



Time to get dishing  
A16 gets new top chef, p. 10  
Ernie Beyl digs into chop suey, p. 11



More online  
Visiting Sacramento, plus  
Coastal Commuter, Evalyn  
Baron, and full calendar  
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Artist Joel Yau paints with chalk pastels at the North Beach Festival. PHOTO: RICH SZETO

# Let the summer street festivals begin

BY LYNETTE MAJER

THE TRADITIONAL BEGINNING of summer in most parts of the country is Memorial Day, but in San Francisco, it's also our unique street festivals. We may see many of the same vendors

at each festival, but each fair has its own personality depending on the neighborhood. You'll find arts, crafts, food, and music at all the festivals, as well as free admission, but occasionally one will incorporate new features or themes, as the Union Street Festival has done in

its 41st iteration as the Union Street Music Festival.

## UNION STREET MUSIC FESTIVAL

Up first on the summer street fair schedule is the renamed Union Street Music Festival on the first

*STREET FESTIVALS, continued on 5*

## REYNOLDS RAP

# It's time to tax foreign homebuyers

In one of the most unaffordable cities on earth, overseas cash drives prices higher

BY SUSAN DYER REYNOLDS

ON APRIL 24, 2017, A THREE-BEDROOM, TWO-bathroom house located at 1531 25th Avenue in San Francisco's Outer Sunset district sold for \$1.55 million — a half-million over the asking price of \$995,000. The listing agent, Jason Chan of Barbagelata Real Estate, told SFGate that the open houses were slammed, with "40 to 50 people packed into the home at a time." The accepted offer was all-cash with a five-day close (meaning no contingencies), and it was the second highest offer. You read that right — someone else bid even more than \$1.55 million to live on a street that is shrouded in fog most of the year and has so much traffic speeding down it you could swear it was a freeway. No offense, Outer Sunset dwellers, but I'm not even a huge sun lover and it's too dismal there for me. So who would spend an outrageous sum of money for an average house in the middle of a desolate haze? Because real estate professionals are often under multiple nondisclosure agreements, and due to the fact buyers aren't required to disclose their citizenship or

*REYNOLDS RAP, continued on 6*

## BELLINGHAM BY THE BAY

# A muttering instinct

BY BRUCE BELLINGHAM

I WAS WONDERING WHAT HAPPENED TO THOSE FAMOUS parrots of Telegraph Hill. "They're gone," quipped **Tony Gantner**. "They can't afford the rents."

And perhaps they were being choked by the constantly increasing number of cars on the streets of San Francisco. This is really a walking town. Motorists have taken to double-parking as a matter of routine. And, you know, parking is such sweet sorrow. ... Speaking of **Shakespeare**, the San Francisco Shakespeare Festival celebrated the Bard's birthday on April 23 by presenting a reading of the "To Be or Not to Be" soliloquy from *Hamlet* at the labyrinth at Grace Cathedral. Seven actors, holding cue cards with the essential words, circled the labyrinth, and recited the famous piece. As for "the slings, and arrows of outrageous fortune," Nob Hill is an appropriate venue. The festival's artistic director, **Rebecca Ennals**, reminded me that Shakespeare died on his birthday. Yet another irony, the sort that filled his works. ...

More literary items: Reading Partners is a group of teachers, volunteers, and sponsors dedicated to promoting reading in public schools. This, as the government seeks ways to cut back on school programs — even lower standards on school lunches (to the dismay of **Michelle Obama**). To raise a little money for local schools, Reading Partners sponsored a celebrity spelling bee at Bimbo's in North Beach on April 27. It was quite a party. Celebrity spellers included **Sully Sullen-**

*BELLINGHAM, continued on 4*

## ART WORLD



Edvard Munch, *The Dance of Life*, 1925; oil on canvas; 56 5/16 x 81 7/8 in.; PHOTO: COURTESY THE MUNCH MUSEUM, OSLO

# Edvard Munch: Between the Clock and the Bed at SFMOMA

BY SHARON ANDERSON

SELF PORTRAIT: BETWEEN THE *Clock and the Bed* was conceived by Symbolist painter Edvard Munch between 1940 and 1943. This last significant self-

portrait is the starting point of this exhibition's examination of Munch's career as an artist. Time, existence, love, and death are just a few of Munch's themes centered on the human condition, themes he rendered with a haunting origi-

inality that earned him a reputation as an innovator of 20th century figurative painting.

Munch's influence during the Symbolist and Expressionist era can be felt in the works of many 20th century artists who followed, in particular Jasper Johns, who became interested in the cross-hatch brushstrokes in *Self Portrait: Between the Clock and the Bed*. Munch included the process of painting by allowing visceral scratchings of preliminary sketches to show through on the completed canvas. Another trademark of his style was the intense, vibrant colors used to depict emotion in works like *The Dance of Life* (1925).

Themes of anxiety, mortality, isolation, and desire run through the 45 works in this exhibition, seven of which make their United States debut. Eight galleries unfold thematically, grouping Munch's paintings according to subject matter. Many are deeply personal works from Munch's own collection on loan from the Munch Museum in Oslo, Norway, along with other pieces borrowed from institutions and private lenders. SFMOMA will also present *Sick*

*ART WORLD, continued on 5*





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<b>Publisher</b> Earl Adkins <a href="mailto:publisher@marinatimes.com">publisher@marinatimes.com</a>	<b>Executive Editor</b> John Zipperer <a href="mailto:john@marinatimes.com">john@marinatimes.com</a>	<b>Layout Designer</b> Sara Brownell <a href="mailto:sara@marinatimes.com">sara@marinatimes.com</a>
<b>Editor in Chief</b> Susan Dyer Reynolds <a href="mailto:susan@marinatimes.com">susan@marinatimes.com</a>	<b>Managing Editor</b> Lynette Majer <a href="mailto:lynette@marinatimes.com">lynette@marinatimes.com</a>	<b>Web Designer</b> Joe Bachman

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NEWS BRIEFS : Parking, renting, and driving

# Watch where you drive

## CHARIOT PARKING

One day in May, when a *Marina Times* reader pulled up to drop her children off at school on Green Street between Steiner and Pierce, she could tell there had just been an accident. Debris in the middle of the street remained from a collision between a Tesla and another car that was backing out of a driveway. Our reader notes, “No one was taken away by ambulance,” but she did point to two vans of the Chariot private commuter service parked illegally nearby, suggesting the auto drivers had been unable to see each other because of the vans.

Chariot drivers have been reportedly asked not to be on that street, but they continued to come. Our reader wrote, “Bottom line is these vans should not be allowed in school zones and they should not be allowed to just stop in the middle of the street and pick people up.”

“We take any complaints very seriously, and the safety of our riders and the public is our top priority,” a Chariot spokesperson told the *Marina Times*. “Upon learning of this on Friday, May 12, we took immediate corrective action and revised the Chariot route to avoid the area entirely, and the principal of St. Vincent de Paul School ... confirmed the following Monday, May 15 that the situation had been resolved and there were no Chariots on Green Street.”

## SHORT-TERM RENTAL TRUCE

In May, homeshare companies Airbnb and HomeAway settled their lawsuit against San Francisco over a 2015 law that restricted the amount of time people could rent their residential spaces and required registration and tax collection, among other things. The ordinance was sponsored by supervisors David Campos and Aaron Peskin.

Both companies praised the truce in the battle, as did Mayor Lee, who said he is “pleased with the mediated settlement. ... This protects our rental housing stock while allowing residents who follow the rules to gain income to help make ends meet.”



Debris remained in the street after two autos collided near Chariot vehicles on Green Street.

VentureBeat noted that there are “currently 2,100 registered short-term rental hosts in San Francisco according to the city, but Airbnb reportedly has more than 8,000 listings in the area.”

Doug Engmann, a co-founder of housing advocacy group ShareBetter SF, said the agreement was a “game changer.” He said that if other cities took similar action regarding short-term rental companies, “it could have a material impact on the company’s revenue and \$30 billion valuation. Venture capitalists, private equity funds and institutional investors should be having second thoughts about an enterprise with a business model that ignores local laws, deprives working families of needed housing, and disrupts the lives of tenants, property owners, and neighbors.”

## FIXING THE STREETS

Mayor Ed Lee is committing almost \$90 million to addressing residents’ complaints about bad roads, announcing in May a two-year investment for street resurfacing projects.

“San Franciscans deserve streets that are smooth and easy to travel on, and won’t result in wear-and-tear on their vehicles or create hazards for cyclists and pedestrians,” said Lee. “Our capital budget will improve these daily quality-of-life issues, while also making critical investments that will have lasting impact for generations to come.”

The mayor’s office declared its goal to improving the city’s score in the Pavement Condition Index (PCI) to 70 by 2025; it currently is at 69, and was as low as 63 as recently as 2009. Rising from 69 to 70 will move it from

the “at risk” category into the “good” category.

The city notes that improving the PCI score “means fewer potholes, less wear-and-tear on vehicles, smoother rides for all road users, and reduced long-term maintenance costs.” Also fewer angry calls to City Hall.

## TO YOUR HEALTH

The Travel Channel lists San Francisco as the fourth healthiest city in America, based on the American Fitness Index. Forbes only saw fit to make San Francisco the sixth healthiest. We made it to second place in a survey by research company Niche. But we save all of our love for WalletHub, which gave San Francisco pride of first place in its 2017 list of healthiest U.S. cities.

## THIS MONTH IN TRUMP-AND-SAN-FRANCISCO

While numerous press outlets report that White House staff members have begun sending out their resumes in hopes of leaving the under-siege administration, at least one person is interested in entering the inner circle, and she has a San Francisco connection. Former San Francisco first lady Kimberly Guilfoyle has publicly admitted she’s in consideration to replace the beleaguered Sean Spicer as the White House Press Secretary.

Guilfoyle, the ex-wife of former mayor and current California Lt. Gov. Gavin Newsom, is a former prosecutor who is a host at Fox News. Meanwhile her ex, who has his sights set on the governor’s mansion and perhaps other famous public housing, has been a relentless critic of her possible future boss, President Trump.

News tips? E-mail: [john@marinatimes.com](mailto:john@marinatimes.com)

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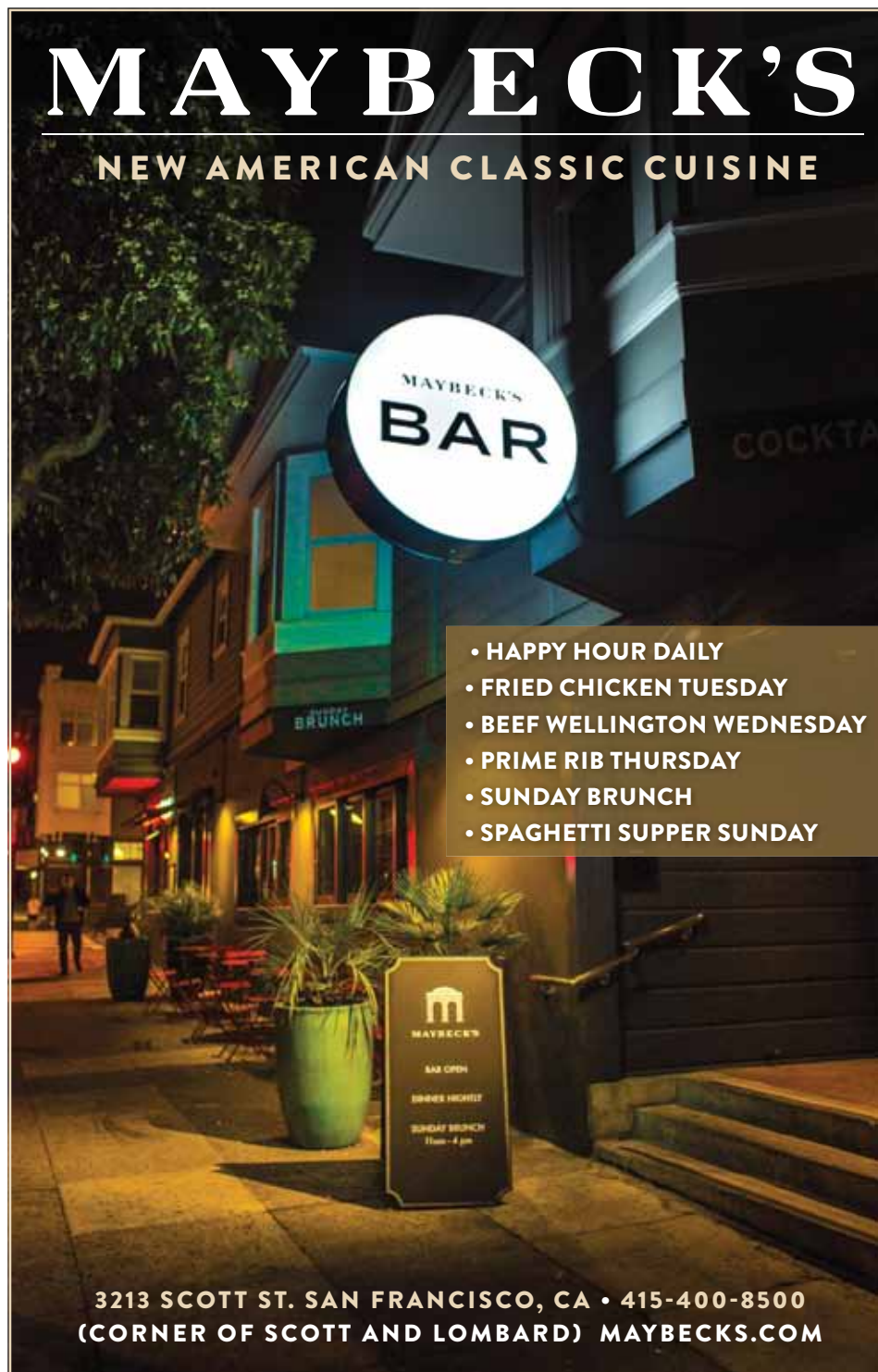
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## Bellingham

continued from cover

berger (who can teach us how to land an airliner in the Hudson River) ... **Zander Lurie**, the CEO of SurveyMonkey ... **Ken McNeeley**, prez of AT&T California ... and **Wende Hutton** of Canaan Partners. ... Some of the words were pretty tough: perspicacious ... balaclava (not to be confused with baklava) ... abecedarian ... Bildungsroman (German? Is that fair?) ... collywobbles (that means queasiness, a result of being in a spelling bee) ... whangdoodle ... and selkie (not to be confused with selfie) ... It is acceptable to spell it “silkie” — that’s a mythical Celtic creature that was a seal-turned-human ... As I recall, there was a 1960s British group called The Silkie ... The evening at Bimbo’s netted \$167,000 for public schools in San Francisco and Silicon Valley. ...

I was thinking about going back to school — not that I went to class very often in the first place. I’m so old now, of course, I’d have to find someone to carry my books for me. I dropped by the downtown campus of City College to get a catalog. The young fellow there said, “With your experience, you should be teaching a class.” ... I’ve got an idea: “Talking to Myself as a Second Language.” ...

While I contemplate what “abecedarian” may mean, it seems to me that the aforementioned The Silkie, the British group, recorded a Beatles tune, “You’ve Got to Hide Your Love Away.” It was their only chartered single. Don’t smirk. I never had a chartered single. The original tune was sung by **John Lennon** in the film, *Help!* ... Oh, that reminds me. After Lennon was murdered in New York, United Artists rereleased the Beatles’ first movie, *A Hard Day’s Night*. The studio produced a new print in stereo, and replaced a tune that was cut from the original release. It was John singing “I’ll Cry Instead.” I got an invitation to see the film at the now-disappeared Ghirardelli Square Cinema.

This was in 1982. ... Astonishingly, I was the only “media person” to show up at the 11 a.m. screening.

There was an older gentleman seated in the empty house. And there was I, who took my place in the back of the theater.

“Young man,” he turned to me, “come sit next to me.” ... It was **Walter Shenson**, who had produced both Beatles feature films. This gave me license to ask him questions as *A Hard Day’s Night* (an expression that Ringo coined) rolled.

“Mr. Shenson,” I asked, “when did you know that this movie would be a hit?”

“You have to understand,” he explained in his cultured, patrician voice, “that United Artists — and the rest of us — had no idea who the Beatles really were, and if they would last beyond six weeks. But when my wife and I attended the London premiere, my wife whispered, ‘Walter, they’re having so much fun up there on the screen!’ That’s when I knew we had a hit on our hands.” ...

I should say. I will always remember that encounter at the Ghirardelli Square Cinema with the kindly gentleman, Walter Shenson, and that lesson in life that I

have absorbed: “When in doubt — have fun!” ... Of course, the money helps. ...

After many years, the Noah’s Bagels store on Fillmore Street at Sacramento has closed. This depresses me. The death of any bagel shop diminishes me a little. ... To paraphrase **Rudyard Kipling**, “A woman is just a woman — but a bagel, well, that’s a nosh.” ... Years ago, I met **David Margolith**, a writer for *Vanity Fair*, in New York. He told me that he was relieved when *The New York Times* relieved him of duty as San Francisco Bureau Chief so he could chase **O.J. Simpson** around Los Angeles.

“Relieved? Why,” I asked.  
“Because San Francisco is the most genteel city I’ve ever been in,” he said. And

## After many years, the Noah's Bagels on Fillmore Street at Sacramento has closed. The death of any bagel shop diminishes me a little.

now, we have one less bagel shop. Not a good sign. ... Nor is it a good sign to see one retail store after another close down. As I walk around town, I see “Help Wanted” signs in the windows

of restaurants and shops on display for months and months. That’s because these sorts of jobs do not pay nearly enough to keep up with the San Francisco cost of living. ... Many of us will soon be eating nuts and berries — like the parrots of Telegraph Hill. ...

Humana, in all of its inhumane wisdom, informs me that the insurance company will no longer pay for my vitamin D and magnesium.

I imagine that’s because these items can be purchased over the counter (OTC). I was in Walgreens and was stunned at the cost of these OTC products. Massively inflated prices, courtesy of Big Pharma.

As you know, both vitamin D and magnesium are important for heart patients. (The BBC World Service recently did a piece on the newfound cardiac value of both.)

The late Dr. **Debbie Brown** said to me once: “In all my years in medicine, I have never seen a lower vitamin D count. Don’t you ever go out into the sunlight?”

“Sunlight?” said I. “What the hell is that?”

The problems with Obamacare don’t come from the legislation. They come from the greedy insurance companies.

Humana actually endorsed that preposterous GOP Health Care Bill. Of course. It would profit the insurance industry very well at the expense of 7 million poor people. ... Ah, but I rattle on. ...

**Alyce Bryant** doesn’t seem to mind rattling on so much. Rattling like the cable car on California Street, Alyce pours drinks at Zeki’s, a pub on California Street on Nob Hill. She’s also a photographer. This town cultivates creativity. She’s funny, and elegant, with a keen sense of music and of everything around her. Alyce silences me with her wit. As for working on Nob Hill, she says the experience can be summed up in a **Stevie Wonder** song: “It’s all right, it’s uptight, it’s outta sight.” ... The reason ISIS hates us so much is because we have Stevie Wonder — and they don’t. And they don’t have Alyce, either. ...

... The reason ISIS hates us so much is because we have Stevie Wonder — and they don’t. And they don’t have Alyce, either. ...

*Bruce Bellingham is the author of Bellingham by the Bay (Council Oak Books) Feel free to torment him at bruce@marinatimes.com. Follow the Marina Times on Twitter @TheMarinaTimes and like us on Facebook @MarinaTimes.*



Street Festivals  
continued from cover

weekend in June. As the new name suggests, look for more emphasis on live music — 24 bands will perform bluegrass, blues, country, jazz, and local bands performing in four areas (Fillmore, Webster, Laguna, and Octavia Streets), beginning at noon each day (visit [sresproductions.com](http://sresproductions.com) for the schedule).

After some experimentation with the wine and beer tasting pavilions, this year the familiar beverage gardens will return, offering full pours of wine and beer. The gardens will be conveniently located near the entertainment areas to enhance your listening enjoyment.

There will also be a juried art section, with cash prizes awarded to winners, in addition to the traditional festival offerings, which include boutique artists from across the country offering their specialty arts, crafts, and products. Community groups and unique sponsors will also be visible. Between the dozens of food vendors dishing out your favorite street-fair specialties from corn dogs to souvlaki to teriyaki, and the many cafes and bistros along Union Street offering a more refined dining experience, any hunger needs will surely be met.

As with past years, the Union Street Festival proceeds help support the Union Street Association and its efforts to beautify, promote, and preserve Union Street.

**Union Street Music Festival:** 10 a.m.–6 p.m., Saturday–Sunday, June 3–4, Union Street (Gough to Steiner). 800-310-6563, [sresproductions.com](http://sresproductions.com)

NORTH BEACH  
FESTIVAL

Considered the country's original street fair, the 63rd Annual North Beach Festival happens the weekend of June 17–18. Over 125 booths will feature fine arts, crafts, gifts, and of course food and drink, spanning several streets in the area made famous by the beat generation.

The fair features traditional Italian street painting with chalk, with a special area for your



Kim Nalley performs at the 2016 Fillmore Jazz Festival. PHOTO: SRESPRODUCTIONS.COM

future Rembrandts to create their own masterpieces at the kids' chalk area. There will be live music on two stages (visit [sresproductions.com](http://sresproductions.com) for entertainment line-up), and you can enjoy your beer and wine in the beverage gardens. And of course you'll want to bring your pets for the ever-popular traditional animal blessing at the Shrine of St. Francis of Assisi (610 Vallejo Street) each day from 2–3 p.m., to absolve your furry friend(s) of all past and future transgressions.

New this year is Circus Bella, a one-ring circus featuring static trapeze, rope walking, a nine-person juggling act, contortion, hula-hoop, original clowning, and more.

And, again, don't forget to visit the local merchants who make up this energetic and colorful North Beach neighborhood.

Proceeds from the fair benefit the North Beach Business Association, which funds many neighborhood projects from hanging flower baskets to holiday lighting to sidewalk steam cleaning, as well as providing financial support for neighborhood organizations.

**North Beach Festival:** 10 a.m.–6 p.m., Saturday–Sunday, June 17–18, Columbus Avenue (between Broadway and Green); Vallejo and Green Streets (between Grant and Columbus); and Grant Avenue (between Columbus and Filbert). 800-310-6563, [sresproductions.com](http://sresproductions.com)

FILLMORE JAZZ  
FESTIVAL

The largest free jazz festival on the West Coast, now in its 33rd year, is up next July 1–2. With the theme of Summer of

Love Revisited, the festival will celebrate the 50th anniversary of the Summer of Love when classic rock bands like Jefferson Airplane, Fleetwood Mac, Jimi Hendrix, The Grateful Dead, Creedence Clearwater Revival, and many more emerged. The festival will honor the Summer of Love message of compassion and community, and the musicians will perform some songs from that time, as an example of how other music genres can be successfully adapted by jazz.

A local favorite, Artist-in-Residence Kim Nalley returns to the California Street Stage both days, and five additional stages will be located at Sutter Street, Eddy Street, Washington Street, O'Farrell Street, and the O'Farrell Fountain (visit [fillmorejazzfestival.com](http://fillmorejazzfestival.com) for complete lineup). Also along the 12-block span of the festival, the original jazz district of the city, you'll find handmade arts and crafts booths, your favorite international gourmet food, beverages, and much more.

**Fillmore Jazz Festival:** 10 a.m.–6 p.m., Saturday–Sunday, July 1–2, Fillmore Street (Jackson to Eddy). 800-310-6563, [fillmorejazzfestival.com](http://fillmorejazzfestival.com)

The street fairs take place in some of the most vibrant neighborhoods in the city, which might be a reason those neighborhoods host the fairs. A large part of what makes a neighborhood a destination is the merchants, so as you visit the fairs, don't forget to also visit the boutiques, bookstores, galleries, and restaurants, which help to make these neighborhoods what they are.

E-mail: [lynette@marinatimes.com](mailto:lynette@marinatimes.com)

Art World  
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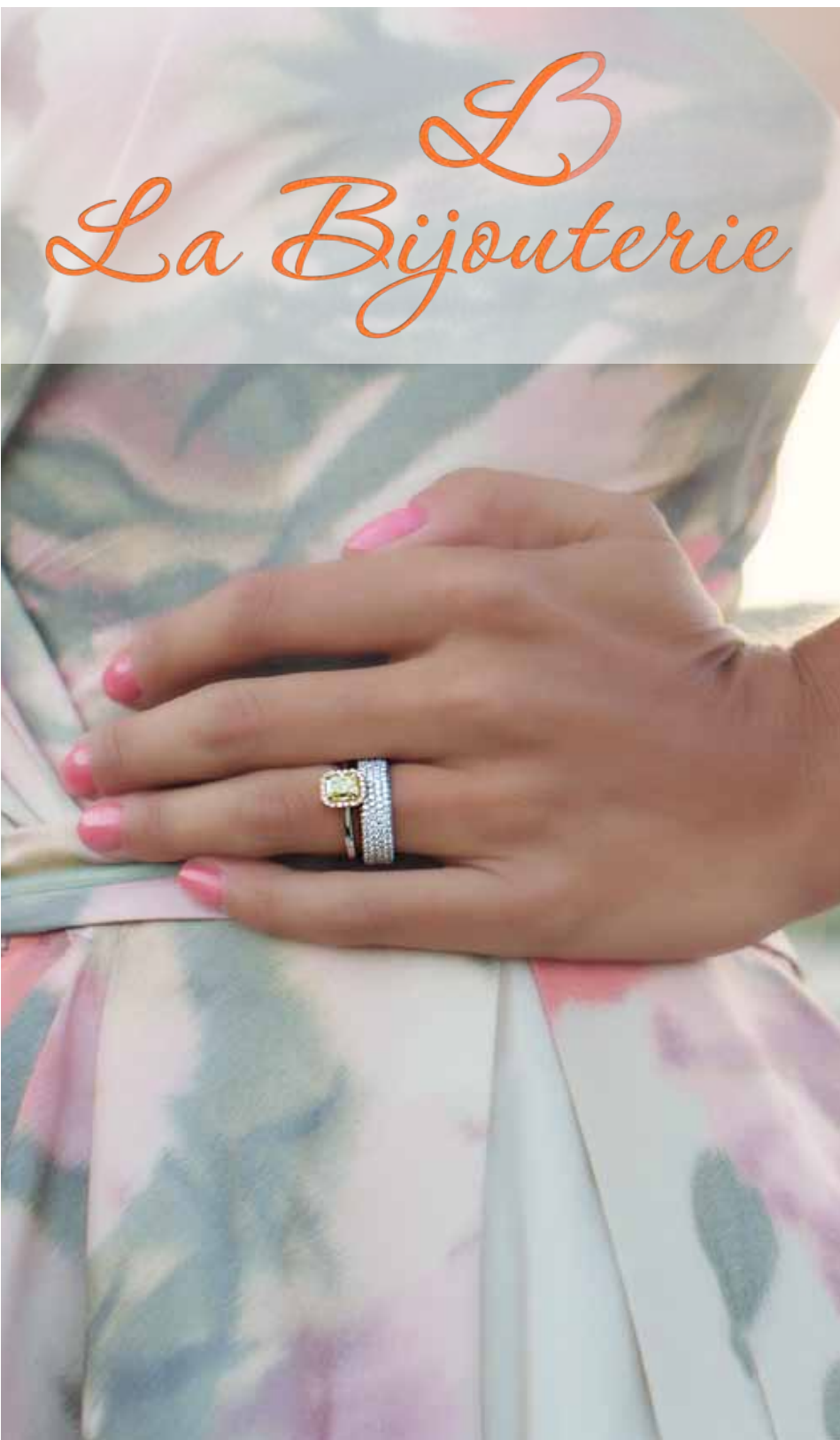
*Mood at Sunset — Despair* (1892), the earliest depiction and compositional genesis of Munch's iconic painting, *The Scream*, which is being shown outside of Europe for only the second time in its history.

Munch, throughout his career, challenged his own conclusions by rework-

ing his subject matter and capturing emotion on canvas.

**Edvard Munch: Between the Clock and the Bed:** 10 a.m.–5 p.m. (late hours Thursday & Saturday), Friday–Tuesday, June 24–Oct. 29, \$33, SFMOMA, 151 Third Street, 415-357-4000, [sfmoma.org](http://sfmoma.org)

Sharon Anderson is an artist and writer in Southern California. She can be reached at [mindtheimage.com](http://mindtheimage.com).



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### The Lands End Lookout

Be sure to visit the Lookout Cafe at the Lands End visitor center. Operated by the Cliff House team, the cafe serves a delicious selection of locally sourced grab-and-go items including the famous *It's It* originally for sale at *Playland at the Beach*.

The center, under the direction of the Golden Gate National Parks Conservancy, offers educational and interactive exhibits, a museum store, stunning views, and the amazing Lands End Trails.

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## Reynolds Rap

continued from cover

residency status on escrow or closing documents, it's hard to say for sure, but all the signs — overbidding, all cash purchase, five-day close — point to a foreign buyer.

While the latest headlines tout a slowdown in foreign real estate investments, that's debatable. According to a report from the National Association of Realtors (NAR), foreign buyers spent an astounding \$102.6 billion on residential property in the United States from April 2015 to March 2016, a slight decrease from the \$103.9 billion in the previous 12-month period. But the number of properties purchased increased 2.8 percent to 214,885 as international shoppers turned their attention from the luxury market to less expensive properties, likely due to overall higher home prices and a stronger U.S. dollar, putting them squarely in competition with middle-class Americans. "While these obstacles led to a cool-down in sales from nonresident foreign buyers, the purchases by recent immigrant foreigners rose, resulting in the overall sales dollar volume still being the second highest since 2009," said NAR chief economist Lawrence Yun.

Five states accounted for 51 percent of total residential property purchases: Florida (22 percent), California (15 percent), Texas (10 percent), Arizona (4 percent), and New York (4 percent). With \$27.3 billion spent, Chinese purchasers exceeded the total of the next four ranked countries combined.

If the 2017 annual survey of overseas investors by the Association of Foreign Investors in Real Estate (AFIRE) is any indication, foreign buyers are still extremely enamored, with 95 percent of respondents saying they planned to increase or maintain their level of U.S. investment due to a lack of suitable global alternatives and a proven track record of steady returns generated by American real estate. In the AFIRE survey, New York City ranked as the top investment market for the seventh consecutive year, as well as the top city for foreign capital for the third year straight. Los Angeles came in second, followed by Boston, Seattle, and San Francisco. While Berlin placed second among global cities, San Francisco wasn't far behind, coming in a close fifth after London and Los Angeles.

U.S. cities aren't the only ones dealing with inflated home prices due, in part,

to foreign buyers — Vancouver ranked 15th out of 17 in a 2016 Conference Board of Canada report on housing affordability, with only Shanghai and Hong Kong rated worse. Just behind Vancouver were Singapore, Sydney and, you guessed it, San Francisco. On Aug. 2, 2016, Canada implemented a 15 percent property transfer tax on foreign nationals and overseas corporations buying residential real estate in the metro Vancouver area. Vancouver, which took in the equivalent of 760 million American dollars in foreign funds over just five weeks, was attempting to bring skyrocketing prices back to earth following intense pressure from local residents unable to compete in a city where the price of an average detached home rose 38 percent in one year.

"While investment from outside Canada is only one factor driving price increases, it represents an additional source of pressure," British Columbia Finance Minister Michael de Jong said, adding that the additional tax on foreign purchases would "help manage foreign demand while new homes are built to meet local needs." At the beginning of 2017, Vancouver Mayor Gregor Robertson also imposed a tax equal to one percent of a property's assessed value on residences that aren't rented out or lived in by the owners. Robertson said these homes should be classified as business holdings and treated as such. Net revenues from the Empty Homes Tax are reinvested in affordable housing initiatives.

In recent years, Australia, Hong Kong, and the U.K. have also imposed levies and restrictions on foreign buyers in an attempt to cool their housing markets, and I think it's time for San Francisco to follow suit. As de Jong said of Vancouver, foreign buyers aren't the only source of pressure on the city's housing market, but they're certainly not helping. In a survey by East-West Property Advisors, a U.S. real estate advisory firm that connects Chinese buyers with U.S. agents, Chinese buyers said they were most interested in the San Francisco Bay Area (34 percent), with New York City a distant second (22 percent). An entire cottage industry within the real estate business has sprung up around Chinese buyers in particular. Pacific Union, for example, established a Chinese Service Concierge Desk. Their statistics show 20 percent of buyers in San Francisco have Chinese connections.

Foreigners often pur-

chase homes sight unseen, considering San Francisco simply a place to park their money, and sometimes to launder illicit funds. In 2016, the Treasury Department's Financial Crimes Enforcement Network (FinCEN) completed an initial investigation into properties located in Manhattan and Miami-Dade County that showed more than 25 percent of transactions involved a "beneficial owner" that is also the subject of a "suspicious activity report," leading FinCEN to expand the investigation to all of New York City, Los Angeles, and San Francisco.

It's also no secret that many foreign nationals rent their investment properties out on Airbnb or leave them totally empty, thus taking valuable housing stock off the market in a city in the midst of the worst affordability crisis in its history. While there are certainly other factors at play like the latest tech boom and decades of not building enough housing, the appetite of foreign buyers is something I believe San Francisco can actually control to some degree, and fairly quickly.

It seems to be working in Canada. The Real Estate Board of Greater Vancouver announced that in the month following implementation of the foreign buyer and empty home taxes, sales were down 26 percent compared to one year ago, with detached homes decreasing 44.5 percent, signaling a return to more typical levels. It also may be having an unintended consequence in Washington: The real estate website Curbed reported that searches from China for Seattle real estate jumped by more than 140 percent, and by the end of 2016 nearly half of all luxury homes sold in the Seattle and Bellevue area were to foreign buyers, up from just a third the previous year. According to the National Association of Realtors, Chinese money now accounts for 55 percent of all homes purchased by foreigners in Washington.

So will Seattle lawmakers be pressured into passing a foreign buyers tax? If housing for residents reaches crisis levels, I presume so. Here in San Francisco housing for residents reached crisis levels a long time ago. A foreign buyer tax won't solve the issue, but it might put a dent in it. Plus, with City Hall struggling to get by on that paltry \$9 billion budget, every tax dollar counts.

E-mail: [susan@marinatimes.com](mailto:susan@marinatimes.com). Follow the Marina Times on Twitter @TheMarinaTimes and like us on Facebook

# Fighting for equal pay for equal work

BY MARK FARRELL

EVERYONE DESERVES EQUAL pay for equal work. Unfortunately, that is not the case for many workers across the country and here in San Francisco — especially for women.

Women comprise approximately half of the United States workforce. Many women are the sole or co-provider in half of all families across the country with children. On average, women receive more undergraduate and graduate degrees than men. But women, on average, still continue to earn considerably less than their male counterparts in almost every single occupation for which pay data is available.

According to the most recent United States Census data, women in San Francisco are paid 84 cents for every dollar a man makes. Women of color are paid even less. African American women are paid only 60 cents on the dollar, while Latina women are paid only 55 cents to each dollar.

Pay inequality between men and women is referred to as the gender wage gap. Despite the work that national and state

representatives have done to right this injustice, there has been little movement in closing the gender wage gap. The gender wage gap has narrowed by less than half a cent per year nationally since 1963, when the Equal Pay Act was passed by Congress. The gender wage gap is a national embarrassment. Studies show that true equal pay would cut poverty among working women and their families by more than half and add \$513 billion to our national economy.

Here are some additional facts. If we keep at the current pace in closing the gender wage gap, we'll get there by 2059 — that's 42 years from now. For African American women, it amounts to 108 years. For Latina women, it will be 232 years until they finally realize equal pay. It is simply unacceptable.

As a father of a young woman, I want her to be afforded the same equal rights, opportunities, and pay as her two brothers. The sad reality is that if we fail to meaningfully work to close this gap, my daughter and other women will continue to have the deck stacked against them. I feel a special responsibility as her father to do every-

thing in my power to close this gender wage gap.

**FACTORS PERPETUATING THE GAP**

There are many factors that contribute to the gender wage gap. One glaring factor is the problematic practice of employers using past salary history from job applicants to set an employee's wage, which has been proven to contribute to the gender wage gap by further perpetuating wage inequalities across all occupations.

Studies have shown that when women are required to disclose past salary information as part of the application and salary negotiation process that they often end up at a significant disadvantage compared to their male counterparts. This is because of existing historical patterns of gender bias and discrimination that takes place in the workplace, causing women to continue earning less than their male counterparts and less than they would have earned if it was not for their gender.

Thankfully, it's within our power locally to address this glaring issue. On Equal Pay Day (April 4), I introduced

San Francisco's first-ever "Pay Parity" law, co-sponsored by Supervisor Katy Tang, to help level the playing field for women in the workplace, so they can earn equal pay for equal work.

My pay parity policy has two main mandates that will help advance equal pay for women. First, my policy will ban all private employers in San Francisco from considering current or past salary in determining what salary to offer a job applicant. Second, my policy will prohibit all private employers in San Francisco from disclosing past salary and wage history without the applicant's explicit authorization. The policy allows for job applicants to voluntarily disclose their past salary if an applicant wants to counter an offer made by an employer.

Before we introduced the policy, we consulted private employers to get their feedback. We are lucky in San Francisco to have employers who get it. I am thankful companies like Gap and Lyft, which are headquartered here in San Francisco, are fully supportive of the policy because of the benefits it can bring their workers.

I strongly believe my policy will enable fair salary and wage negotiations between applicants and employers while working to close the wage gap. Instead of relying on past information that might not be relevant, new job applicants will know that they will be paid based upon their experience and merits rather than just past wages.

We know we have to act locally, because President Trump and his Republican allies have already taken steps during his presidency through an executive order to revoke years of work and progress advancing equal pay for women. A day after Equal Pay Day — I wish I were joking — Trump revoked an Obama executive order that required companies with federal contracts to heed certain laws aimed at protecting parental leave, stopping discrimination against women and minorities, and ensuring equal pay for women and fair processes surrounding workplace sexual harassment allegation.

If the current federal administration and government want to take us backward, we have to continue to push forward.

Everyone deserves equal pay for equal work.

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Sketches from a North Beach Journal

Meatballs and other strange  
and scholarly pursuits in the  
old Italian neighborhood

BY ERNEST BEYL

I'M A LOVER OF MEATBALLS, AND I suppose I spend an inordinate amount of time checking them out here and there. And perhaps there's no place better to do this research than in North Beach — the meatball capital of the Western World.

If you follow my strange and scholarly pursuits in these Sketches columns, you know that I am a tireless food researcher and have undertaken quests for the perfect clam chowder, baccala (the salted cod I am so fond of), linguine and clams, crab Louie, steaks, lamb chops, prosciutto, and gelato. So the logic of my search for the perfect meatball is apparent.

Any North Beach restaurant with a huge stockpot of tomato sauce on the back burner offers a reasonably worthy meatball. And I have probably tried them all. Some are heavily breaded, some with no breadcrumbs at all but bound with a raw egg or with parmesan cheese. Some are spicy with red pepper flakes. Some are as mild as your mother's meatloaf.

THE MEATBALL SYMPOSIUM

My North Beach buddy James Melting, whom I call the Gentleman Trencherman because I value his judgment in the gustatory arts, sneaks off to Tony's Pizza Napoletana on Stockton Street once in a while to feed his guilty pleasure — a slice of this or that. Although I too am a fan of pizza, I find Tony's pretentious and pompous. A bit like Janis Joplin belting out a song called "Bobbie McGee and I."

I have avoided Tony's pizza and have even taken a few potshots at it in my column. But one recent day James chided me for what he said was my narrow-mindedness and insisted I accompany him there for lunch. I was nervous. Perhaps Tony — the capo — had put out a contract on me with some of his gangster buddies from Napoli. So I donned my Rod Stewart fright wig, my Elton John glitter glasses, and ventured forth.

But once ensconced in the dark confines of the place, I couldn't bring myself to go for the pizza. I demurred.

"Try the meatballs," James said. That's how the Meatball Symposium came to life.

Tony's meatballs were so good I hit the "Like" button in my brain. So I want to go on record here. Tony makes one helluva meatball.

ANOTHER SALOON MOVES TO THE SUNNY SIDE OF THE STREET

As a bonafide saloonist, I was a regular at The Square (that's what we called the Washington Square Bar & Grill). When it closed, I transferred my allegiance to Capp's Corner, my home-away-from-home for a long time. Then, two years

ago, it too closed after a long, comic opera episode of bullying and posturing on both sides — the landlord and the Capp's Corner proprietor.

After the impasse, a lot of bad feelings, no negotiation in good faith, and the closing, I was once more out on my rear end without a barstool. Happily, I soon found a couple of joints in North Beach to place my butt and enjoy life — Original Joe's and Gino and Carlo.

With this epic struggle for neighborhood space behind me, you can imagine my interest when a while back I heard someone was taking over the old Capps' Corner at Green and Powell Streets, and intended to operate a saloon-restaurant there. And that's how I happened to sit down with a personable young guy named Keith Wilson.

A DEAL FOR CAPP'S SITE

Keith is the owner-proprietor of The Boardroom, which operates right across Powell Street from the lamented Capp's Corner. The Boardroom serves burgers, fries, onion rings — that kind of saloon fare — and well-engineered, but simple drinks. And Keith is doing very well, thank you. So well, in fact, he had been eyeing the larger Capp's Corner space for some time. "I've made a deal with the owners, signed a lease, and expect to

open this fall — perhaps in September or October depending on when the Capp's Corner building owners complete the necessary seismic upgrades," he told me.

Music to my ears! Maybe it's

Tony's meatballs were  
so good I hit the 'Like'  
button in my brain. I want to  
go on record: Tony makes  
one helluva meatball.

just as simple as that. I hope so.

Keith's plans — while loose at this point — are to continue what he does best, to serve simple food and good drinks. But he's a reasonable guy and open to suggestions, and I'm a guy with suggestions.

When I met with him I was in my usual default mood — nostalgia. I told him I was the proud possessor of a large sign that hung over the door at Capp's Corner. I view the sign — as do many of the old-time regulars — as conveying the essence, the spirit, the mojo, of the old Capp's Corner. Some readers will recall it:

EMERGENCY INSTRUCTIONS

1. Grab your coat and get your hat —
2. Leave your worries on the doorstep —
3. Just direct your feet to the sunny side of the street!

What I am getting at here is that Capp's Corner was the sunny side of the street for many of us. Keith wants to put the sign back up in the new joint. And I'm for that. I will turn it over to him on permanent loan. All I require is my own barstool.

E-mail: [ernest@marinatimes.com](mailto:ernest@marinatimes.com). Follow the Marina Times on Twitter @TheMarinaTimes and like us on Facebook @MarinaTimes.





Some drivers work for more than one ride-hailing service. PHOTO: COLIN@THETRUTHABOUT

# The gig is up for the gig economy corporados

BY AARON PESKIN

THE LAST COUPLE of months have revealed serious flaws in the “too big to fail” house of cards held up by the pillars of the gig economy.

San Francisco has long put out the welcome mat to innovators, entrepreneurs, and visionary change-makers. Unfortunately, over the last several years, some tech corporations have used San Francisco more like a doormat. San Franciscans are finally growing weary of being told that their basic rights are fair game for “disruption.” In a city that prides itself on innovation, it’s time to start innovating on behalf of residents and workers, not those tech corporados pushing and profiting off of a race to the bottom.

## THE HEIGHT OF UBER-ARROGANCE

Whether it’s using San Francisco residents as unwitting guinea pigs while testing driverless vehicles on our city streets, employing Greyball software to evade law enforcement authorities, or dodging widespread outrage over rampant workplace sexism, Uber continues to behave more like a schoolyard bully than a “sharing economy” leader and decent corporate citizen. With Uber dumping millions of dollars into Sacramento lobbying efforts, state lawmakers have hustled to introduce more bills loosening ride-hail regulations — including Senator Steven Bradford’s SB 182, which would effectively give Uber a workaround to San Francisco business tax laws and increase cars.

Uber might think this puts them in the driver seat, but they’re wrong. San Francisco has finally taken steps to sue Uber for basic safety information and data, and to require Uber to operate and behave like any other business. Uber might believe it’s above the law, but with more than 45,000 vehicles — many of which violate traffic regulations — exacerbating the congestion of our streets, I think San Francisco has had enough.

For anyone who has ever had a random stranger mistake them for their Uber and climb into the back of their car, been endangered by a careless Uber driver juggling three phones, or been repelled out of a bike lane by a double-parked Uber, there is a bit of light at the end of the tunnel. For once, San Francisco is united in its opposition to SB 182, and with the help of City Attorney Dennis Herrera and City Treasurer Jose Cisneros, we will continue to aggressively push for appropriate regulations that ensure San Franciscans are prioritized over corporate profit.

Uber needs only look to the recent AirBnB and HomeAway litigation settlement to see what happens when you unfairly pick on your hometown.

## AIRBNB SETTLEMENT ONLY THE BEGINNING

Last month, we scored a major victory for the people of San Francisco after a landmark court ruling that preliminarily upheld San Francisco’s short-term rental enforcement legislation. The implications of this settlement are already reverberating across the nation, particularly in other jurisdictions that

have modeled their own laws on San Francisco’s.

As part of the settlement agreement, both AirBnB and HomeAway will be required to comply with our local law, including *only* posting legal listings of registered short-term rentals. The settlement also reserves the Board of Supervisors’ ability to further strengthen the law. I’m sure there will be more to come, particularly in light of Mayor Lee’s veto late last year of our legislation (in the midst of AirBnB’s legal assault on the city), which was supported by an unlikely and historic coalition of landlords, tenants, hotel workers, and hotel owners. AirBnB has led the ransacking of our precious housing stock in the midst of a soaring affordability crisis, and it chose to sue its hometown instead of working to be a part of the solution.

This recent victory sends a strong message that San Francisco won’t buckle under to threats and will fight to protect our housing.

## BLUE-NOGO

We also unanimously passed my legislation to regulate app-controlled stationless bikes, which companies — most notably Blue-GoGo — sought to operate without permits in the public realm. Blue-GoGo has now pulled their operations and come back to the table with the SFMTA to work with the city to follow the law.

All in all, San Francisco has begun to move in a direction that puts its residents before corporations. We still have a long way to go, but I’m hopeful that we’re on the right path.

See you around the neighborhood.



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## The Tablehopper :: New roles, new venues

# A16's 'fempire,' and there's a new wine bar on Chestnut Street, Cultivar

BY MARCIA GAGLIARDI

## MARINA

Congratulations to chef **Nicolette Manescalchi**, who has been with the **A16** group for eight years, most recently as chef de cuisine at A16 (2355 Chestnut Street, 415-771-2216); she is now going to be executive chef of the group. A16 executive chef Rocky Maselli, who opened A16 Rockridge, will be moving back to Eugene, Ore., at the end of May.

Manescalchi was raised baking with her mother and cooking traditional Sicilian food with her father, and moved to San Francisco almost eight years ago from Minnesota to work at A16. Not only does she have an English degree from the University of Minnesota, but she also has her culinary degree from the Art Institutes International Minnesota and her sommelier certificate from the International Sommelier Guild. She was so dedicated to learning about Southern Italian food she even spent her honeymoon in Southern Italy to immerse herself more deeply in the cuisine. She was executive sous chef at A16 Rockridge and helped open it, and one year later took the executive chef position at Le Marais Bakery and opened Le Marais Bistro. She returned to A16 San Francisco as chef de cuisine and is now taking this next step.

A couple of updates regarding both A16 locations: If you have visited A16 San Francisco lately, you would have noted the beautiful pottery pasta bowls and dishes, all by Mary Mar Keenan of **MMclay**. (Did you know she was originally a server at A16 and made the chili-oil containers?)

And here's a fun thing: A16 is planning a mobile pizza truck! You may have enjoyed their live-fire pizzas at Off the Grid Fort Mason and other events, so look for a better oven transport, soon. Will keep you posted.

The Marina's new wine bar, **Cultivar** (2379 Chestnut Street, 415-962-4200), features small-production and coveted Napa Valley wines with some European selections. Siblings Jody Harris and Gingy Harris Gable are San Francisco natives. Their family started Caspar Estate in Napa,



New A16 executive chef Nicolette Manescalchi. PHOTO BY DI DESMOND

and Harris created Cultivar Wine. There are 65 producers on the list, including Azur, Matthiasson, Relic, and Failla, along with Cultivar's estate wines, which can be enjoyed on tap. Also on offer: wine by the bottle or keg (Cultivar's Cabernet Sauvignon, Sauvignon Blanc, Merlot, or Rosé), plus their estate-brewed beer.

There are seasonal small plates, with a focus on vegetables and products from Caspar Estate's one-acre certified organic garden — chef Kyle Young also oversees the garden. The 36-seat space was designed by Sutro Architects and features a brass-top bar, walnut tabletops, and chocolate leather seating; it will double as a private event space for industry events. There are also temperature-controlled wine lockers for Caspar Estate and Cultivar wine club members. Open Wednesday–Sunday 3–11 p.m.

## PRESIDIO

It's that time of the year again: Off the Grid and Presidio Trust's **Presidio Twilight** (Main Parade Ground) is back as of last month. Come by for all kinds of food (like El Sur, Chairman Bao, and the Lobsta Truck), music, games, lantern-lit cabanas, and fire pits. Don't forget your sweater! Thursday 3–5 p.m.

## RUSSIAN HILL

The party people of Russian Hill have a nice Mobius strip at **Mezcalito** (2323 Polk Street, 415-441-2323): Stop by on Saturday night for mezcal and tacos, and then come back on Sundays to cure that hangover. The menu features baked farm egg cazuela with saffron sofrito and English

peas, horchata French toast, and more; and the Michelada del Conejo with carrot and jicama sangrita, pasilla de Oaxaca, sal de gusano, and cerveza Negra Modelo should get you feeling right. Or you can start the hurt all over again with bottomless mimosas for \$20 per person. Sunday 11 a.m.–2:30 p.m.

## FILLMORE

Wake up and smell the coffee at the new **Flightless Coffee at Jaxson** (3231 Fillmore Street, 415-713-584-5119) coffee window. Owner Kevin Lopata is from Houston, so Flightless features Houston's Boomtown Coffee. You can find a variety of espresso drinks and pour-over, plus cold brew, and Lopata is working on a summer specialty drink. He also stocks some baked goods from Mr. Holmes, including their croissant and a sweet pastry, but those go fast. Monday–Thursday 7:30 a.m.–4 p.m., Friday 7:30 a.m.–2 p.m., and Saturday 8:30 a.m.–2 p.m.

## LAUREL HEIGHTS

After closing in February due to water damage in their kitchen, which required immediate repairs, **Sociale** (3665 Sacramento Street, 415-921-3200) now has a new kitchen (along with some other upgrades) and reopened last month. Chef Tia Harrison has reportedly made some tweaks to the menu as well. Welcome back!

*Marcia Gagliardi writes a popular insider weekly e-column, Tablehopper, about the San Francisco dining and imbibing scene; get all the latest news at Tablehopper.com. Follow @tablehopper on Twitter and Instagram for more culinary finds.*



# The chop suey symposium

BY ERNEST BEYL

I’VE ALWAYS THOUGHT CHOP SUEY gets a bum rap. It’s Chinese comfort food — the equivalent of my mother’s Depression-era hobo stew — a little of this, and a little of that. Mix it all together and it tastes pretty good.

### MISCELLANEOUS LEFTOVERS

Much scholarship points the origin of chop suey to the Guangdong Province of Southern China, where it was served as bits and pieces of this and that; a mixture of nourishing and tasty foodstuffs — a stir fry of various vegetables and organ meats. Cantonese emigres who settled in and around San Francisco worked for the miners and later laid track on the transcontinental railroad. Some became cooks and began serving tsap seui, which translates into “miscellaneous leftovers.” Other Cantonese found their way to New York City and took tsap seui with them. Wong Ching Foo in 1884 was quoted in the *Brooklyn Eagle* about something called “chop soly.”

Then in 1896 the Chinese ambassador, Li Hung Chang, served a distinguished group of American dinner guests a version of tsap seui. His dinner was a big success and was highly publicized. And so chop suey gradually spread throughout the country.

### CHOP SUEY ARRIVES IN SAN FRANCISCO

But there’s an uncorroborated story that chop suey was developed during the California Gold Rush in a San Francisco restaurant. It seems a group of drunken miners showed up late one night demanding to be fed. The hard-pressed Chinese cook scraped together what he had available — some vegetable scraps and a few chicken kidneys — heated it in his wok over a high flame, poured in some soy sauce, and served it forth. His chop suey was a success. When asked by the miners what it was, the cook replied, “tsap seui.” Sounded like chop suey. Soon every Chinese restaurant in San Francisco was serving it.

### IF CORNSTARCH TURNS YOU ON

When I was a kid, chop suey was on the menus of most San Francisco Chinatown restaurants. Sadly, the chop suey days are gone, but not my memory of it.

If you bother to check out Internet recipes for chop suey, you’ll find most of them call for chicken or pork browned in a skillet with some canned chop suey vegetables tossed in, along with some chicken broth and a tablespoon or two of cornstarch for thickening. This is heated and poured over cooked rice. Well, O.K., if that’s what turns you on.

### THE AUTHOR’S CHOP SUEY

I’ve come up with my own version of chop suey, and I invite you to try it.



Chop suey. PHOTO: FLICKR.COM/ DIRKVORDERSTRASSE

Cut a skinless, half chicken breast into small, thin strips and marinate them in soy sauce. While the chicken is marinating, chop a quarter head of cabbage into slaw-like strips, do the same with a couple of carrots, and also chop up one red and one green bell pepper and one medium sized yellow or white onion. You may want to add some broccoli flowers to this chopped vegetable mixture. Set all of these vegetables aside on a plate.

Heat a couple of tablespoons of peanut oil in a skillet, dump in the chicken and stir-fry it over high heat for about five minutes. Then remove the chicken with a slotted spoon and place it on a warm plate.

Now add the vegetables and stir-fry them. When the vegetables have softened — but are not too soft — add the chicken and maybe a little soy sauce. Stir-fry a couple of more minutes and your chop suey is ready to go. No cornstarch!

Serve over rice if you wish.

### FLOWER DRUM SONG CHOP SUEY

Chop suey was memorialized in *Flower Drum Song*. Do you remember these lines from the Rodgers and Hammerstein musical?

*Chop suey, chop suey!  
Living here is very much like chop suey.  
Hula hoops and nuclear war,  
Doctor Salk and Zsa Zsa Gabor,  
Bobby Darin, Sandra Dee, and Dewey,  
Chop suey, Chop suey.*

Or, how about these lines from an upcoming musical?

*Chop suey, chop suey!  
North Beach is much like chop suey.  
Twittergrams and hashtag hash,  
Take to bank, and get some cash.  
Molecular cuisine, oh phooey!  
Chop suey, chop suey.*

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Michael Snyder on ... Television

# Tuning in to new tube treats

BY MICHAEL SNYDER

THE NOW-PREVALENT YEAR-ROUND barrage of television premieres assures viewers will receive another selection of new and returning programs throughout the summer, whether riches or rubbish. So what's worth eyeballing? And no, I will not be recommending the August debut of *Sharknado 5* on Syfy.

We've already been graced by the long-awaited return of the cult-adored supernatural crime-noir TV series *Twin Peaks* on May 21. David Lynch's trippy Pacific Northwest mix of murder mystery, other-worldly weirdness, dark comedy, and human oddity is currently rolling forward on Showtime with its first new episodes — 18 episodes all — since the show went off the air after a high-profile two-season run on ABC in 1990 and 1991. It may have been a victim of diminishing ratings brought on by questionable creative decisions or fading novelty. Still, the show was like nothing else on the air at the time, presenting the adventures of straight-arrow FBI agent Dale Cooper (Kyle MacLachlan) who is tasked with investigating the death of a high school homecoming queen in a small logging town populated by a slew of weirdoes with dark secrets. Regardless of what Lynch and company have up their collective sleeve, MacLachlan and many other original cast members are back, and so is the off-kilter nonsensibility.

**PLAYING CARDS AND VENTURING INTO THE BLACK**

Continuing as of May 30 via Netflix streaming service, the seemingly pre-scient political drama *House of Cards* presents its fifth season with Kevin Spacey as conniving congressman Frank Underwood, who ascends to the U.S.

presidency through a variety of machinations and Robin Wright as his driven, opportunistic wife, Claire.

June 4 brings new episodes of *Fear the Walking Dead*, AMC's Southwestern-based spinoff of their stratospherically popular zombie apocalypse program *The Walking Dead*.

*Orange Is the New Black*, the lionized, ground-breaking dramedy set in a women's prison, also returns for a fifth Netflix run June 9, so get ready to lock it down.

With a few well-deserved best-actress awards under her belt, Tatiana Maslany headlines her fifth and final season as a troop of distinctive, sometimes combative, sometimes loving clone sisters on the clever, technically dazzling science-fiction adventure, *Orphan Black*, back on BBC America starting June 10. It's not a multiple personality disorder; it's a tour de force.

A serialized reinterpretation of Stephen King's horror novella-turned-movie *The Mist* — featuring a group of small town folks bedeviled by a strange fog and besieged by alien creatures — begins June 22 on the Spike cable channel.

*Preacher*, adapted from the mature readers' comic book of the same name, returns June 25 for a second season on AMC with more of its snarky mix of modern Western, the sacred, the profane, and the downright freaky.

HBO pulls out the biggest gun (or spear) in its arsenal when the premium channel premieres the penultimate season of the sweeping sword-and-sorcery epic *Game of Thrones* on July 16. The game in question continues to be "who wants to be ruler of the seven kingdoms?" And yes, there will be dragons (bigger and badder than ever), not to mention all of the characters who have survived the chaos of war to try to attain the Iron Throne of Westros. Longtime cast mem-

Kyle MacLachlan and many other original 'Twin Peaks' cast members are back, and so is the show's off-kilter nonsensibility.



There's more must-see TV this year. PHOTO: WIKIMEDIA COMMONS

bers Peter Dinklage, Emilia Clarke, Kit Harrington, Lena Headey, and Nikolaj Coster-Waldau are all back — at least as this seventh season commences.

Another genre property returning to home screens July 16 is filmmaker Guillermo del Toro's bio-shock series *The Strain*, coming to FX for a fourth and final run. Catch the virulence at your own risk.

**CRIME, PUNISHMENT, AND TV**

Although it never reaches the heights and depths of *The Sopranos*, *Ray Donovan*, beginning its fifth Showtime season Aug. 6, is also a consistently entertaining television saga about a family undone by a criminal legacy. Liev Schreiber's spring-loaded performance as antihero Ray — morally conflicted husband, father, brother, son, and Hollywood fixer — is the show's anchor. Adding to the package, the program additionally offers insights into the entertainment, business, and sports worlds Ray navigates in sunbaked contemporary Los Angeles.

A quartet of gritty, more traditional heroes comes together as the heart of *The Defenders*, the latest Netflix series about the darker side of the Marvel Comics universe. Available for streaming Aug. 18, *The Defenders* is set in the mean streets and alleys of New York City, and brings together the stars of the previous Marvel/Netflix shows — Charlie Cox (*Daredevil*), Krysten Ritter (*Jessica Jones*), Mike Colter (*Luke Cage*), and

Finn Jones (*Iron Fist*) — to face common enemies, including super-stealth ninja warriors and an enigmatic woman played by Sigourney Weaver.

Ending the summer debuts on a comedic note, *Episodes* — one of the flat-out funniest TV series of the past decade — returns to Showtime for its fifth and final season Aug. 20. Even as former *Friends* mainstay Matt LeBlanc takes the conventional prime-time route these days with the tired CBS domestic comedy *Man with a Plan*, he's been doing the best work of his career as a fictionalized version of himself on *Episodes*. LeBlanc is just one of the pleasures of this Anglo-American co-production about a British husband and wife writing team (Tamsin Greig and Stephen Mangan) lured state-side to remake their award-winning U.K. series as a dumbed-down American sitcom. More daunting, the couple is forced to build the U.S. version of their show around an egomaniacal, self-destructive LeBlanc, trying to regain the glory and fame of his *Friends* days. *Episodes* manages to skewer the television industry and Los Angeles lifestyles with wit and uncommon insight. Now, *that's* must-see TV.

Michael Snyder is a print and broadcast journalist who covers pop culture on KPFK/Pacifica Radio's David Feldman Show and on Michael Snyder's Culture Blast, via GABnet.net, Roku, and YouTube. You can follow Michael on Twitter:

## The Best of Books :: What's flying off the shelves

# The Marina Books Inc. best-seller list

Compiled by Brian Pettus

1. **How to Be Married: What I Learned from Real Women on Five Continents About Surviving My First (Really Hard) Year of Marriage**, by Jo Piazza (hardcover)
2. **Option B: Facing Adversity, Building Resilience, and Finding Joy**, by Sheryl Sandberg and Adam Grant, (hardcover)
3. **The Handmaid's Tale**, by Margaret Atwood (paperback)
4. **Gentleman in Moscow: A Novel**, by Amor Towles (hardcover)
5. **Straight Man**, by Richard Russo (paperback; sale)
6. **Rebel Mother: My Childhood Chasing the**

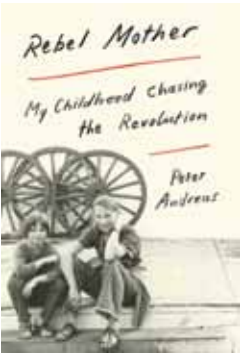
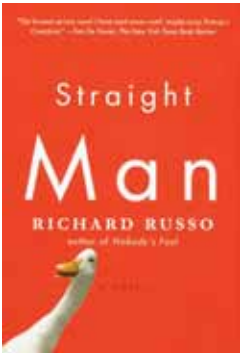
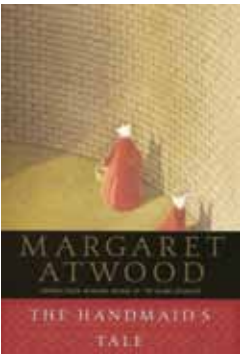
7. **Revolution**, by Peter Andreas (hardcover)
7. **Impressions of Paris: An Artist's Sketchbook**, by Cat Seto (hardcover)
8. **Astrophysics for People in a Hurry**, by Neil DeGrasse Tyson (hardcover)
9. **High On Arrival: A Memoir**, by Mackenzie Phillips (paperback)
10. **In a Dark, Dark Wood**, by Ruth Ware (hardcover)

**A TRIBUTE TO AL NALBANDIAN, ONE OF OUR FAVORITES**

Al Nalbandian, actor, scholar, and flower-stand operator, died last month. He was a player in 20 movies and TV shows, but for us here at Books Inc., he was a kindly customer who came in every month or two to browse

our stock, always most interested by our art and cooking books. He wouldn't always find something, but he always had kind words for us, and we enjoyed our conversations with him. It was clear he loved the experience of a bookstore as much as the books themselves.

Carl Nolte, writing in the *San Francisco Chronicle*, put it best in his article about Nalbandian: "It is not the big and famous things that give San Francisco its special flavor. It's not the thousand-foot-tall buildings, or even the glorious Golden Gate Bridge. It's the people, the San Franciscans, the man at the corner store, the lady who watches out for the neighborhood community garden, the barista who remembers what kind of coffee you like, the security guard who gives you a surprise smile on a blue Monday. They make the



Bottom right: Fare thee well, Al Nalbandian.

city what it is. And what it was."

We will miss Nalbandian and our talks with him, and miss seeing his smile coming in the door of our bookstore. Fare thee well,

Al. The city (and our store) won't be the same without you.

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



# JUNE EVENTS

what not to miss this month

## MAJOR EVENTS

**Escape from Alcatraz Triathlon**  
**Fitness Festival:** Saturday, June 10, 11 a.m.–6 p.m. & June 11, 7 a.m.–2:30 p.m.  
**Race:** Sunday, June 11, 4 a.m.–2:30 p.m.  
**Finish & Festival Village:** Marina Green  
The course includes a 1.5-mile swim from Alcatraz, an 18-mile bike ride to the Great Highway through Golden Gate Park, and an 8-mile run through the Golden Gate Recreation Area. The Fitness Festival features health and fitness exhibits, a food court, beer garden, and entertainment. *Free (festival & race viewing); escapefromalcatraztriathlon.com*

**S.F. Opera: Summer Season**  
**Various days through July 2**  
**War Memorial Opera House**  
The season opens with Verdi's Rigoletto (seven performances through July 1); followed by Mozart's Don Giovanni (eight performances June 4–30); and concludes with Puccini's La Bohème (eight performances June 10–July 2). *Visit website for pricing/packages, 415-864-3330, sfopera.com*



### 35th Annual S.F. Jazz Festival

**Daily, June 7–21**  
**SF Jazz (201 Franklin St.)**  
Lineup includes YouTube sensation Jacob Collier (June 7); singer/songwriter Lizz Wright (June 9–10); and Grammy-winning bassist Stanley Clarke (June 14). \$20–\$85, 866-920-5299, sfjazz.org  
PHOTO: JESSE KITT/COURTESY OF LIZZ WRIGHT

**Stern Grove's 80th Season**  
**Sundays, June 25–Aug. 27, 2 p.m.**  
**19th Ave. at Sloat**  
Kool and the Gang open the season, which includes the S.F. Symphony, the S.F. Ballet, Eric Burdon & The Animals, and War. Visit website for complete lineup. *Free, 415-252-6252, sterngrove.org*

**47th Annual S.F. Pride Celebration**  
**Celebration:** Sat.–Sun., June 24–25  
**Civic Center**  
**Parade:** Sunday, June 25, 10:30 a.m.  
**Market St. (from Beale to Eighth Sts.)**  
With over 200 parade contingents and exhibitors, and 20 stages and venues, the Pride Celebration is the largest LGBT gathering in the nation. Visit website for schedule. *Free, 415-864-0831, sfpride.org*

## FUN FOR DAD

**Father's Day Beer Brunch Cruise**  
**Sunday, June 18, noon–2 p.m.**  
**California Hornblower, Pier 3 (Embarcadero at Washington St.)**  
This two-hour bay cruise includes a hearty brunch buffet; free-flowing beer, champagne, and mimosas; live entertainment; souvenir glass, and more. \$89, 888-467-6256, hornblower.com

## ARTS & CULTURE

**Pasados del Presidio: San Francisco's Birthday**  
**Fri.–Sat., June 23–24**  
**Presidio Officer's Club & Pershing Square**  
Commemorate the founding of the Presidio and celebrate the early people of California in this two-day event. Visit website for event schedule. *Free, 415-561-4400, presidio.gov*

## MUSEUMS

**Deja View: The Art of Andreas Deja**  
**Wed.–Mon. through Oct. 4, 10 a.m.–4:45 p.m.**  
**Walt Disney Family Museum (104 Montgomery St., Presidio)**  
Explore the dynamic work of one of the most accomplished and versatile character animators in this unique exhibition showcasing original works on paper and maquettes of Deja's most iconic Disney characters, from villains Scar and Jafar, muscle men Gaston and Hercules, to the beloved Mama Odie and Lilo Pelekai. \$20, 415-345-6800, waltdisney.org

## THEATER

**Bucko: Whaleman!**  
**Sat.–Sun., June 10–11 & 22–23**  
**Wed.–Sun., June 14–18**  
**S.F. Maritime National Historic Park (Hyde St. Pier)**  
This show, a fusion of satire, spectacle, history, and audience interactive performance combines the traditional physical theatre form buffoon with maritime history and will take place upon a 20-foot whaleboat that drives on land, "sailing" through the audience. \$20 & \$35 (advance required), 800-838-3006, brownpapertickets.com

## DANCE

**6th Annual Walking Distance Dance Festival**  
**Fri.–Sat., June 2–10**  
**ODC Theater (3153 17th St.)**  
This fringe-style festival features samplings of contemporary dance from around the nation and is certain to offer the ephemeral, visceral thrills that only live dance can provide. \$30 & \$50, 415-863-9834, odcdance.org

## MUSIC

**MTT Conducts Berlioz's 'Romeo and Juliet'**  
**Wed.–Sat. June 28–July 1, 8 p.m.**  
**Davies Symphony Hall**  
Berlioz's interpretation of the world's greatest romance brings the star-crossed lovers into the very fabric of the orchestra, with the warring families represented by the Grammy Award-winning S.F. Symphony Chorus. \$38–\$162, 415-864-6000, sfsymphony.org

## FILMS

**SF DocFest**  
**Daily through June 15**  
**Various S.F. venues**  
Documentary films are showcased in this annual festival celebrating its 16th year. Film screenings, parties, and even a game of Ferris Bueller Bingo enliven the proceedings. \$55 (5-pack), \$105 (10-pack), \$12–14 (individual films), sfindie.com/festivals/sf-docfest

## POTABLES & EDIBLES

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**ITALIAN GOURMET FOOD FAIR: Fiera dei Sapori**

**Saturday, June 3, 10 a.m.–7 p.m.**  
**Museo Italo Americano, Fort Mason Center, Bldg. C**  
This special one-day event will feature authentic Italian food and wine brought to you by local vendors. Buy all the products you need to create a homemade, scrumptious Italian meal. *Free, 415-673-2200, info@sfmuseo.org, sfmuseo.org*

E-mail: calendar@marinatimes.com



## Plein Air Workshops at Flax

Grab a friend or two and come over to Fort Mason Center for a turn-key day of painting the Golden Gate, Alcatraz, sailboats and so much more. We've partnered with Beyond Canvas to create a simple and fun day where all you need to do is show up, and we provide the rest! All levels are encouraged!

See our schedule and sign up for a class online at **flaxart.com/plein-air-workshops** or call the Fort Mason Center store.



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Urban Home and Garden : Summer cooking



To get the most out of your grill, learn how to keep it in tip-top shape.

Barbecue grills

BY JULIA STRZESIESKI

OUR MILD MEDITER-ranean climate in San Francisco allows us to barbecue year-round for the most part, but summer is truly barbecue season. Barbecues appear to be indestructible and that’s pretty much true, but you can add years to the life of your charcoal or gas grill by giving it a thorough inspection and cleaning once a year. And when we have those few truly hot days, don’t get caught in a hot kitchen cooking dinner — an entire meal can be easily cooked on a barbecue.

CHARCOAL GRILLS

Make sure the kettle is cool and coals are totally extinguished, then remove the cooking and charcoal grates and the ashes. Ashes should be removed regularly to ensure that the vents are not blocked.

Wash everything with a mild detergent and water. Don’t forget the vents: they need to open and close easily. Rinse well with clear water and wipe dry.

To clean the cooking grate, start your fire as usual, put the grate on and let it get hot. Then loosen residue with a wire bristle grill brush. Check the grate for rust; if you find any, replace the grate. It isn’t necessary to wash the cooking grate after each use. If your cooking grate is rusty or the charcoal grate burned through, they should be replaced.

When the lid is warm, but not hot, wipe off the accumulated grease with newspaper or paper towels and wash with warm soapy water. That flaking stuff on the inside of the lid isn’t paint, but carbonized grease, way beyond baked-on. To remove it, use a degreaser, which dissolves grease, burned-on food, and carbon deposits. Find a cleaner that will also kill E.coli, Salmonella, and other germs.

GAS GRILLS

To clean the cooking grate on a gas grill, close the lid, turn the burners on high and leave it closed for 15 to 20 minutes, then brush off the residue with a wire grill brush. This is called a “burn-off.”

Remove and clean the flavor bars and the burner tubes under them with soap and water. When cleaning the small holes in the tube, don’t use a scrubbing motion, but a tapping motion to prevent the tiny holes from expanding. Clean the inside of the tube with a wire coat hanger.

To clean the inside lid, wipe it off when it is warm. Use warm soap and water or a steel wool pad if the build-up is extensive.

GAS VS. CHARCOAL

If you are in the market for a grill, you have the choice of a gas or charcoal grill, and each has its benefits. You will find a wide selection of both styles in the marketplace and can choose the grill that best fits your lifestyle.

CHARCOAL GRILLS

**Taste:** Foods can be more flavorful when cooked over natural wood smoke. Wood chips can be used to add flavors.

**Price:** Charcoal grills are generally more affordable than a gas grill. A basic charcoal grill is very inexpensive.

**Fire versatility:** Hot coals can be arranged so that you can cook some foods over the hottest, direct heat, while other foods can be cooked over less-direct heat.

GAS GRILLS

**Convenience:** After a long day at work, after-school activities, and errands, turning a knob on a gas grill is quite convenient to get dinner started.

**Readiness:** It’s quite easy to adjust the heat up or down with just the turn of a dial.

**Cleanup:** Practically nonexistent; basically you just need to shut the lid and not deal with ashes, which can sometimes be messy.

**Cook for long periods:** If you will be cooking over a long period of time, a gas grill allows you to do so easily without having to keep replenishing charcoal.

GRILL SAFETY TIPS

Don’t try to move a hot barbecue.

Don’t add charcoal starter fluid to hot or warm coals and don’t use anything like gasoline to light the barbecue. Store starter fluid away from the barbecue.

Before lighting a grill, always open the lid.

Don’t wear loose clothing while lighting the barbecue.

Use long-handled BBQ tools and flame-retardant mitts to avoid burns.

Have a fire extinguisher handy and use baking soda to control grease fires.

Never leave children unattended near a hot barbecue. Store a hot electric charcoal starter away from bare feet and small hands.

Always store propane tanks upright; never in temperatures over 125°F. and never beneath a grill.

Never use your barbecue indoors!

Once your grill is in shape or if it’s new, you may want to invest in some accessories to enhance your grilling experience: a cover will keep the San Francisco fog from causing mildew on the surface of your grill, charcoal holders are great for the indirect method of grilling, and wire holders are great for grilling things like fish and veggies and will keep them from dropping in the fire.

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



The Great Outdoors :: Northside parks

# Public input for our parks builds stronger communities

BY KAT ANDERSON

THE MOST REWARDING PART OF MY job as a recreation and park commissioner is connecting with residents and hearing how parks in our neighborhoods enhance quality of life and strengthen communities throughout San Francisco and right here in District 2. That's why whether we're planning a new park or renovating an old gem, it's important that we put the public voice first.

And San Francisco values our parks: in 2008 and 2012, over 70 percent of San Francisco voters approved \$380 million in bond money, allowing us to begin upgrading parks, playgrounds, pools, and recreation centers all across the city. The dedicated and talented professionals at the Recreation and Park Department are working hard to fulfill the will of the voters and ensure we have access to great public spaces that make a positive impact on the lives of all San Franciscans.

## PARK FUNDING A COMPLEX PROCESS

This work is tough, but rewarding — renovating or building a new park may sound like a simple task, but as anyone who has attended a community planning meeting knows, it's a complex process. Putting parks funding to work and stretching every dollar requires a complicated but invaluable process of community outreach — asking what the public wants to see in their parks, what features they would use most, and about neighborhood priorities for the

space.

This process also builds understanding of individual neighborhood needs and how the park fits into our overall system of 224 parks. The goal is to make our park communities special, whether that means tennis and basketball courts, playgrounds, baseball diamonds, dog runs, or open space and barbeque pits. All that community input goes into designs that are presented to the community for discussion, modification, and most important, to make sure it meets neighborhood needs. All of this is done while keeping an eye on regulations, permits and, of course, budget.

Once it's all done — the community has been heard and construction has been completed — we get to open new or newly renovated parks with strong community input that strengthens our neighborhoods. From Hilltop Park in the Bayview to Mountain Lake Park in our own District 2 (which will open soon), it's a joy to see communities come together to celebrate the transformation of their neighborhood parks, playgrounds, and recreation centers.

## DISTRICT 2 PARK UPDATE

Currently in our District 2 neighborhoods, there are two exciting projects in the works where your voice has been critical — and where your voice should be heard.

After extensive community engagement, neighborhood meetings, and public meetings at City Hall, we're ready to begin construction early this summer on the eastern playground at Moscone Recreation Center. This project will create a new play structure

with new fencing, benches, and landscaping. It will also renovate the park's dog run and resurface the tennis courts. We know that construction is an inconvenience, but it will be worth it when we celebrate the reopening of the eastern playground later this year.

We also have a truly unique opportunity to add a completely new park to one of San Francisco's densest neighborhoods. The old Francisco Reservoir on Hyde Street between Bay and Chestnut Streets is currently in the planning stages to become a 4.25-acre park, with incredible views of the Bay, Alcatraz, Angel Island, and portions of our beautiful Golden Gate Bridge.

## PUBLIC COMMENT NEEDED

This is your opportunity to be heard through our public input process and community meetings by sharing your voice and input on how to build features like a new children's play area, community garden, small soccer field and dog run, meandering pathways and elements that honor the history of the site. This new park will add much needed open space to the neighborhood, and we expect to break ground on this project in 2018.

These two projects are in addition to the beautiful 2014 renovation of Lafayette Park, which still amazes me every time I

see kids playing in the vibrant playground or when I happen upon one of the park's great views of the city. Mountain Lake Park and Alta Plaza, which will undergo an irrigation project later this year, will soon

join the ranks as recently renovated parks with paths, vistas, playgrounds, and tennis courts that you can enjoy in District 2.

The opening of a new or renovated park is special because that

gleaming new playground comes from rigorous public input and the work we've done together as a community. The proof is the beaming smiles of our kids — or of a full-grown adult — as they race down a new slide or take in a beautiful view. I'm proud to help make our neighborhoods stronger by serving on the Recreation and Park Commission, because contributing to those moments of joy is really what it's all about.

Visit [sfrecpark.org](http://sfrecpark.org) to learn more and share your views on these and other parks projects.

Kat Anderson serves on the Recreation and Park Commission and lives in District 2, where she raised her two children. She supports many local recreation/conservation projects and advocacy groups, including the Shared Schoolyard Project, SF Parks Alliance, tree-planting in partnership with Friends of the

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**Modern 4BD/5.5BA Masterpiece.** Light and bright with exquisite finishes and state of the art systems and appliances. The epitome of urban chic. 2 car garage. Close to top-rated restaurants, cafes, and boutique shopping.  
[2455Vallejo.com](http://2455Vallejo.com)

**Lowrie MacLean**  
415.305.3326



**St. Francis Wood**  
Offered at \$6,800,000  
**Exquisite St. Francis Wood Home**  
This 4BD/4.5BA home is one of the crown jewels of St. Francis Wood. Incredible entertaining space, as well as wonderful family living. Views to the Pacific. Easy access to the Peninsula and West Portal.  
[11SanJacinto.com](http://11SanJacinto.com)  
**Thomas Cooke**  
415.823.1624  
**Jennet Nazzal**  
415.244.9404



**Presidio Heights**  
Offered at \$6,495,000  
**Exceptional 6BD/4.5BA Home.** This stately turn-of-the-century Victorian on 4 levels boasts spectacular Golden Gate Bridge views, mature garden, 2 car parking, and an unbeatable location - close to Laurel Village and the Presidio.  
[3382Clay.com](http://3382Clay.com)

**Grace Shohet**  
415.385.5838



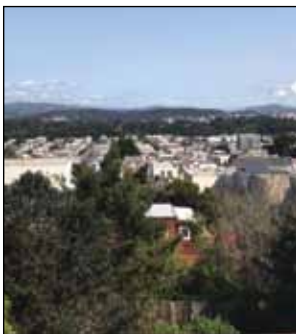
**Mission Dolores**  
Offered at \$5,900,000  
**Investment Property in a Great Location!** Nice balance of period details and modern living. This fourteen-unit investment property features two studios and twelve one-bedroom units. 2016 brought in a gross income of \$328,669 with \$90,482 of expenses. See website for financial details.  
[780Guerrero.com](http://780Guerrero.com)  
**Brooke Krohn Dougherty**  
415.321.4298



**Pacific Heights**  
Offered at \$5,295,000  
**Spacious Two Unit Building.** Each of these two enormous remodeled units is on two levels with soaring ceilings and both are flooded with light. 4 car parking.  
[LuxuryOnLyon.com](http://LuxuryOnLyon.com)  
**Michelle Long**  
415.602.0307  
**Rachel Swann**  
Vanguard Properties



**Corona Heights**  
Offered at \$3,600,000  
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[510rd.com](http://510rd.com)  
**John Dallas**  
415.939.5764




**Golden Gate Heights**  
Price Upon Request  
**Fabulous Modern View Home.** This newly remodeled 4BD/4.5BA home has stunning views, an open floor plan, chef's kitchen, top of the line finishes, high ceilings, multiple view decks and a landscaped yard. 3 car garage.  
[432Moraga.com](http://432Moraga.com)  
**David Cohen**  
415.321.4345  
**Gosia Sroczynska**  
415.321.4221



**Eureka Valley**  
Offered at \$1,795,000  
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[394Eureka.com](http://394Eureka.com)  
**Tiffany Hickenbottom**  
415.933.7001



**Hayes Valley**  
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The Marina Times Real Estate Market Report: April 2017  
By Hill & Co. Real Estate

SINGLE FAMILY HOME SALES

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	2637 Union Street	3BD/2BA	\$3,210,000	Above	22
	2440 Filbert Street	4BD/3.5BA	\$6,350,000	Above	10
	2741 Greenwich	5BD/4.5BA	\$7,500,000	Below	58
Lake	124 21 <sup>st</sup> Avenue	4BD/3.5BA	\$4,050,000	Above	11
	16 West Clay Street	6BD/4.5BA	\$6,595,000	Above	6
Laurel Heights	61 Parker Avenue	3BD/2.5BA	\$3,000,000	Above	10
Lone Mountain	229 Stanyan Street	3BD/2.5BA	\$1,825,000	Above	13
Marina	3166 Baker Street	3BD/3.5BA	\$2,800,000	Above	57
Nob Hill (no sales)					
North Beach (no sales)					
Pacific Heights	2307 California Street	3BD/3BA	\$2,675,000	Below	10
	2838 Sacramento Street	4BD/4BA	\$6,100,000	Above	5
	2511 Pacific Avenue	8BD/3.5BA	\$6,400,000	Below	130
Presidio Heights	3951 Sacramento Street	5BD/4.5BA	\$3,350,000	Below	25
	125 Presidio Avenue	6BD/3.5BA	\$6,100,000	Below	42
	201 Locust	4BD/3.5BA	\$9,300,000	Below	316
Russian Hill	1238 Green Street	3BD/2.5BA	\$2,400,000	Above	80
	1011 Green Street	3BD/2.5BA	\$4,200,000	Below	35
Sea Cliff	2850 Lake Street	6BD/4.5BA	\$3,875,000	Below	71
Telegraph Hill (no sales)					

CONDOS

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	1655 Greenwich Street	1BD/1BA	\$905,000	Above	13
	10 Harris Place	2BD/1BA	\$955,000	Above	34
	3136 Scott Street	2BD/1BA	\$1,195,000	At	70
	1501 Greenwich Street #501	3BD/2.5BA	\$2,150,000	Above	10
Lake (no sales)					
Laurel Heights	28 Parker Avenue #303	2BD/2BA	\$1,000,000	Above	11
	150 Palm Avenue #4	2BD/1BA	\$1,435,000	Above	21
	52 Iris Avenue	3BD/3.5BA	\$2,440,000	Above	18
Lone Mountain (no sales)					
Marina	2200 Beach Street #103	1BD/1BA	\$880,425	Below	14
	3700 Divisadero Street #101	1BD/1BA	\$945,000	Above	27
	3701 Divisadero Street #305	1BD/1BA	\$995,000	Above	7
Nob Hill	10 Miller Place #903	1BD/1BA	\$920,000	Above	47
	1230 Mason Street #5	3BD/2BA	\$1,270,000	Above	48
	1333 Jones Street #1102	1BD/2BA	\$1,775,000	Above	10
	1200 California Street #12A	1BD/2BA	\$2,375,000	Above	22
North Beach (no sales)					
Pacific Heights	2298 Pacific #1-S	1BD/1BA	\$780,000	Below	18
	1990 Green Street #107	1BD/1BA	\$877,500	Below	13
	1895 Pacific Avenue #306	2BD/1BA	\$1,170,000	Above	56
	3191 Washington Street #5	2BD/1BA	\$1,307,000	Above	12
	2541 California Street #6	3BD/2BA	\$1,340,000	Above	38
	2415 Buchanan Street #6	1BD/1.5BA	\$1,370,000	Above	0
	1990 Green Street #204	2BD/1BA	\$1,425,000	At	29
	2447 Vallejo Street #3	2BD/1BA	\$1,430,000	Above	12
	2134 Green Street #3	2BD/1BA	\$1,450,000	Above	10
	3193 Washington Street #4	3BD/1.5BA	\$1,560,000	Below	28
	3018 Sacramento Street	3BD/1.5BA	\$1,925,000	Above	28
	1702 Vallejo Street	3BD/2BA	\$2,250,000	At	42
	2121 Webster Street #604	2BD/2BA	\$2,700,000	Below	80
	2241 Sacramento Street #5	3BD/2.5BA	\$2,900,000	Above	13
	2300 Divisadero	3BD/2BA	\$3,025,000	Above	0
	2466 Sacramento Street	3BD/3.5BA	\$3,050,000	Below	52
	2151 Laguna Street #3	4BD/2.5BA	\$4,297,000	Above	7
	2121 Webster Street #401	3BD/2.5BA	\$4,495,000	At	41
	2064 Jackson Street	3BD/2.5BA	\$7,250,000	Below	0
Presidio Heights	345 Locust #2	3BD/2BA	\$2,400,000	Above	6
	3439 Sacramento St. #403	3BD/3.5BA	\$4,000,000	Above	10
Russian Hill	842 Bay Street	2BD/1BA	\$900,000	Below	40
	1000 North Point St. #907	2BD/1BA	\$1,105,000	Below	27
	8 Russian Hill Place #3	2BD/2BA	\$2,500,000	Above	17
	1855 Jones Street	4BD/3BA	\$3,700,000	Above	6
Sea Cliff (no sales)					
Telegraph Hill	1360 Montgomery Street #4	1BD/1BA	\$900,000	Above	15
	175 Francisco Street #20	5BD/5.5BA	\$4,550,000	Below	63

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 Jay Costello, President, Hill & Co. Real Estate, 1880 Lombard Street, 415.321.4274, jcostello@hill-co.com, www.hill-co.com.

Real Estate Roundup : Changing markets

Talking about affordability

BY JOHN ZIPPERER

AFFORDABLE HOUSING AGREEMENT

Compromise between the left and moderate members of the Board of Supervisors resulted in an agreement to require that any developments approved in the city through the end of 2017 would need to have 18 percent of their rental units be affordable, reported the *San Francisco Chronicle*; that would rise slightly to 19 percent in 2018, and to 20 percent the next year.

The *San Francisco Business Times* explained the details: New rental projects have to provide 18 percent on-site affordable units, a reduction from 25 percent; 10 percent of units have to be reserved for renters earning no more than 55 percent of the area median income (AMI); 4 percent of units reserved for 80 percent of AMI; another 4 percent of units reserved for 110 percent of AMI. For new condominiums, 20 percent of on-site units must be affordable, a reduction from 25 percent; 10 percent of the units for people earning no more than 80 percent of AMI; 5 percent for 105 percent of AMI; and 5 percent for 130 percent of AMI.

UP AND DOWN AND UP AND DOWN

The local real estate market's zooming ahead. It's cooling down. It's heating up again. The researchers at Paragon Real Estate Group are giving fuel to the last of those possibilities, noting that most market segments in San Francisco cooled from April 2015 to April 2016, but "almost all of the segments bounced back in April 2017, and indeed the lower-price segments performed considerably better than 2 years ago."

Paragon's latest market report says that measurements such as months-supply-of-inventory and average days on market neared all-time lows, and competition has increased for homes costing less than \$2 million and condos under \$1.5 million. It says year-over-year prices haven't jumped yet (see "Heated Competition," below), but it suggests watching the price reports that come in from the houses



Everyone can walk to a park in San Francisco.  
PHOTO: ACLWON

sold in April that actually closed in May.

There will be a test of the market if the economic expansion pauses or reverses this year. Jones Lang Lasalle reports that it has lowered its estimation of economic growth this year due to various headwinds, such as reduced expectation of fiscal stimulus coming out of a paralyzed Washington, D.C.

HEATED COMPETITION

The most competitive housing market in the country in April was San Jose, which saw slightly more than 75 percent of its homes sell above asking price. In second place was none other than San Francisco, where 69.5 percent went for more than the list price; the top three was rounded out by another California city, Oakland, with 62.1 percent earning that distinction, according to real estate website Redfin.

Prices in San Francisco rose 0.6 percent between March and April of 2017, notes Redfin; the year-over-year change was actually a decline of 3.1 percent.

CALIFORNIA AFFORDABILITY IMPROVES SLIGHTLY

Housing in the state is a little more affordable than before, thanks to seasonal declines in pricing and higher household incomes, reports the California Association of Realtors (CAR).

"The percentage of home buyers who could afford to purchase a median-priced, existing single-family home in California in first-quarter 2017 inched up to 32 percent, up from 31 percent in the fourth quarter of 2016 but down from 34 percent in the first quarter a year ago," noted CAR's Traditional Housing Affordability Index.

The group estimates that homebuyers in the state need to have a minimum annual income of \$102,050 to be able to make payments on the median-priced home of \$496,620. But San Francisco, San Mateo, and Santa Barbara were the three least-affordable areas in the state. CAR gave \$1.3 million as the median home price in San Francisco, which requires an income of \$267,130.

WALK IT OFF

The city announced in mid-May that San Francisco "is the first and only city in the United States where all residents have access to a park within a 10-minute walk," as reported by the Trust for Public Land's Park Score.

That comes in handy when the streets are too congested or closed down for repairs.

QUOTE UNQUOTE

"San Francisco's population reached a record of more than 874,000 last year, according to a state report, and its housing growth was relatively brisk for a change, adding 5,000 units. But the population has expanded at nearly twice the rate of housing since 2010. Meanwhile, as the struggle to house teachers has illustrated, the city has been even worse at building middle-income housing than it has been at producing low-income units. With less than two-thirds of the estimated housing need met for at least the past decade, the city would have to maintain the unusual pace of the past year for another five years merely to close that shortfall, to say nothing of accommodating further growth."

—San Francisco Chronicle Editorial

E-mail: john@marinatimes.com





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## MomSense :: The online family



Be the guide and the monitor of your kids' online use. PHOTO: DOLGACHOV

## #Let's get informed

BY LIZ FARRELL

**R**ECENTLY, I EXPERIENCED three things that have had a profound effect on me and are the inspiration for my column this month: I read Jo Ann Sales' book *Secret Lives of American Teenagers*, I attended a talk given by Common Sense Media about social media, and I finally broke down and watched the new Netflix series *13 Reasons Why*. Ironically and unplanned, these three things all happened in the past month, and each has left me with a lot to ponder as a parent. The topics and issues are overwhelming and frightening, but the common thread I kept coming back to was the need for parents to be informed and stay engaged.

Technology continues to change at rapid speed, so by the time we finally understand Facebook or Instagram those aren't cool anymore, and everyone has moved on to Snapchat or the next coolest thing. With a daughter who is 11 and a son who is 9, we are just on the cusp of some of these issues, but I am a firm believer it is never too early to get ahead of the game. Here are a few of my tips for parents trying to navigate these uncharted waters.

### OPEN DIALOGUE

This dialogue can begin as soon as your kids show an interest in the technology, which, if yours are like mine, that was preschool. Even at this young age, you can begin to show them what apps or games are O.K. to play, and always disable the browser on their devices. If they need it to play a game, then make sure you have set up the privacy settings and parental controls. YouTube is the perfect example — if you search for Mickey

Mouse, you get way more than the cute little Disney character.

Common Sense Media believes that the earlier we start talking to our kids about this and slowly introducing them to the technology, the more ability they will have to self-regulate down the road.

### SET LIMITS THEN REINFORCE VALUES AND EXPECTATIONS

Another part of having an open dialogue is talking about the rules and expectations around devices, screen time, and social media. The more your children understand in the beginning, the greater the chance they will respect your expectations. One of the best ways I have seen to do this is to make a family media contract that everyone signs and must adhere to. Common Sense Media has a great agreement that can also be used for talking points for family discussions. For younger children, the agreement deals with issues such as passwords, privacy, and safety. For older children, it focuses on not using devices to bully or be inappropriate and agreeing not to set up fake accounts on social media.

These agreements are starting points and can be customized to each individual family's values and expectations. In our house, we added items such as no devices during the week unless homework-related, and all devices come out of the bedroom at bedtime. We also agreed that whether it is an e-mail, text, or anything else in the digital world, if they wouldn't feel comfortable telling a teacher or parent what they wrote, then it probably shouldn't be said.

### MONITOR

This is the third piece to the puzzle. Some parents

call it spying, but really you are monitoring with only the best intentions of helping your children and trying to keep them safe. Common Sense Media recommends if your child is using a social media platform like Instagram or Snapchat, parents need to be on it also. Let your child know you will be checking the accounts regularly — not "liking" or commenting, but only checking to be sure there is nothing inappropriate or any red flags.

It is a hard but necessary lesson that our children must learn — digital footprints are forever, nothing really disappears. Right now, for our 11-year-old, I let her know I will regularly be checking her e-mail account and text messages. Common Sense Media also says that for kids, just knowing their parents are monitoring their profiles or devices drastically reduces the chances of anything inappropriate or negative being said.

Technology is such a powerful tool, and the Internet has opened a whole new world for our children. The earlier we can teach them how to navigate it safely and positively, the better it will be for them. As parents, we can't expect to give this powerful tool to our children without any guidelines or instruction. As we all get busier and become ourselves more attached to our devices, we can't forget the importance of taking the time to educate ourselves so we can then educate and model for our children the power of the Internet and all the good it can do when used appropriately.

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



# End of Chinese dog meat festival; SFPD shoots another dog; pit bulls join K-9 ranks; fosters needed for kitten season

BY SUSAN DYER REYNOLDS

AT ITS HEIGHT, THE **YULIN DOG Meat Festival** in China, held annually to mark summer solstice, was said to be responsible for the barbaric deaths of 15,000 dogs. The dogs and some cats, often stolen family pets, are tortured first, sometimes even skinned alive (because people in Yulin believe it makes the meat taste better), and then bludgeoned or boiled to death. With international outrage brought on by the work of activists, animal welfare organizations, and celebrities like **Lisa Vanderpump** (star of Bravo TV's *Real Housewives of Beverly Hills*), that figure dropped to 1,000 animals in 2016, but anything over zero is too many. I've written about the Yulin Festival for years, and I am thrilled to report that, according to **Humane Society International** (HSI), the Yulin government is set to prohibit restaurants, street vendors, and market traders from selling dog meat at the event.

Yulin's new Party Secretary **Mo Gong Ming** is believed to have initiated the ban, which will be in effect as of June 15, 2017 — just one week prior to the June 21 festival. It will be strictly enforced with fines up to 100,000 yuan and risk of arrest for violators. "The Yulin dog meat festival is not over just yet, but if this news is true, as we hope, it is a really big nail in the coffin for a gruesome event that has come to symbolize China's crime-fueled dog meat trade," said **Peter Li**, China policy specialist at HSI.

Animal rights groups are now urging Yulin authorities to make the ban permanent and are working to build a facility to house confiscated animals. There are numerous petitions online, one with over 11 million signatures that will be handed to the Yulin government on behalf of HSI, **Duo Duo Animal Welfare Project**, and others. ...

Several years ago I wrote a series of articles about the **San Francisco Police Department** (SFPD) shooting three pit bulls in three months. Each of the dogs was shot in the back, yet the officers involved said in their reports the dogs were charging at them aggressively. As a result, **then-Police Chief Greg Suhr** reinstated the Police Academy training program on handling dogs in the field. There hasn't been a dog shot by SFPD since, but that ended during the March 11, 2017, St. Patrick's Day parade when **Police Officer Jordan Townsend**, who was directing traffic at Kearny and Post Streets, shot **Pretty Girl**. The blue nose pit bull is the service dog of a 57-year-old homeless man named **Donald Merchant**, who suffers from depression and PTSD. Townsend said **Pretty Girl** threatened him, so he shot her in the leg, but surveillance video taken just before noon shows **Pretty Girl** wagging her tail and sitting politely on the corner while another video shows her running away, limping. Witness **Nita Ybarra** told **KTVU**, "There was blood everywhere and the poor dog is yelping and crying. An officer said, 'Well it looked like he was going to charge him,' which is baloney! And the scariest part



Foster cat Kiki and her kitten, Harley.

was that there were hundreds of people walking ... he could have shot a human being."

Merchant was charged with two felony counts of assault on an officer and assault with a deadly weapon — the weapon being **Pretty Girl**. He ended up spending the next 16 days in jail, while **Pretty Girl** underwent surgery to amputate her leg. In May, a San Francisco judge dropped all assault charges against Merchant. "The police officer said that Mr. Merchant said, 'Get 'em, boy!' to his dog, [but] his dog is a female. ..." **Tamara Barak Aparton** from the Public Defender's Office told **KTVU**. "Then the officer later changed his story to say that Mr. Merchant just said, 'Get 'em!' From our perspective, it is beyond heartbreaking that this man, who had his service dog shot in front of him was then criminally charged with two felonies that could have sent him away to prison." ...

Here's a happier story about pit bulls and police: More and more departments are rescuing dogs from death row and putting them to work. The city of Poughkeepsie made **Kiah**, a pit bull that had been beaten with a hammer before arriving at a shelter, the first pit bull police dog in the state of New York. It was **Brad Croft**, operations director for **UniversalK9**, who took a chance on **Kiah**, and she recently received the **ASPCA Public Service Award**. In partnership with **Animal Farm Foundation**, Croft has since helped place 20 rescued pit bulls in police departments across the country. ...

On a furry final note, it's **kitten season**! That means cat rescues and shelters need help fostering mother cats and their babies. I'm currently fostering a beautiful snowshoe Siamese mix that I named **Kiki** (in honor of my stepmom) and her adorable kitten, dubbed **Harley** (after **Harley Quinn**, my favorite comic book character). Mama does all the work — all I have to do is make sure she's got food, treats, water, and a clean litter box — but it is so rewarding. **Harley's** eyes just opened, and he loves to climb on my shoulder and nuzzle into my hair for a nap (his mom enjoys the break, too). If you have a quiet spot in your home, contact **S.F. Animal Care & Control** (415-554-6364, [sfanimalcare.org](http://sfanimalcare.org)), **Toni's Kitty Rescue** ([toniskittyrescue.org](http://toniskittyrescue.org)), or **Give Me Shelter Cat Rescue** ([givemesheltersf.org](http://givemesheltersf.org)). And please, spay and neuter your pets — it's the only way to end the pet overpopulation crisis in this "civilized" country that euthanizes 4 million unwanted animals each year.

## City and County of San Francisco Outreach Advertising June 2017

The Assessment Appeals Board resolves legal and value assessment issues between the Assessor's office and property owners. We have three vacancies on Board 1, which oversees all downtown properties — high rise residential, office, commercial, hotels. Board 1 also oversees all properties over \$50 million in assessed value throughout the City.

Assessment appeal hearings are quasi-judicial, conducted in a manner similar to a court setting, with evidence and testimony presented by the parties. The Board then evaluates the evidence and testimony, and renders its decision.

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For more information regarding the Assessment Appeals Board call (415) 554-6778.

The San Francisco Arts Commission Galleries presents free exhibitions in three Civic Center locations. City Hall ground floor: *Jim Marshall's 1967*, featuring 80 photographs of Summer of Love-era icons by the legendary rock 'n' roll photographer. SFAC Main Gallery (War Memorial Veterans Building, 401 Van Ness, Ste. 126): *Tiny Bubbles*, a contemporary group show showcasing nine artists known for producing dark and often funny narratives set in imaginary worlds; *Civic Art Collection Focus: Roy De Forest*, including early paintings by the legendary Bay Area Funk artist and *Innards and Upwards*, A *San Francisco Wunderkammer*, a magical installation by Alison Pebworth made from and filled with recycled treasures. Lastly, *Sugar Circus*, a two-person exhibition in partnership with Creativity Explored at C + M (Coffee and Milk) cafe, located in the lobby of the Veterans Building. Visit [sfartscommission.org](http://sfartscommission.org) for more information.

### Count on WIC for Healthy Families

WIC is a federally funded nutrition program for Women, Infants, and Children. You may qualify if you are pregnant, breastfeeding, or just had a baby; or have a child under age 5; and have a low to medium income; and live in California. Newly pregnant women, migrant workers, and working families are encouraged to apply.

WIC provides Nutrition Education and Health information, breastfeeding support, checks for healthy foods (like fruits and vegetables), and referrals to medical providers and community services.

You may qualify for WIC if you receive Medi-Cal, CalFresh (Food Stamps), or CalWORKS (TANF) benefits. A family of four can earn up to \$3,793 before tax per month and qualify.

Enroll early! Call today to see if you qualify and to make an appointment. Call City and County of San Francisco WIC Program at 415-575-5788.

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3	09/15/2017	09/15/2019
4	09/15/2018	09/15/2020

You may be able to add accessory dwelling units to your property when undergoing a seismic retrofit. Financing opportunities are available. Visit [sfdbi.org/softstory](http://sfdbi.org/softstory) for more information.

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