
Russian Hill	1269 Vallejo Street	4BD/3.5BA	\$5,200,000	Above	44
	65 Montclair Terrace	4BD/4.5BA	\$7,650,000	Below	169
Sea Cliff (no sales)					
Telegraph Hill	298 Chestnut Street	4BD/5BA	\$9,998,000	Below	354

CONDOS

NEIGHBORHOOD	ADDRESS	BEDROOMS/BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	1624 Filbert Street #1	1BD/1BA	\$925,000	Above	53
	1541 Filbert Street #1	3BD/2BA	\$1,750,000	Above	9
Lake (no sales)					
Laurel Heights	100 Parker Avenue #203	1BD/1BA	\$950,000	Above	25
	690 Spruce Street #201	3BD/3BA	\$1,650,000	Above	15
	36 Parker Avenue	3BD/2BD	\$2,105,000	Above	33
Lone Mountain (no sales)					
Marina	3501 Laguna Street #104	1BD/1BA	\$825,000	Above	56
	1468 Francisco Street #1	1BD/1BA	\$1,005,000	Above	38
	1775 Chestnut Street	2BD/2BA	\$1,500,000	At	0
	3747 Divisadero Street	3BD/3BA	\$2,000,000	Below	25
	1969 Jefferson Street	2BD/2BA	\$2,230,000	Above	8
	1629 Beach Street	4BD/4.5BA	\$2,400,000	Below	102
Nob Hill	3653 Buchanan Street #3	3BD/2BA	\$2,500,000	At	0
	1788 Clay Street #106	1BD/1BA	\$825,000	Above	43
	1333 Jones Street #709	1BD/1BA	\$1,015,000	Above	0
	1350 California Street #407	2BD/2BA	\$1,020,000	Below	31
	1635 California Street #65	2BD/2BA	\$1,050,000	Above	28
	1551 Sacramento Street	2BD/1.5BA	\$1,500,000	Below	37
	1731 Larkin Street #2	2BD/2BA	\$1,540,000	Above	33
	1810 Polk Street #308	3BD/3BA	\$1,900,000	Above	8
	1416 Jackson Street	3BD/2.5BA	\$1,901,250	Above	0
	1645 Pacific Avenue #1B	2BD/2BA	\$1,950,000	Below	0
North Beach (no sales)	850 Powell Street #403	3BD/3BA	\$2,700,000	At	11
Pacific Heights	2090 Pacific Avenue #206	1BD/1BA	\$805,000	Above	19
	1990 Green Street #102	1BD/1BA	\$900,000	At	54
	1885 Jackson Street #201	2BD/2BA	\$955,000	Above	27
	2205 Sacramento Street #304	2BD/1.5BA	\$1,650,000	Above	12
	2121 Scott Street	2BD/1.5BA	\$1,950,000	Above	8
Presidio Heights	345 Locust Street #2	3BD/2BA	\$2,300,000	Above	13
Russian Hill	1080 Chestnut Street #2D	1BD/1.5BA	\$1,225,000	Below	65
	1444 Vallejo Street #4	2BD/2BA	\$1,325,000	Above	13
	1080 Chestnut Street #5B	1BD/1BA	\$1,360,000	Below	10
	2038 Leavenworth Street	2BD/2BA	\$1,650,000	Above	13
	1000 North Point Street #1501	2BD/2BA	\$1,950,000	Above	18
	750 North Point Street #1	3BD/3BA	\$2,000,000	Above	74
	2353 Larkin Street	2BD/3BA	\$2,610,000	Above	12
1020 Union Street #5	4BD/3BA	\$2,795,000	At	89	
Sea Cliff (no sales)					
Telegraph Hill	23 Fresno Street	1BD/1BA	\$800,000	Above	25
	477-481 Greenwich Street #3	2BD/1BA	\$805,000	Above	38
	9 Kenneth Rexroth Place	2BD/2BA	\$1,125,000	Above	18
	551-555 Filbert Street #555	3BD/2BA	\$1,800,000	Above	0

The data presented in this report is based on the San Francisco Multiple Listing Service and is accurate to the best of our knowledge, but cannot be guaranteed as such. For additional information, contact Hill & Co., 1880 Lombard Street (at Buchanan), 415-321-4362, hill-co.com.

REAL ESTATE ROUNDUP : Housing, parking prices

Moratorium called counterproductive

BY JOHN ZIPPERER

MISSION MORATORIUM DEBUNKED BY CONTROLLER

In June, Supervisors Mark Farrell and Scott Wiener called for the city's Office of Economic Analysis to study the effects of a proposed temporary moratorium on market-rate housing in the Mission District. The moratorium proposal was the result of concern among some in the district that market-rate housing was causing an evictions crisis and was changing the character of the neighborhoods.

On Sept. 10, the city's report was released, and it "finds no evidence that a temporary moratorium would prevent the demolition of existing housing and direct displacement of current residents, discourage upper-income households from moving into the Mission, or ease rising rents and housing prices in the neighborhood. It would temporarily preserve sites that could later be acquired for affordable housing, but it is highly unlikely that it would reduce the cost of any such site."

The report does note that a moratorium could introduce a bit of a lifeline to residents and activists fearing eviction, but it concludes that the full impact of the moratorium would be self-defeating. "Over an indefinite period, a prohibition on market-rate housing in the Mission would, in general, affect more sites, place greater upward pressure on city housing prices, and reduce affordable housing resources to a greater extent," the report states. "On the other hand, there would also [be] a reduced risk, over the long term, of residents being evicted and existing homes being demolished. The report finds no evidence that even a permanent prohibition on market-rate housing would reverse the trend of upper-income households moving into the neighborhood. The report also finds that new market-rate housing tends to lower, rather than raise, the value of nearby properties, and therefore a moratorium on market-rate housing would not protect nearby existing housing from rising prices."

The report does suggest that other strategies for supporting affordable housing have better chances for success, including subsidies for affordable housing and liberalizing land-use controls in the city.

CUTTING RED TAPE FOR AFFORDABLE HOUSING

A new law could speed up the construction of affordable housing in San Francisco, a move that could reduce the cost of developing such projects. Legislation introduced in mid-September by Supervisor Scott Wiener would let projects that are 100 percent affordable skip the conditional-use permit requirements. The conditional-use process can add months or even years to a project thanks to a long planning process and hearings. "It adds time — often years — and expense to projects, and

that's the last thing affordable housing projects needs," according to Wiener.

The legislation would also streamline the process of getting public input on affordable housing development on publicly owned land in the city.

CONSTRUCTION PARKING LAW

Responding to residents' complaints about loss of parking due to construction, in September the Board of Supervisors unanimously passed legislation introduced by District 2 Supervisor Mark Farrell to require that any construction work that would take up more

There are 250 new construction parking permits each week.

than one parking space for three or more months must include a "contractor construction parking plan." The law will also apply to any large utility

project that lasts more than 15 days.

"I hear complaints from residents every day frustrated by the volume of scarce neighborhood parking spaces that are taken away by construction parking permits, in particular when they sit empty for days at a time," said Farrell. "This law will place common sense controls on our construction parking permitting system to ensure that the highest amount of parking spaces possible are available to San Francisco residents."

According to Farrell's office, there currently are 250 permits obtained each week.

TENANT PROTECTIONS

San Francisco's Board of Supervisors passed legislation in September that would make it more difficult to evict "problem tenants." In a city where it is already notoriously difficult to evict tenants, the legislation seeks to curb the eviction of tenants for "frivolous evictions where the primary motivation is greed," according to Supervisor Jane Kim, who introduced the measure.

The measure also lets tenants have as many roommates as they can fit under building and fire codes, regardless of lease restrictions.

THE ROYAL TREATMENT

San Francisco was in the news recently for two bits of forehead-slapping news that demonstrated how science fictional the city's housing market has become.

First came KPIX's undercover report on a Mission District shared-housing situation, in which 30 people share a house. The price for a bunk bed? A mere \$1,800 a month.

Then comes the news — noted on NPR's comedy quiz show *Wait Wait Don't Tell Me*, no less, so you know it's become part of the zeitgeist — that you can rent a seven-bedroom castle on 200 acres in France for less than it costs to rent a 401-square-foot studio apartment in San Francisco.

Sure, that sounds like a bargain, but the castle is nowhere near a Google bus stop, so it's not such a good deal after all.

Real estate news tips? E-mail: john@marinatimes.com



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A crime query

BY CAROLE ISAACS

ALL BUYERS MAKE choices when they set out to buy a home in San Francisco, whether it is giving up parking, living with one bathroom, fewer bedrooms, or no outdoor space. As the city becomes more expensive with every breath we take, I am regularly surprised how few buyers mention safety and lack of crime in their list of “must haves.”

Beautiful Victorians, new high-rise condos, and legions of young people out on the streets may give newcomers a sense of safety that is not necessarily true everywhere in San Francisco. It is important to keep in mind that San Francisco is a small city and looks can be deceiving. Neighborhoods can change in just a few blocks.

There is no question that neighborhoods like Dog Patch, the Mission, and Hayes Valley are very popular. Starting out their search for a home,

new buyers in San Francisco will ask about these as well as other neighborhoods. Occasionally, a young couple with children will ask if they are safe. Young singles are more concerned with either the cool factor, the opportunity to make money when home prices rise a few years down the road, or living near a Caltrain station or corporate bus stop.

There is no doubt that there are some very cool neighborhoods in San Francisco, and in the past few years they have become gentrified. Still there is more crime in these neighborhoods than one might think. I don't recall that I have ever heard a buyer ask about gangs in San Francisco, even though they are part of daily life for many long-term residents. As micro neighborhoods develop, keep in mind that within a neighborhood some areas are safer than others.

When 738 Hayes Street, a 4,500-square-foot renovated home with four bedrooms and four-and-a-half baths with an asking price of \$3,795,000 came on the market, I found buyers asking, “Do I really want to spend this much money on a home in Hayes Valley? Is this a safe location?” At the time of this writing, after 61 days on the market (DOM) — an eternity in

San Francisco real estate — so far no one has answered the question with “yes.”

Recently, I looked at a home on a broker's tour in a neighborhood I knew to have more crime than the average. I met the listing agent on the sidewalk in front of the home. At

ing criminal activity on the property and in the neighborhood, as well as noise and nuisances. Often a seller who has lived in a neighborhood many years may have come to ignore situations or disturbances that a new homeowner might find upsetting or dangerous. Still,

it is the sellers' responsibility to disclose everything they know about their neighborhood in a matter-of-fact manner that will not cover up unsavory or criminal events.

The final pieces of a property disclosure are the agent's inspections. The majority of sales involve two agents: The selling agent representing the buyer and the listing agent representing the seller.

Here are two more opportunities for a buyer to find out about crime, noise, and neighborhood nuisances. Buyers should read all of these disclosures closely and ask questions if they find anything that may be of concern.

As prices on the Northside of town have

skyrocketed, buyers are thinking about neighborhoods that are ripe for gentrification. Buyers are expanding their searches throughout the city. As an agent, I encourage my buyers to explore neighborhoods both on foot and online. There is an iPhone App called CrimeMapping to find out about crime in a neighborhood. You can also search online for the SFPD Crime Map. It may be possible to find everything you need to know about crime online. Your agent is a resource, too. Let your agent know that living in a safe neighborhood is a high priority for you. If you feel an agent is glossing over your safety concerns, it may be time to look for another agent.

At the end of the day you will be living in your home. When you are considering making an offer, be sure to ask yourself, When escrow closes and I move into my home, will I be able to sleep at night? If the answer is not a resounding “yes,” it is time to consider a different neighborhood, even if it might mean a smaller home or a longer commute to work.

Carole Isaacs is a Realtor with McGuire Real Estate, where she is a Top Producer. Follow her on Twitter @CaroleIsaacs or visit her online at caroleisaacs.com or call 415-608-1267.

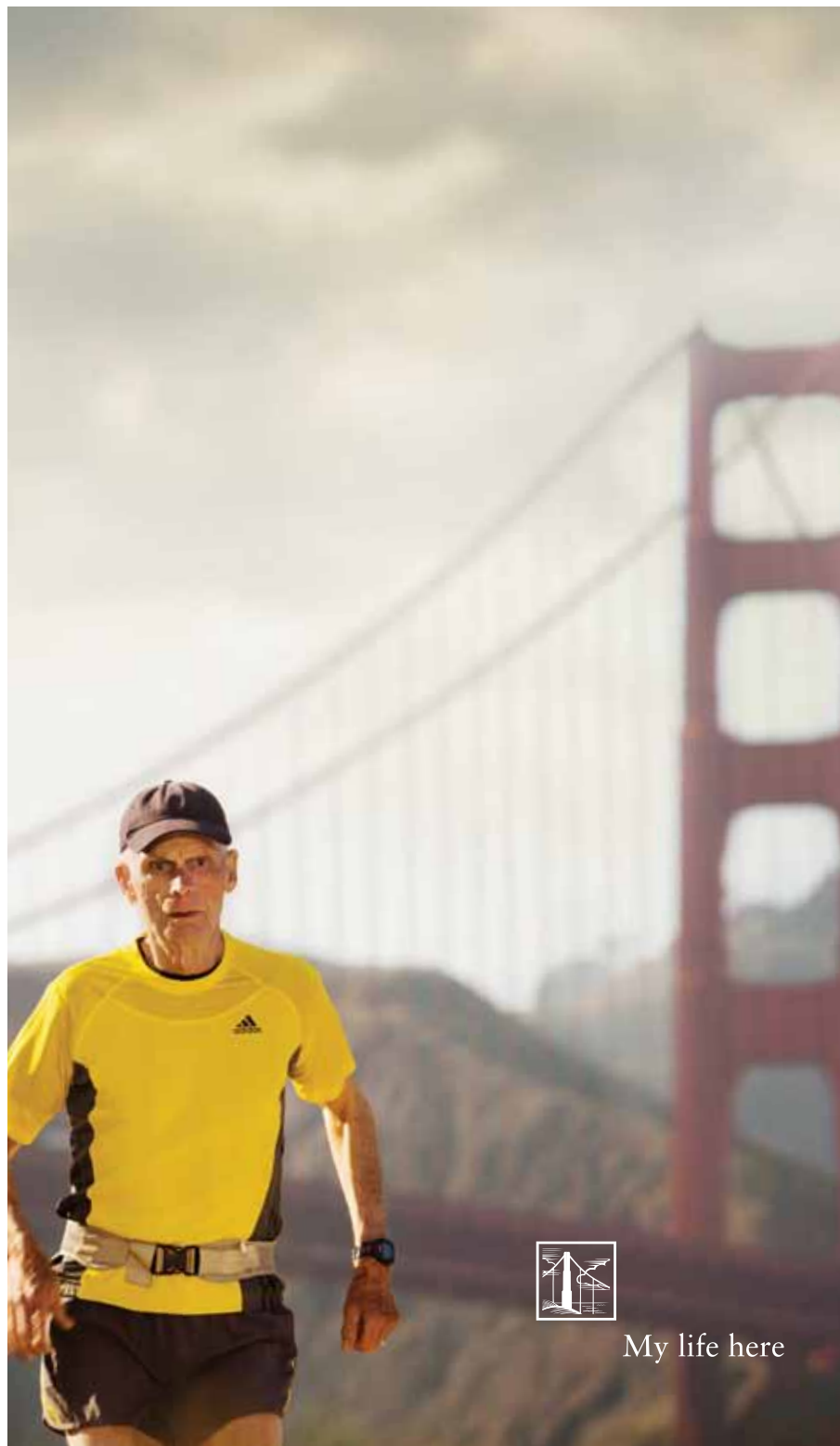


Checking crime maps is a good way to find information about safety near a prospective new home. IMAGE: SFPD

Neighborhoods can change in just a few blocks.

that moment together we watched a police car drive up and two officers get out of their car to investigate a disturbance in the housing complex across the street. I specifically asked the agent about crime in the neighborhood. She waved off my question saying, “Oh, in a few years the housing will be gone and things will be different.” I was stunned at her comment. Not able to keep my mouth shut, I told her I thought it was a serious mistake to say something like that. The housing complex was in fact low-income, subsidized city housing, and I could not imagine it ever being sold to a developer. Checking the MLS, I found the home sold for 5.84 percent over the asking price. The price was not inconsequential to begin with, and I can only assume that a freshly remodeled home trumped a location with less crime for the buyers.

All agents prepare a disclosure package as they prepare a property for sale. When reading the disclosure for a property, you will find a form completed by the seller called the “Real Estate Transaction Disclosure Statement.” Among other things, sellers have a responsibility to disclose crime in their neighborhood. There are specific questions for sellers to answer concern-



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Richard Willets, resident since 2013

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Is the sky the limit?

Prices are high, but are they a bubble?

BY STEPHANIE SAUNDERS AHLBERG

A QUESTION I AM ASKED FREQUENTLY by San Franciscans is, "With prices this high, are we headed for a bubble?"

I know prices appear to be rising to levels that cannot be sustained. The home affordability index keeps going down in San Francisco and some surrounding areas. For some people, the prices are out of reach. But for others, even as they rise, they still remain "affordable."

Price always stems from supply and demand for nearly anything. I'm sure some might remember the gas crisis in the 1970s, when there were long lines for gas, and the stations could set the price to just about anywhere they wanted. Prices rose by quite a lot, but people still waited in line because they wanted gas for their cars. That was a direct result of supply and demand. We are experiencing much the same here in San Francisco and the desirable surrounding area. Records are being broken, but buyers are still buying.

The continued lack of supply in the housing market directly fuels the situation we're currently experiencing. According to the National Association of Realtors (NAR), in the first quarter of 2015, 51 metro areas in the nation saw double-

digit price increases; up from 24 areas that saw a comparable rise in the last quarter of 2014. San Francisco, of course, is among those areas seeing double-digit increases.

Many buyers are feeling more confident and want to lock in lower interest rates before they rise, which the media frequently warns will happen in the coming months. And while buyers are feeling confident, sellers are often hesitant to sell because they don't know what they will be able to afford or find once they've sold. Their understandable hesitation is a large factor that has contributed to the city's low housing inventory. According to NAR, San Francisco was the second most expensive housing market at the end of the first quarter, and predictions are that home values will continue to rise.

HIGHEST SALE PRICES SO FAR THIS YEAR

I thought you would like a couple of examples of ultra high-priced home sales. In August, the highest sale ever in Marin County occurred in the luxury town of Belvedere. Locksley Hall, a 12,000-square-foot historic mansion, sold for \$47.5 million. It is an exquisite and beautiful property, and the sellers reportedly spent \$32 million restoring the mansion with its sweeping views. I'm told the buyer of Locksley Hall is from the tech sector,



When does a market turn from being a fun ride to a scary bubble?
PHOTO: FRÉDÉRIQUE VOISIN-DEMERY FROM GRENOBLE, FRANCE

which is where we are seeing many of the high-end buyers coming from these days.

Before this sale, the highest sale of the year in Marin was \$13 million, and four home sales over \$10 million have been in Belvedere.

In San Francisco, the highest sale so far this year was on the Gold Coast in Pacific Heights on Broadway. The property went for \$31 million. That property, similar to Locksley Hall, was also a noteworthy 19th-century home in a prime location. In San Francisco, there have been nine sales so far in 2015 over \$10 million, according to the Multiple Listing Service — all on the Northside.

So the question remains: Is the sky the limit? It appears that there are

quite a few qualified buyers out there interested in buying these multimillion-dollar homes. Supply continues to be low, and the number of qualified buyers remains high. So for now, I believe that until interest rates rise significantly, or we experience a large correction in the economic sector, or some other event beyond our control takes place, the sky will continue to be the limit.

Stephanie Saunders Ahlberg has been a real estate agent for more than 30 years and joined Hill & Co. in 1983, where she has consistently been among the top 10 sales people. She can be reached at www.realtyinsanfrancisco.com.



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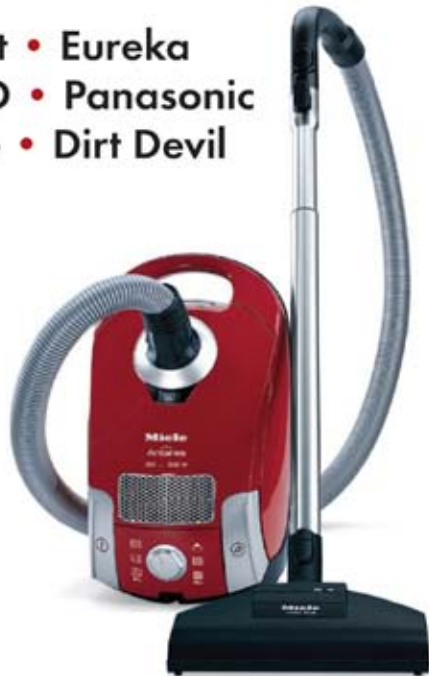
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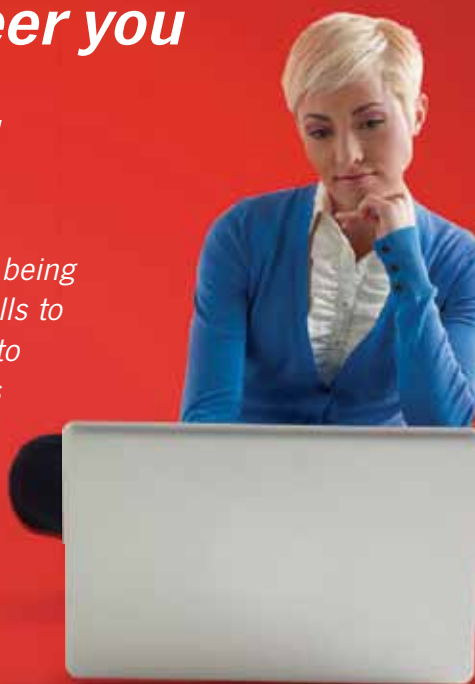
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What's the going rate for a tooth these days? PHOTO: MICHAEL MARUSIN / FLICKR

Tooth fairy tips

BY LIZ FARRELL

THE TOOTH FAIRY CAN BE AN important part of a child's life, especially in the early years of losing teeth. Most children hold on to their belief in the tooth fairy longer than their belief in Santa Claus or the Easter Bunny. Playing this role can be tricky for parents while determining how much money to leave and what stories to tell about where all the teeth go. With seven years between our oldest and youngest child, it is important to us that we keep the magic alive so each of them can enjoy and relish the excitement of the tooth fairy for as long as possible. Here are some tips that may help the tooth fairy in your house:

The going rate: Deciding what is appropriate to leave under your child's pillow is purely a family decision; however, if you are like I am, you want to be in the ballpark of today's going rate. According to Visa's latest tooth fairy survey, the average price of a lost tooth in 2015 is \$3.19, which puts a full set of 20 baby teeth around \$63. The research also suggests (which I find fascinating and true for our household) that dads report giving 27 percent more than moms. Visa actually has a free tooth fairy app (practicalmoneyskills.com/toothfairy) with an online calculator to help parents determine an appropriate amount per lost tooth. In our house, we always give more for the first tooth because that is such a special moment and then a silver dollar for each additional tooth.

Whatever amount you decide, consistency is important. Remember, your little one has many teeth to lose, so if you start high, you're going to have to maintain that level of payment for every tooth thereafter and for every younger sibling. My son can tell you exactly how much his older sister received for each tooth. Inconsistency can lead to confusion, and confusion can lead to questions that only get harder to answer.

Be prepared: Often that first tooth falls out late in the day, when banks are closed and it is too late for any last-minute shopping. As soon as you see that tooth become wiggly, get ready. Gather a secret

stash of coins, dollars, or whatever you are leaving, and decide what to leave the tooth in — there are many options. My daughter received a cute tooth fairy pillow as a gift, and it hangs over her bedpost. If you opt for something simpler, you can have your child decorate a special envelope or container. However, my favorite, which also makes it easy for the tooth fairy, is the decorative tooth fairy pillow dish on Etsy. It can be placed in the bedroom

or bathroom and is perfect for a child who is uneasy about someone putting something under his or her pillow while sleeping. Make sure to set an alarm or

My daughter asked what the tooth fairy did with everyone's teeth.

write yourself a note so you don't forget your fairy duties. If you do happen to forget, and it happens to all of us, have a story ready or hide it under someone else's pillow and say the tooth fairy got confused.

Maintain the magic: Every child is different and only you as the parent will know what will work best to keep your child believing for as long as possible. After my daughter lost her first tooth in kindergarten, she had many questions about what the tooth fairy did with everyone's teeth. I found a great picture on the Internet of the tooth fairy's castle made of teeth and toothpaste, which she continues to add to. My daughter was really into princesses and fairies at the time, so this worked. For our son, who can be a bit more skeptical and lost his first tooth a bit later, we used icaughtthetoothfairy.com. The website allows you to superimpose an image of the tooth fairy onto a picture of your child sleeping. It costs about \$10, but for doubters, this is good proof. If all else fails, you can always try our mantra: "If you don't believe, you don't receive," so once you stop believing, the tooth fairy stops coming. So far, this has worked.

Seeing the excitement of your child anticipate a visit from the tooth fairy is priceless. We have a lot more years of tooth fairy duties in our house, and I hope it is a tradition we can all continue to find joy and magic in until the last tooth flies away.

Liz Farrell is the mother of three young children. She was formerly a television producer in Washington D.C. and in San Francisco.

THE HEALTHFUL LIFE ∴ Fall food



Autumnal produce. PHOTO: CHARLES SMITH / FLICKR

Seasonal eating

BY THALIA FARSHCHIAN

AS WE ENTER FALL, WE say goodbye to fresh berries, watermelons, and heirloom tomatoes only to say hello to pumpkins, sweet potatoes, and pomegranates. In our modern times, we have access to just about any kind of food at any time of the year. Paradoxically, this access is a disadvantage to our health and the environment.

The good news is that with the increase in local farmers' markets, the White House kitchen garden, and books like the *Omnivore's Dilemma*, people are increasingly returning to the way we once ate.

CLIMATE AFFECTS NUTRIENTS

In San Francisco, we have incredible access to local produce at farmers' markets or by utilizing Community Supported Agriculture (CSA) for home delivery (localharvest.org/csa/). This access offers you enhanced nutrition, because there is a shorter time between harvest and consumption. From a global perspective, the carbon footprint is lower and small businesses are supported.

By allowing our diet to change with the seasons, we create a natural diversity in our nutrition that supports us for the time of year. A 2001 study in Japan found a three-fold difference in the vitamin C content of spinach harvested in the summer versus the winter. Climate changes the resources given to the plant and in turn affects the nutrient content of food.

NATURE PROVIDES WHAT WE NEED

We are exposed to different health concerns depending on the time of year. As well, weather changes can affect both micronutrient and macronutrient needs.

A good example of **macronutrient** (protein, fat, carbohydrate) support is the increase in higher carbohydrate foods as we enter fall and winter. Food is a common source of

creating heat within our bodies, so foods that are higher in carbohydrates and starches generally create more heat. This is often why people may gain more fat during these seasons. The extra insulation keeps us a little warmer.

A good example of **micronutrient** (vitamins, minerals) support is the increase of dark leafy greens during spring. Many people suffer seasonal allergies during this time, and the nutrients in Swiss chard, spinach, romaine lettuce, parsley, dandelion greens, basil, cilantro, and nettles can support the liver in naturally detoxifying allergens.

SEASONAL FOOD PREPARATION

How we prepare our foods also shifts with the seasons. During the winter months, there is a tendency to prepare warmer foods like soups and stews. In the spring and summer, people consume more raw foods like salads.

Juicing cleanses have become increasingly popular. The ideal time to do a juice cleanse is from spring through early fall. Because the weather is typically warmer, your body does not have to rely on the digestion of food to create internal heat. This can make a cleanse more comfortable and healthful. In San Francisco, I'll typically do my juice cleanses during our warmer months — fall or early spring. If I feel the need to detoxify other times of the year, I will tailor the cleanse to fit the season or weather patterns:

Fall

- Fruits: apples, pomegranates
- Vegetables: carrots, sweet potatoes, butternut squash, peppers
- Onion
- Garlic
- Ginger

Winter

- Fruits: pears, persimmons, dried fruit
- Root vegetables: parsnips, turnips, beets, carrots, garlic, onion

- Winter squash
- Fish, chicken, beef, lamb, venison
- Nuts

Spring

- Greens: Swiss chard, spinach, romaine lettuce, fresh parsley, basil, nettles
- Root vegetables: beets
- Cucumbers

Summer

- Fruits: berries, apples, plums, melons, nectarines
- Vegetables: summer squash, broccoli, cauliflower, corn
- Heirloom tomatoes
- Yogurt
- Eggs (Yes, eggs have seasons, too)

MY FAVORITE FALL RECIPE

Spicy Pumpkin Hummus (Serves 12)

- 14 ounces cooked garbanzo beans, drained
- 1 clove garlic
- 1½ cups pumpkin puree
- ¼ cup tahini
- 2 tablespoons olive oil
- 3 tablespoons lemon juice
- ¼ to ½ teaspoon cayenne pepper (to taste)
- 1 teaspoon cumin
- 1 teaspoon salt
- ¼ teaspoon freshly ground black pepper

Place the garbanzo beans in a food processor and process until finely chopped. With the motor running, add garlic through the tube and process until very fine. Add the remaining ingredients and process until smooth. Taste for seasoning, adding additional salt, pepper, and lemon juice, if desired.

Serve with sweet potato chips.

Thalia Farshchian is a naturopathic doctor at Discover Health. Her background includes both conventional and alternative modalities, and her practice is primarily focused on weight management, hormone imbalances, and gastrointestinal conditions. E-mail: drthalia@discoverhealthmd.com



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San Francisco Arts Commission

WritersCorps reading at Lit Crawl on October 17, 2015

Join us at **Young & Made: WritersCorps Youth & Teaching Artists** at Lit Crawl, San Francisco's annual festival of literary awesomeness. Come hear from our writers-in-residence **Maddy Clifford, Sandra García Rivera, Roseli Ilano, Annie Rovzar, Harold Terezón** and youth writers during our reading at **Lit Crawl**, Saturday, October 17 from 7:15-8:15 pm (Phase 2). Teens welcome! This **free** event will take place at **Scholar Match** at 849 Valencia Street (between 19th & 20th Streets). For more information about the event, check out our website at www.writerscorps.org.

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San Francisco WIC has six offices throughout the City. For more information, call (415) 575-5788. This institution is an equal opportunity provider.

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- October 6
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TRAVEL WITH YOUR DOG :: Rolling on the river

Take your dog canoeing at Mendocino's Little River Inn

BY SUSAN DYER REYNOLDS

THESE IS PERHAPS NOTHING more beautiful than autumn along the Mendocino coast. Traveling beneath the redwood canopies, you know you're close when you see the crystal blue waves capped with frothy white foam breaking against the rocks.

The town of Mendocino is known for its quaint charm, but it has quite a storied history with Hollywood — and when the stars came to town, they stayed at the Little River Inn. The original home was built in 1853 by Silas Coombs and has remained in the family for five generations. In 1939, granddaughter Cora Coombs and her husband, Ole Hervilla, opened the Little River Inn after Hervilla asked his mother-in-law to turn her living room into a bar. Known as Ole's Whale Watch, the bar and the inn quickly became a favorite of movie royalty.

Myrna Loy stayed with her husband the year the inn opened; in 1943, the cast and crew of *Frenchman's Creek* starring Joan Fontaine visited; in 1947 Jane Wyman and her husband, Ronald Reagan, stayed while filming *Johnny Belinda* (for which Wyman won an Oscar). Perhaps the most legendary guest was James Dean, who stayed at the inn while filming *East of Eden* in 1954 (Dean managed to get himself booted from the Whale Watch by Hervilla for stretching his legs out on a tabletop). The Little River Inn has expanded a bit since then with 65 ocean-view rooms, dining room, dog-friendly parlor, nine-hole golf course with pro shop, and a day spa, all situated on 225 stunning wooded acres.

Because the Little River Inn is known for its star power, it seemed only fitting that Skylar Grey bring a little canine glamour to the mix, so Steve, Skylar, Blue, and I decided to check out the **River Dog Seasonal Package**, which is a great deal: Two nights in an ocean-view fireplace room (pet fee included), a three-hour canoe excursion, an \$80 dinner voucher, a doggie goodie bag

with treats, and a dossier on where to take your dog to hike, bike, boat, and swim. Packages for two begin at \$671 or \$851 with spa treatments (exclusive of tax and gratuity), and the package is available through Oct. 31 (use promo code RIVERD to book online at littleriverinn.com or call 888-466-5683).

ON THE WAY

About 10 miles from Mendocino we hit the vineyards of the Anderson Valley, which reminds me of what Napa was like many years ago, before it became a tourist destination teeming with tour buses, long lines, and overpriced tasting rooms. A friend told me about **Lula Cellars** (2800 Guntley Road, Philo, 707-895-3737, lulacellars.com), which she said was the dog-friendliest winery around. Winemaker Jeff Hansen has nearly 30 years in the business, making wine in Napa Valley before establishing Lula (named for his grandmother) in 2010. Hansen produces wines entirely from Mendocino County grapes and sold only on property or through their wine club.

"The goal at Lula is to create world-class wines and sell them directly to consumers at reasonable prices," Hansen says. He makes around 3,000 cases annually, comprised of Pinot Noir, Zinfandel, Dry Gewurztraminer, Pinot Gris, and Rosato (Rosé of Pinot Noir). "Whether we sell them in six months or 12 months, when they're gone that's it," he says. One year ago, Lula opened a 22-acre property in Philo (along Highway 128) where ocean breezes sweep across rolling hills every afternoon. Honey, Jeff's rescued yellow Lab, greeted us at the tasting room. Skylar and Blue had a bit of pent up energy after the long ride, so Jeff took us on a tour of the 14-acre Pinot Noir vineyard, replete with a new 10,000-square-foot area available for weddings and other private events. "Do the dogs want to go swimming in the pond?" Jeff asked, but by that time Sky and Blue were already in the water, chasing frogs and cooling off.

While Steve and the dogs wandered through the vineyards, I sat down under the shade trees with Jeff to taste his wines, including the double gold medal-winning 2012 Mendocino Pinot Noir, redolent with coriander and black cherry notes perfect for pairing with grilled salmon or duck. The gold medal-winning 2012 Costa Vineyards Pinot Noir was rich with flavors of plum and berries, while the 2013 Mendocino Zinfandel was herbaceous, slightly spicy, and lush enough to stand up to sausage or barbecued ribs. The 2012 Pinot Gris and the 2014 Mendocino Dry Gewurztraminer would be my picks to pair with chicken or flaky white fish like halibut, but my favorite was the 2014 Rosato, the fifth vintage of Lula's dry rosé made from the juice of Pinot Noir and Tempranillo grapes fermented at very cold temperatures to retain the fruit-forward flavors (think strawberries and watermelon) with hints of spice. It was the best rosé I've ever had, and I grabbed several bottles (a steal at \$20 each) to give as holiday gifts.

Our room was a little piece of heaven, luxurious but cozy with a fireplace and huge windows overlooking the mighty Pacific.

WHERE TO STAY

As you drive up past serene gardens surrounding classic white Victorians, it is clear why the Little River Inn has been the place to stay in Mendocino for 75 years and counting. Our room was a little piece of heaven, luxurious but cozy with a fireplace and huge windows overlooking the mighty Pacific. The bathroom's highlight is an enormous jetted soaking tub, deep enough for an adult to float in. "I can't wait to get in that," I said to Skylar, who was more interested in her goodie bag than the tub. Comfy Adirondack chairs on our private porch proved the perfect place to relax at the end of a long day. We watched the sun set to the sound of crashing waves while sipping a glass of Lula Rosato.

WHERE TO PLAY

The first morning we took Skylar and Blue to the nearby beach where they were able to romp, swim, and stare at harbor seals that were just as curious about them. Our dog dossier guided us to several "McDog Parks" — off leash spaces, some fenced, others right on the water — as well as to fishing and whale-watching excursions.

The next day we headed to the docks of **Catch a Canoe** (707-937-0273, catchacanoe.com)



Skylar and Blue snooze in the sun on a Big River canoe trip. PHOTO: STEVE RUSSELL

to board a handcrafted redwood outrigger that is both beautiful and (thank goodness) incredibly stable. The Big River is stunning, flowing 55 miles westward along the rugged coastal range into Mendocino Bay. The lower eight miles are perfect for canoeing, and we glided peacefully

through sea grass flats and under towering redwoods where we caught glimpses of otters, seals, and eagles. The only sounds were the swooshing of our paddles and the pit bulls snoring as they snoozed in the sun.

This is a must-do if you love sharing outdoor adventures with your dog.

WHERE TO DINE

Dining with your dog usually means sitting outside or room service. One of the coolest things about the Little River Inn is the oceanfront dog-friendly parlor that presents a rare privilege: dining with your dog indoors (there's only one table, so reserve in advance). Executive chef Marc Dym takes advantage of the local bounty of seasonal seafood and produce. When we visited, wild-caught king salmon was at its peak, served mid-rare with sumptuous spinach purée, Parmesan polenta, and basil coulis. It's also hard to go wrong with charbroiled New York pepper steak topped with mushroom brandy jus, or confit pork "osso bucco" — unctuous, slow-braised shank served over polenta with fennel marinara sauce and roasted garlic red chile broccoli.

For lunch and lighter fare, the proper clam chowder made my Rhode Island roots giddy — a briny, juicy, thin broth full of fresh steamed clams (in the shell), smoky bacon, potatoes, onion, celery, and just a touch of cream. Steve ordered calamari, dusted with rice flour for extra crispness and flash fried. I'm usually not a huge fan of fried

calamari, but I couldn't stop eating these.

For breakfast, I had to try the legendary Ole's Swedish hotcakes — light, thin, crepe-like pancakes dusted with powdered sugar and a squeeze of lemon. Steve enjoyed the crab cake Benedict, and the dogs were greeted with biscuits and tons of attention (which they liked even better than the biscuits).

WHERE TO SHOP

Mendocino Village provides shopping with more of those incredible Pacific Ocean views. I collect mermaids, so I loved the small sea-themed stores featuring mermaid items; Steve's into books so he visited **Gallery Bookshop** (Main and Kasten Streets, 707-937-2665, gallerybookshop.com). We both love chocolate, so we picked up some decadent handmade "Coastal Redwood Bark" (white chocolate dotted with fresh raspberries) at the **Mendocino Chocolate Company** (10483 Lansing Street, 707-937-1107, mendocino-chocolate.com). And for the kids, **Out of this World** (45100 Main Street, 707-937-3335, outofthisworldshop.com) offers a wide array of telescopes and science-related toys.

On our way out of town, we took the dogs for a ride on the historic **Skunk Train** (299 East Commercial, Willits, 707-964-6371, skunktrain.com) along the iconic Redwood Route. Sky and Blue were the only dogs onboard, so they became the mascots for our fellow passengers. The gift shop at the station is a hidden gem for finding unique California-themed items, such as postcards made from packets of native wildflower seeds, and like most places in Mendocino, Skylar and Blue were welcomed.

For more information on Mendocino, visit mendocino.com or call 888-636-3624.

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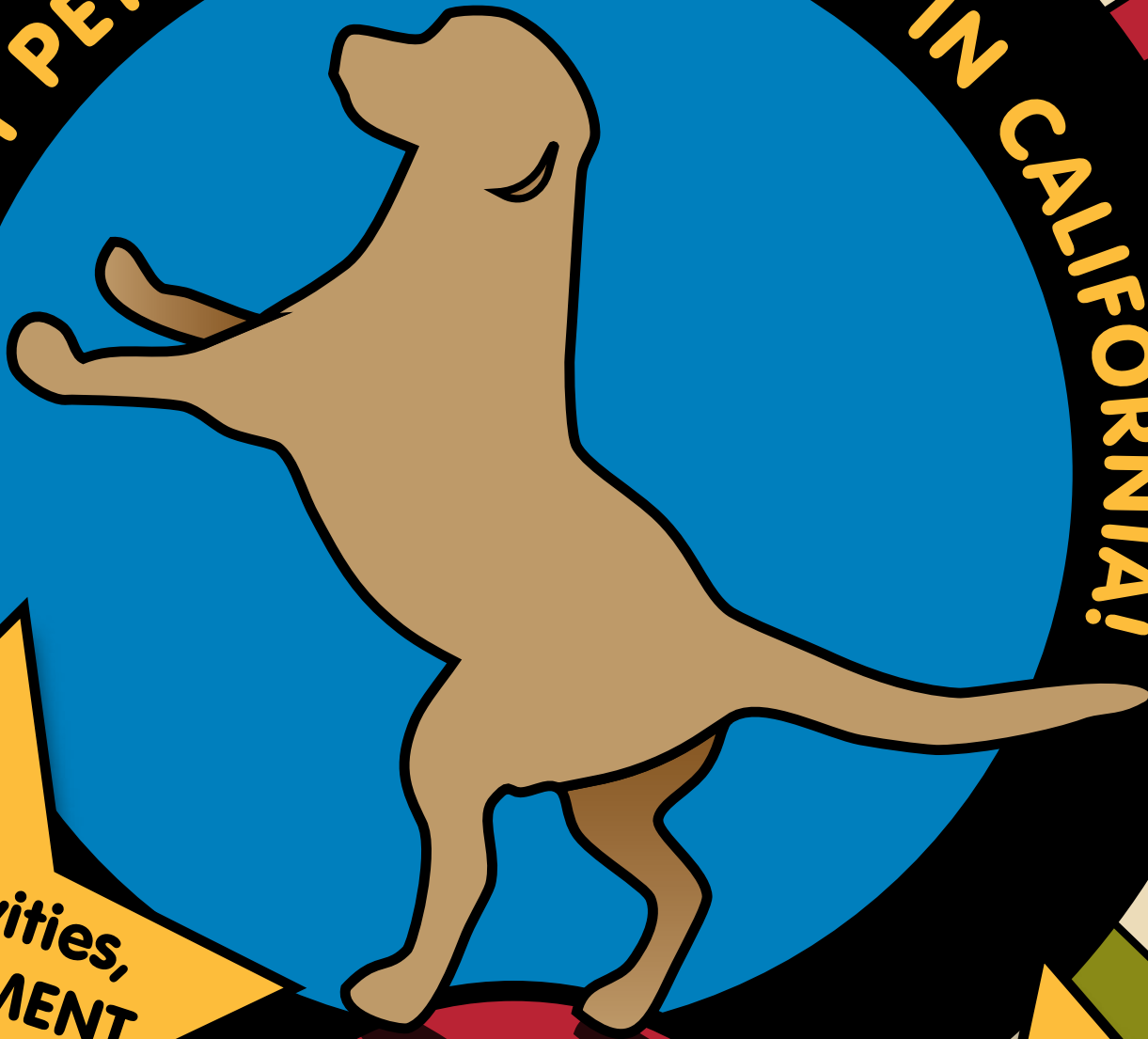
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