



Arts Special

Walter Hopps's Dream Colony, p.12

Suzanne Ramsey's genre-spanning Kitten on the Keys, p.13



More online

Coastal Commuter,
Evalyn Baron,
and Weekend Traveler

marinatimes.com



Left: Visit the 'Annual Dahlia Show' this August. PHOTO: ERIC HUNT / FLICKR.COM/ERICINSF



Right: The Who performing at Oracle Arena, Oakland, Calif., on May 1, 2016. PHOTO: WIKIMEDIA COMMONS/DAVIDWBAKER

Cure for the summertime blues

BY LYNETTE MAJER

IT'S NOT TOO LATE (AS OF press time) to get your tickets (\$149.50 and \$375) for **Outside Lands** (Friday–Sunday, Aug. 11–13, sfoutsidelands.com). This eco-friendly music-come-dy-variety festival with gourmet

food, wine pours/pairings, brews, and cocktails, usually sells out, so you'll need to act soon. Metallica, The Who, Gorillaz, and Lourde headline the music performers along with comedy acts and more.

For a different kind of Golden Gate park experience, celebrate San Francisco's official flower in

the **Dahlia Dell** near the Conservatory of Flowers. The magnificent flowers are in full bloom this month into October, providing a beautiful backdrop for photos or picnicking. For an added treat, visit the **Annual Dahlia Show** (Saturday–Sunday, Aug. 12–13, sfdahlias.org).

REYNOLDS RAP

Why some San Francisco landlords don't want to rent

(And no, it's not always about Airbnb)

BY SUSAN DYER REYNOLDS

"So your Airbnb tenant now has Airbnb tenants?"
— Erlich Bachman to Jared Dunn upon learning an Airbnb tenant is squatting in Jared's San Francisco condo on HBO's *Silicon Valley*

IT'S NO SECRET THAT IN SAN FRANCISCO'S TIGHT housing market some landlords are holding residential units empty to rent through Airbnb and other short-term rental companies, but it might come as a surprise that in one of the country's hottest commercial markets there are landlords keeping entire buildings empty. It may come as an even bigger surprise that some owner-occupiers prefer to leave units in their multiunit homes vacant rather than rent them out. With all this in mind, Supervisor Aaron Peskin is asking the city attorney's office to explore legislation to allow the imposition of a vacancy tax on owners who warehouse their properties.

While it may sound very San Francisco, we wouldn't be the first city in the world to pass such a tax. As I wrote in Reynolds Rap several months ago ("It's time

REYNOLDS RAP, continued on 4

Sketches from a North Beach Journal

Perhaps a compromise on the Piazza St. Francis-Poet's Plaza plan?

BY ERNEST BEYL

IT WAS MY INTENTION IN THIS SKETCHES COLUMN to give readers some positive news on the Piazza St. Francis-Poet's Plaza, Lawrence Ferlinghetti's visionary plan to turn a short section of Vallejo Street in North Beach into a pedestrian haven where passersby could enjoy life without gas guzzling, internal combustion engines fouling the air.

Unfortunately, the project is stalled. It's dead in the water. So I'm giving you a summary to date and then suggesting a possible course of action.

THE DILEMMA

Ferlinghetti conceived the Piazza St. Francis-Poet's Plaza idea in 1998. In 2002, he formed a committee of interested North Beach neighbors to explore the idea. I've been writing about this in various publications since 2004, and the project is no closer to completion now than it was then. Why is that?

We have a dilemma here. There are residents of North Beach (people of good faith) I believe would truly like to see Ferlinghetti's idea — his original concept — become a reality.

SKETCHES, continued on 8



The crowds gather and the morsels are ready at the Eat Drink SF Festival. PHOTO: MARC FIORITO (GAMMA NINE)



Eat, drink, and be merry

THE EAT DRINK SF FESTIVAL IS a great place to get your food and drink groove on. Now in its ninth year, Eat Drink SF is San Francisco's premiere food and drink event. With four days of curated programming, the festival kicks off with the legendary **Taco Knockdown** at The Pearl on Aug. 24 followed by a weekend of signature **Grand Tastings** at Fort Mason on Aug. 25–27. Each Grand Tasting features more

than 30 top Bay Area restaurants that rotate at every session.

This year's bar program will be the biggest yet with more than 70 bars, distilleries, breweries, and wineries hand pouring tastes and batch cocktails. Guests will watch culinary demonstrations on the main stage and attend drink-focused programming in the beverage classroom. The main stage operates throughout the weekend. This year's

closing ceremony will include a performance by the Glide Ensemble and a special surprise from the Golden State Warriors.

Taco Knockdown: Thursday, Aug. 24, The Pearl (601 19th St.), tacoknockdown2017.eventbrite.com

Grand Tastings, Friday–Sunday, Aug. 25–27, Festival Pavilion, Fort Mason Center (2 Marina Blvd.), eatdrinksf2017.eventbrite.com

TOP 10 STEAKS IN AMERICA

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

The image consists of two photographs. The left photograph shows a curved wooden bar with a circular mirror and a black and white zigzag floor. The right photograph is a close-up of a glass with green neon light patterns.



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NEWS BRIEFS : City roundup

City targets ride-hail services

CITY ATTORNEY PRESSURES
UBER, LYFT

San Francisco City Attorney Dennis Herrera sought court orders to force Lyft, Uber, and two of Uber's subsidiaries to comply with subpoenas issued in early June as part of Herrera's investigation into ride-hailing businesses. Herrera's office said the subpoenas "are aimed at ensuring Uber and Lyft's estimated 45,000 drivers in San Francisco do not create a public nuisance by jeopardizing public safety, discriminating or otherwise violating local and state laws." The city is trying to get the companies to hand over four years of records on everything from the number of miles and hours logged by drivers to driver guidance and training.

"Unfortunately, Uber is doing what it always seems to do: raise obstacles and drag its feet — all while continuing to flout the law," Herrera said. "To its credit, Lyft was more responsive, but in the end they also raised unreasonable roadblocks. They provided a minimal amount of documents before deciding not to comply with the rest of our request. And they have so far failed to execute a confidentiality agreement that would protect any legitimate trade secrets. From the beginning, we have been clear that the companies must comply with these subpoenas."

WHAT WILL THEY DO WITH THE
DUMMY?

A man was robbed by two suspects, who fled with the man's ventriloquist dummy, reports SFGate. The July 21 crime took place in the Polk Gulch neighborhood, when the 20-year-old victim was assaulted at 10:50 p.m. He was treated for nonlife-threatening injuries.

STREET TREE SF

San Francisco residents no longer have to take responsibility for the upkeep of street trees in front of their homes. The city now puts aside \$19 million a year for upkeep of the trees and to fix tree-related damage to sidewalks, thanks to Proposition E, which 79 percent of voters supported in the November 2016 election.

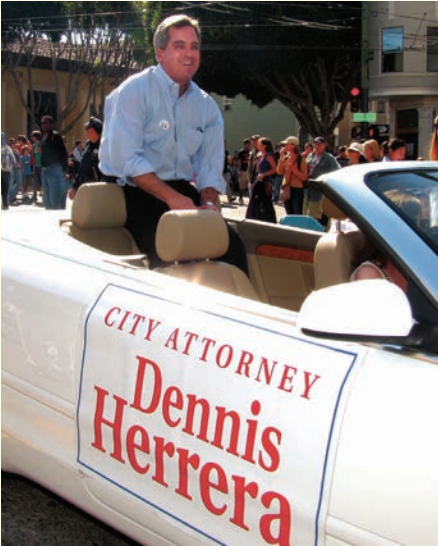
"It is long past time that the city relieved homeowners of the responsibility to fix trees that are on our public streets," said District 8 Supervisor Jeff Sheehy, who helped roll out the Street Tree SF program in mid-July. He said the program "supports the will of the voters and will help maintain a healthy urban tree canopy that will enhance and protect our urban environment."

Details on the program are available at sfpublicworks.org/trees.

TAXING VACANCIES

In 2014, SPUR released a study estimating that there were more than 30,000 housing units that were vacant in San Francisco, out of 376,899 total housing units. There were many different reasons for their vacancies — the unit was for sale, they were rented but not occupied, there were seasonal or other uses for the units — but some city leaders are looking to force landlords of vacant units to either rent them or pay a vacancy tax.

In early July, District 3 Supervisor Aaron Peskin asked the city attorney's office to look at how the city could tax property owners of vacant units. He said he was concerned about "the overwhelming number of vacancies, both commercial and residential, that contin-



City Attorney Dennis Herrera highlights alternative transportation modes. PHOTO: TEAM AT CARNAVAL.COM STUDIOS

ue to contribute to our housing crisis as well as the displacement and struggles of our small businesses."

PICNICS NAB EPA AWARD FOR
PRESIDIO

The Presidio Trust was one of five organizations to receive the Environmental Protection Agency's 2017 Federal Green Challenge Education and Outreach Award for the Pacific Northwest. The award recognized the Trust's success in educating about waste reduction and for minimizing the environmental impact of the Presidio Picnics program, which takes place from March through October on the Main Parade Ground.

"There is so much companies and organizations can do at pretty low cost to reduce the damage we cause to the environment," said Presidio Trust CEO Jean Fraser. The Trust chalked up its success to its hiring a contractor to provide waste-sorting services and education, banning sales of water bottles at the picnics and providing water refill stations instead, adopting standards for vendors to use 100 percent compostable serveware, and tracking and analyzing the waste diversion rates of the picnics.

FACTS AND FIGURES

99: San Francisco's rank among the most "stressed cities in America" list compiled by WalletHub ... **Mid- to late 1990s:** The era when retailers that didn't "rush to develop an online store" hurt themselves and "are still playing catch-up," according to San Francisco State University Professor of Marketing Sanjit Sengupta ... **186:** Number of "theft from vehicle" incidents just in the SFPD's Central District, just in the first two months of June ... **Even:** San Francisco tied for second-best with Irvine, Calif., as communities in the country with the highest median credit scores, according to WalletHub ... **43-Masonic:** The Muni bus route on which someone left a "suspicious" package that led to shutting down part of the Marina District on July 6 before police determined the package was not hazardous ... **46 and counting:** Number of medical marijuana dispensaries either operating or with land-use approval in San Francisco, with another 16 applications pending, reports KTVU News; the city Planning Commission voted unanimously for a citywide moratorium on new such establishments until the city can come up with a new regulatory structure.

News tips? E-mail: john@marinatimes.com

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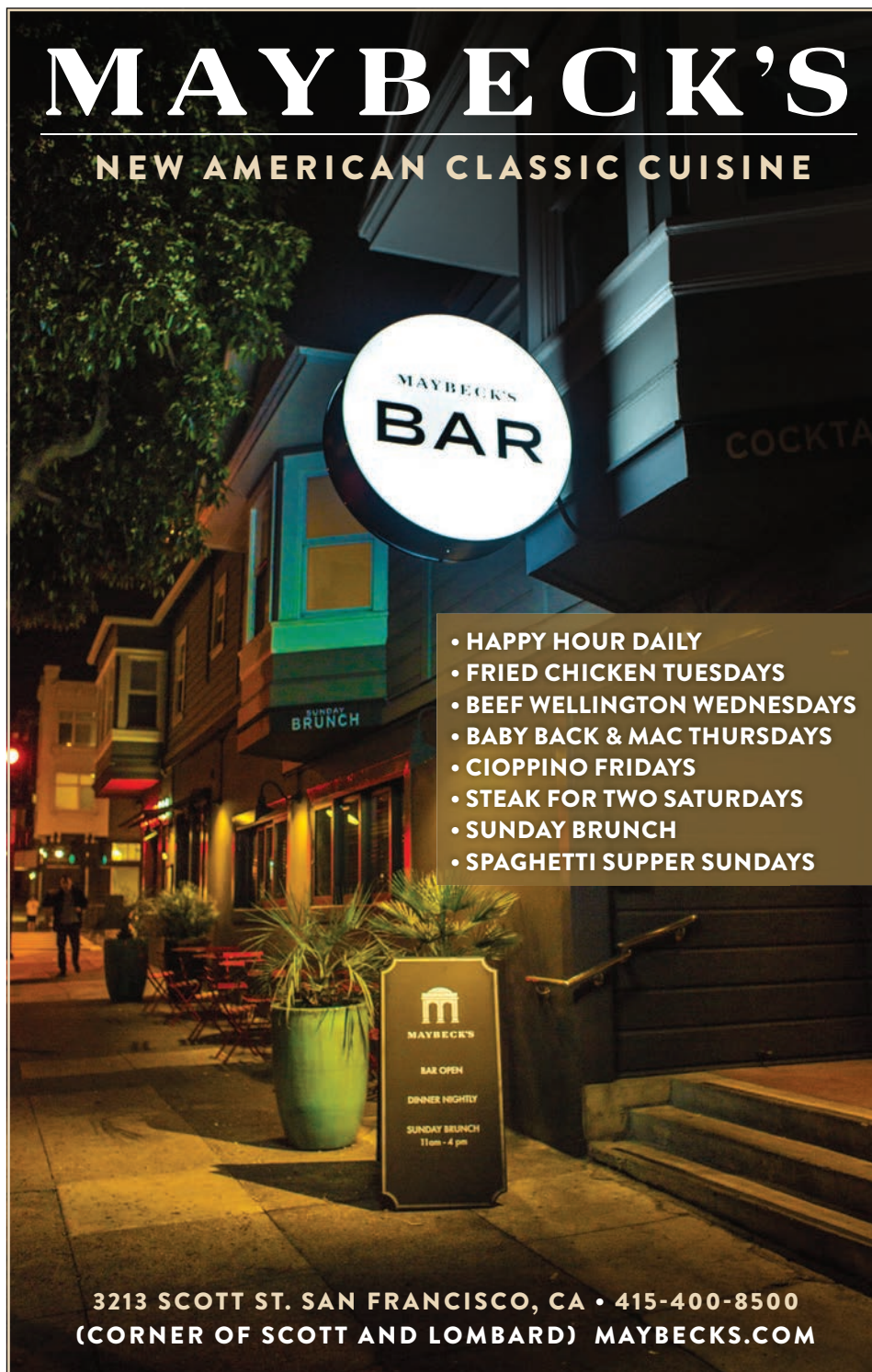
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Reynold's Rap

continued from cover

to tax foreign homebuyers,” *Marina Times*, June 2017), the city of Vancouver, Canada, also struggling with a massive housing shortage, implemented an Empty Homes Tax equal to one percent of a property’s assessed value on residences that aren’t rented out or lived in by the owners, with net revenues reinvested in affordable housing initiatives. I’ve long been a proponent of making warehousing unattractive to landlords, and a fine would certainly be a deterrent. I agree with Peskin that keeping apartment units and commercial buildings purposefully off the market is contributing to San Francisco’s skyrocketing prices. However, I hope the new legislation doesn’t include small, owner-occupier landlords without first addressing the gaping issue that makes some of them unwilling to rent their units in the first place.

There’s a reason the 1990 film *Pacific Heights*, about a homeowner’s inability to remove a nightmare tenant, was set in San Francisco. Though I never saw the movie in theaters, one night I stumbled upon it on cable while, as it happened, I was in the midst of dealing with a squatter who made Michael Keaton’s character look like a model citizen. I first met “Alicia” (not her real name) at a local dog park, where she approached to tell me how beautiful my pit bull Jazzy was. Over the course of several months, it became apparent she knew her way around dogs, so I hired her to walk Jazzy a couple times per week. One morning Alicia came to me crying — her sublet in Oakland had ended suddenly and, while she had another lined up, it wouldn’t be ready for three weeks. She had four dogs, and she had no choice but to live in her truck

in the dead of winter. I told her that she was welcome to stay in my basement until her sublet was ready. In exchange, she agreed to walk Jazzy for free. Just one week into the arrangement, Alicia slipped on another client’s stairs and injured her knee. She stopped walking Jazzy and started getting comfortable.

My father had been diagnosed with dementia and I needed to take care of him, which entailed moving to his home near Buena Vista Park. I planned to renovate the house in the Haight and rent it out to cover my mortgage, which Alicia had been aware of from the start. When three weeks turned into four, I asked her when she would be moving out. “The sublet fell through,” she said casually. Weeks turned into months as Alicia used San Francisco’s notoriously pro-tenant system to her advantage. She filed two bogus restraining orders to keep me off my property, where she perjured herself repeatedly in front of her multiple free attorneys. The judges dismissed them. Meanwhile, I had to hire a \$500-an-hour attorney, who informed me it wasn’t going to be easy to remove Alicia from my home. “She’s not a tenant — she doesn’t have a lease,” I said incredulously. “She doesn’t even pay rent!” He shrugged his shoulders. “Welcome to being a landlord in San Francisco.”

Over the next six months, Alicia and her attorneys did everything in their considerable power to keep her in my basement as she continued to harass me. Eventually, her behavior escalated. She had a petty criminal come to my

father’s house with the intention of vandalizing my car — I heard him talking to Alicia on his cell phone through the garage door and called the police (they told him to stay away from my neighborhood and let him go). She followed me to the grocery store and to the office; she sat in front of my house all hours of the day and night; she had her minions ring my doorbell incessantly, keeping my father awake; she even filed a complaint with Animal Care and Control stating that Jazzy had attacked her and should be put down. The officer who called not only knew Jazzy from my column, she also knew my nemesis from similar incidents, whispering “off the record” that Alicia was “crazy.”

A gesture of kindness on my part had spiraled into an expensive, time-consuming and dangerous situation. Even after my attorney filed eviction papers, it dragged on. A year-and-a-half later, we were preparing to go to court when Alicia did herself in. She called the city to complain about “dangerous chemicals” in the basement for which she wanted me cited. When the inspector investigated, he found no dangerous chemicals, but he did see that she was over the legal limit of animals and filed notice with the city. Turns out she now had six dogs and four cats. I used that to my advantage and, as much as I hated doing it, threatened to have her animals removed. Just moments before we walked into court, she settled for \$500. Three weeks later, she moved out.

While I had been planning to renovate the basement and rent out the entire three-bedroom, two-bathroom flat, the experience with Alicia left me anxiety ridden and fearful. I felt bad taking valuable rental stock off the market, but I just couldn’t stomach the idea of another *Pacific Heights*

If the city wants skittish owner-occupiers to rent out vacant units, it needs to level the playing field when it comes to bad actors.

scenario. I converted the infamous basement into a master suite and put the flat on the market. We quickly had a buyer — a young, single investment banker who rose at 3 a.m. for work and loved his new subterranean sanctuary.

Most tenants are good people, as are most landlords. I was a tenant at one point, and I had an amicable relationship with my landlord — in fact, I eventually bought that Haight-Ashbury flat from him. Rent control has many positive attributes, too, and I have friends who wouldn’t be able to stay in San Francisco without it.

But if the Board of Supervisors wants skittish owner-occupiers to rent out their vacant units, they need to level the playing field when it comes to bad actors like Alicia. In my situation, I felt completely helpless. I had no recourse and got zero help from the city or its agencies. Alicia, on the other hand, had access to multiple free attorneys who smugly manipulated the system, helping her to stay in my building illegally. They had no conscience and never considered the moral, financial, or emotional cost to my family and me.

Until lawmakers wake up and smell the injustice, I doubt even fines will convince small landlords like me to dive back into a lopsided system that offers us no protections, even in the most egregious cases.

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Police Blotter :: Northside crime report

An update on the long-lasting Taser debate

TASERS OR GUNS? THAT HAS BEEN A volatile argument over the years, with one side wanting to arm police with Tasers to cut down on the deaths from police shootings, whether intentional or unintentional. The other side worries that the use of a less lethal option will make officers more likely to deploy them.

Central Station Captain Paul Yep reports that in June, San Francisco Police Chief William Scott explained the department's plan to start deploying Tasers (known as conducted-energy devices, or CEDs) while also trying to address the concerns of the second group mentioned above.

The department is citing Department of Justice claims that the use of CEDs "is associated nationally with a decrease in citizen injury of 60 percent," and that it has "a risk as low as or lower than most alternatives."

At the same time, the SFPD acknowledges that CEDs sometimes don't work, can lead to deaths, "are used nationally disproportionately against people of color and those with mental health issues," and "appear to be incompatible with de-escalation principles."

So can SFPD square that circle?

Scott's presentation says those drawbacks have important caveats. "No force option is effective 100 percent of the time," according to the SFPD. Also, CED's

don't pose a higher risk of death or serious injury compared to other less-lethal options. The Department of Justice's "review of SFPD found no correlation between the severity of force used and the citizen's race." And "CEDs are entirely compatible with de-escalation principles," which "SFPD is committed" to.

For details on all of this, visit sanfrancisco police.org/conducted-energy-devices.

The crimes below are just a small selection of the occurrences in the Northside. For more info, go to the SFPD website, select "comp-stat" to find a link to crime maps.

HIDE-AND-SEEK WEAPON

June 1, 11:48 p.m.

Clay and Taylor Streets

Officers responded to the area of Clay and Hyde Streets following the report of a male pointing a gun at several drivers. At first, they were unable to find the suspect, but they eventually found the suspect's vehicle as he turned into his residence. They found ammunition and several weapons. The suspect was placed under arrest.

THE POSSESSIVE CASE

June 2, 3:24 p.m.

Clay and Front Streets

Plainclothes officers observed a suspect walking northbound on Montgomery Street casing vehicles. When the suspect eventually located a vehicle to his liking, he shattered the window and removed several bags of property. The officers arrested him and returned the stolen property in his possession to the owners.

HIDE-AND-SEEK WEAPONS, PART 2

June 8, 7:11 p.m.

Unit block of Pleasant Street

Plainclothes officers located and apprehended a suspect with a felony war-

rant recently released from Psychiatric Emergency Services. They served a search warrant on the suspect's residence and discovered several firearms and what they describe as "an extremely large amount of ammunition and a large volume of highly explosive fireworks." The suspect was placed under arrest.

AGGRAVATED ASSAULT

June 9, 8:21 p.m.

700 block of Kearny Street

Officers responded to the area of Portsmouth Square where a male was swinging a stick at bystanders. They detained the suspect and located two victims who positively identified him. One victim was injured and treated at the scene by paramedics. The suspect was taken into custody and placed under arrest.

HIDE-AND-SEEK WEAPONS, PART 3

June 13, 7:53 a.m.

700 block of Kearny Street

Officers showed up to the Portsmouth Square area where a male was swinging around a machete. They found and detained the suspect and were able to locate the machete. A computer check revealed that the suspect had several outstanding war-

rants. He was placed under arrest.

A DIFFERENT KIND OF WEAPON

June 13, 3:45 p.m.

Geary and Leavenworth Streets

Officers responded to reports of a male vandalizing a crosswalk signal box with a metal pipe. The suspect refused to comply with their orders to drop the pipe, and he ran away. They followed him and talked to him to try to de-escalate the situation, but with no success. Finally they deployed a "bean-bag" gun, and the suspect dropped the pipe and was arrested.

GRIEVING FOR DOG

June 14, 2:33 a.m.

1100 block of California Street

Officers responded to a report of a potential suicidal male in possession of a pellet gun at Grace Cathedral. They found a male suspect who was grieving over the death of his dog. They talked him into complying with their requests, and no one was injured. They retrieved his plastic pellet gun, and the suspect was booked on an outstanding no-bail felony warrant for a parole violation.

DOES ANYBODY NOT HAVE A WEAPON IN THIS CITY?

June 18, 4:33 a.m.

Larkin and Broadway Streets

When approaching a Ford Fusion traveling southbound on Hyde Street that had failed to use its turn signal, officers smelled marijuana and conducted a search of the vehicle.

They discovered not only contraband drugs, but also a fully loaded Glock 27 .40-caliber firearm. The suspect was arrested and booked on multiple weapons-related charges, as well as possession of narcotics.

Fighting for more female representation

BY MARK FARRELL

DESPITE COMPRISING HALF of the population in the United States, women at the most comprise 20 percent of elected officials, media figures, and private sector leadership roles across the country. Women make up 20 percent of the Senate and 19 percent of the House. Women only make up 20 percent of the technology industry executive teams and 4 percent of Fortune 500 company executive roles.

Representation matters. There’s a saying: “If you can’t see it, you can’t be it” — especially if young women don’t see women represented broadly across different leadership roles, it becomes more difficult to fully realize they can be anything they want to be.

Earlier in the year, two of my legislative aides, Margaux Kelly and Kanishka Karunaratne, attended a women’s empowerment conference here in San Francisco, where they were inspired by a speech given by the first female treasurer of the United States, Rosie Rios.

Rios was discussing the importance of female representation in the public realm and an international movement to increase female representation to 30 percent by the year 2020 — the 100th

anniversary of the 19th Amendment, which finally gave women the right to vote. At 30 percent representation we start to see a shift. Research shows that when 30 percent representation is reached, the minority voice starts to be heard as equal, rather than simply representing the minority. When women make up 30 percent of the senior leadership team or board, organizations start to experience a positive shift in performance, market share, and overall competitive advantage.

Rios also led the charge to have women represented on our currency by the year 2020. When Rios was looking through archives of how women are represented in our nation’s treasury products, she only saw women who were allegorical — not real people. They were depictions of Lady Liberty and Justice, just to name a few. Harriet Tubman will be represented on a new \$20 dollar bill, and five other female leaders of the women’s suffrage movement will be featured on a new \$10 dollar bill.

In San Francisco, we have the same issues. In Golden Gate Park, there are 26 statues — one is of a woman. It depicts an allegorical woman: The Pioneer Mother. Out of our city’s 100 public art instal-

lations and statues, we have two statues depicting actual women.

Margaux and Kanishka wanted to do something to increase female representation in San Francisco, and they approached me with a couple of ideas. Those ideas then manifested into concrete policy that is now working its way through the Board of Supervisors.

To improve upon these embarrassing figures of female representation, I introduced an ordinance that does three things to increase representation for women.

First, the policy will make San Francisco the first city in the nation to establish a goal of 30 percent representation in the public realm. — in public art, street names, or names of city-owned buildings and designated rooms, to name a few examples.

Second, the policy will require our Department on the Status of Women to report annually to the Board of Supervisors and the mayor regarding the proportion of women represented in the public realm in San Francisco — including city boards and commissions.

Third, and as the first catalyst for the 30 percent by 2020 goal, the policy creates a fund to accept public and private resources for the creation and installation

of a full-size statue of Dr. Maya Angelou in front of San Francisco’s Main Library. Angelou is an international and San Francisco icon who has made important contributions in advancing San Francisco values on the world stage. The Main Library is a fitting place to honor Angelou’s contributions. After experiencing sexual abuse as a child, she did not speak for six years. The library and its books helped her find her voice, and gave her the courage to speak out. Angelou went on to become a Presidential Medal of Freedom recipient as well as an acclaimed poet, author, and civil rights activist. Her poems “Phenomenal Woman” and “Still I Rise” continue to inspire generations of female activists, making her the ideal first step in San Francisco achieving its representation goal by 2020.

Thankfully, we just secured funding through our city’s approved budget that will provide the seed funding necessary to start the design and outreach process to complete the statue. We’re also privately raising funds to help make the project a reality. If you want to donate, you can do so here: rally.org/f/3vtugz3ANWc.

Just the announcement of this policy and the call for the stat-

ue is already inspiring women and young girls from across San Francisco. For example, when Shannon O’Neil, a mother of two young children, heard about the proposal, she knew she wanted to help raise funds to make the statue a reality. She initially thought about organizing a bake sale or walk to help raise funding for the statue. But she wanted the effort to be more closely tied to the literary theme and include more youth involvement, so that’s how Reading for Representation was born.

Reading for Representation is a summer reading program that some children throughout San Francisco are participating in. For every page read during the summer, they seek to raise \$1 for the statue. Shannon’s 11-year-old daughter, Olivia, has already committed to raising \$750 by reading 750 pages this summer. My daughter, Madison, is doing the same.

These examples and more show perfectly why representation matters. If you can’t see it, you can’t be it. I am proud to help lead the effort to increase female representation in the public realm, so that we visually show that everyone is created equal and can be whomever they want to be.

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- ☒ Rosé All Day on Sundays
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*Some restrictions apply. Promotions are not valid on holidays.

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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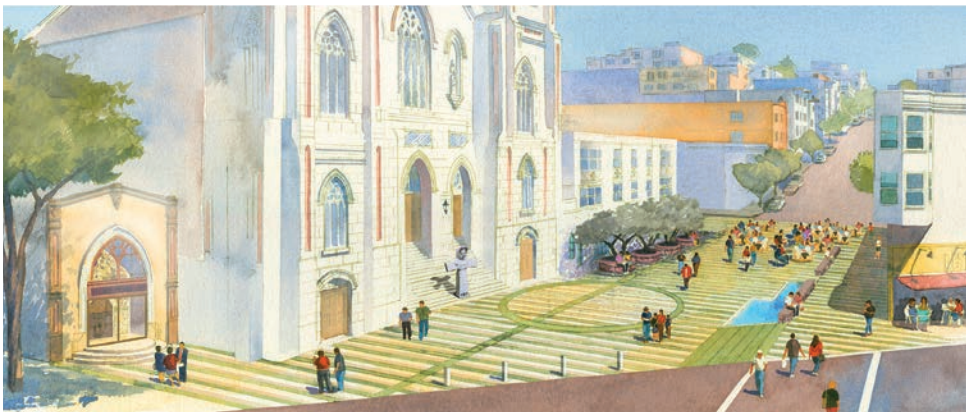
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Lawrence Ferlinghetti's vision of the Piazza St. Francis-Poet's Plaza.
ILLUSTRATION: PIAZZA ST. FRANCIS-POETS PLAZA COMMITTEE

Sketches
continued from cover

There are others (also of good faith) who would like to see Ferlinghetti's idea become a reality — but not in the form in which it has been presented.

Some on both sides of the issue are willing to compromise to see the project through. Others are not.

TWO SIDES OF THE
ISSUE

Of course, the operative word here is “compromise.”

The sticking point is this: One side sees the Piazza St. Francis-Poet's Plaza as completely automobile free. This is the way Ferlinghetti conceived it. And it's a grand idea. Goodbye internal combustion engines on this short stretch of Vallejo Street between Upper Grant and Columbus avenues. And good riddance.

The other side views the concept impractical, untenable, perhaps even dangerous. The issue with these people is traffic flow: Telegraph Hill neighbors being unable to move about freely in their autos, delivery trucks hampered by nowhere to stop (so they double park further clogging traffic), and emergency services (fire engines, ambulances, police vehicles).

These people want an access corridor for such traffic and they suggest the pedestrian area share this short Vallejo Street corridor.

THE COURAGE OF
CONVICTIONS

There are (as I stated) people of good faith on both sides of the issue who consider Ferlinghetti a noble visionary. Even those who may be against any proposal for the Vallejo Street site are not necessarily against Ferlinghetti.

Ferlinghetti is a man of towering integrity who has the courage of his convictions. He believes we — all of us — should strive to achieve as perfect a world as possible. Idealistic? Yes! What's wrong with idealism? Ferlinghetti is 98. He is not going to change at this point. Nor should he. He's always been courageous; his own man. And I love him for this.

These days Ferlinghetti, poet, painter, pamphleteer, publisher, bookstore proprietor, and former poet laureate of San Francisco, continues to rail at big government, big business, civil rights abuses, and this country's pugnacious war stance. And he is for open space that people can enjoy. He calls San Francisco “boomtown” — certainly an apt description.

THE POETIC VOICE

What makes Ferlinghetti an important figure in our society is not just his poetry. It is also his unshakeable belief in the importance of the poetic voice, and his confidence that poetry is capable of transforming the

world. His Poet's Plaza will provide a forum for that poetry.

In his poem, *A Coney Island of the Mind*, there is a passage that tackles just what it means to be a poet:

Constantly risking absurdity and death

Whenever he performs above the heads of his audience

The poet like an acrobat climbs on rime

To a high wire of his own making.

LET'S KEEP AN OPEN
MIND

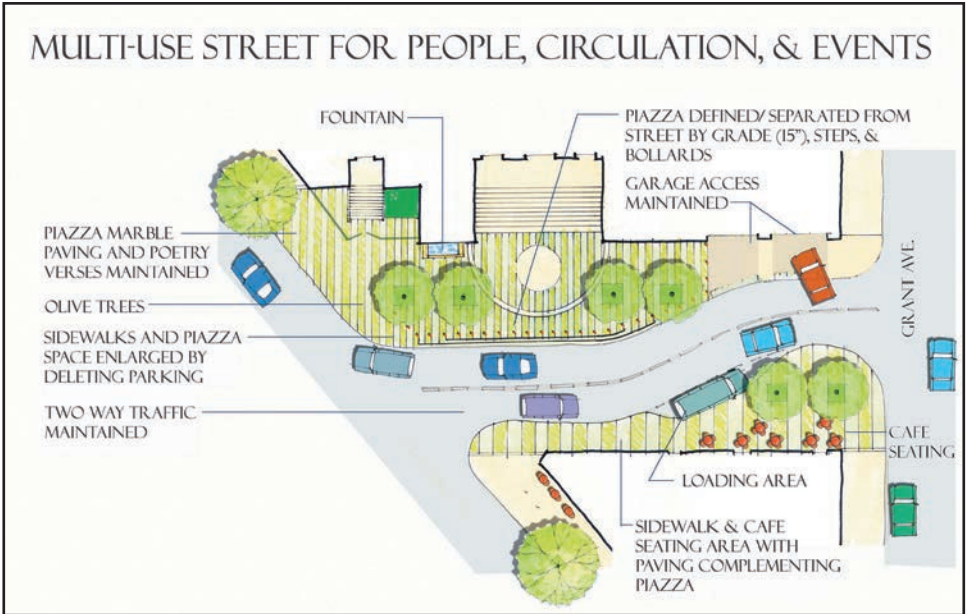
As I said, we have a dilemma here and compromise is the operative word. I would like to see us get beyond this.

So how can we address this? The only way is to address it with an open mind. Acknowledge we have a problem. Sit down in a neutral corner ... so to speak ... perhaps over a long North Beach lunch, and forget the “my way or the highway” mentality.

Let's see if we can come to some kind of agreement. And if we can, let's get this project moving. If we can't, so be it. Maybe that's just the way the world is today.

In any case, I'm tired of writing about the Piazza St. Francis-Poet's Plaza. And I'm not writing about it anymore unless there is a major breakthrough.

E-mail: ernest@marinatimes.com.
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The proposed alternative design of Piazza St. Francis-Poet's Plaza.
ILLUSTRATION: BIRMINGHAM CONSTRUCTION COMPANY

San Franciscans want happy trails — not rocky roads

BY AARON PESKIN

BUDGET SEASON HAS DRAWN TO A close, and the city has made a significant investment in our city streets with the Board of Supervisors approving an additional \$90 million in road work and resurfacing funds to be spent down over the next two years.

These are the funds that will be used to repave our city streets (600 blocks annually), extend or repair our sidewalks, paint our bike lanes, and fill pesky potholes. San Francisco Public Works is hiring more workers, and San Francisco has slowly increased its Pavement Condition Index Score.

Voters have historically been supportive when bonds have come to the ballot for approval of millions of dollars in road resurfacing funding. So with more money and more staffing, why the heck does it feel like San Francisco is under siege 24/7 with the same intersections being torn up over and over — and over?

At a hearing that I held last month at the Government Audit and Oversight Committee, several, er, "cracks" surfaced in the city's alleged response protocols. San Francisco Public Works has a goal of addressing potholes that have been reported through 311 within 48 work hours of the report. Their standard line

has been that 90 percent of those complaints are responded to within 48 hours — and yet anecdotally, I hear from many constituents that they have experienced road issues languish without attention for weeks.

I decided to do an experiment in District 3, and sent out a team of our policy interns to map and photograph potholes and road issues, report them, and track the city's response times with follow-up visits. Only one third of the cases were resolved in a timely fashion per Public Works' own policy. As of the hearing, there were actually potholes that had been languishing for weeks. In addition, many of the complaints had been marked as "resolved" even though the actual work to address the complaint had not even begun.

As a result of the hearing, I have requested that 311 take the simple step of using the term "referred" instead of "resolved," which much more accurately reflects what the centralized complaint system actually does. Staff are meeting to make this technical adjustment.

In the meantime, I continue to encourage residents to use 311. The system aggregates data and helps our office track what is happening in the district — and where the city is falling short of its commitments to respond in a timely manner.



How quickly do potholes get fixed? PHOTO: 4028MDK09

In addition, please continue to be in touch with our office about the other big issue that surfaced in the hearing: bad subcontractors. As neighborhoods like Upper Polk, Chinatown, North Beach, and South of Market continue to bear the brunt of endless construction, we want to hear when the streets are being torn up without any significant coordination by the city.

San Francisco Public Works, San Francisco Public Utilities Commission, and SFMTA say they are coordinating projects to ensure the least amount of impact, but the subcontractors who are doing the work act with impunity.

The wrong signs get posted for the wrong projects on the wrong streets, construction equipment lies inactive for months in on-street parking spots, while a seemingly never-ending parade of orange-and-white striped A-frame signs line the streets letting merchants and residents know that they should brace for yet another construction project that might or might not have

an actual public benefit. At the very least, it could be coordinated much better.

In addition, the hearing revealed that some repetitive projects are dropped from the city's database, in violation of the city's moratorium on digging up the city streets more than once in a five-year span. For example, the corner of Green Street and Columbus Avenue has been dug up at least four or five times in the last six years, yet San Francisco Public Works did not have that data for those jobs on file.

I am working with Supervisors Jane Kim and Norman Yee on legislation that would create stricter conditions for subcontractors and would trigger a construction mitigation fund for projects that run over budget or drag on endlessly.

The time has come to make sure that we are managing San Francisco taxpayer money responsibly when it comes to our city streets; these safety and road resurfacing projects are priorities that shouldn't have to be painful.

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The Tablehopper ∴ Many happy returns

Julius' Castle will return to its perch on Telegraph Hill

BY MARCIA GAGLIARDI

TELEGRAPH HILL

I never thought I'd see the day that I could write that the long-closed (since 2007) **Julius' Castle** (302 Greenwich Street) will reopen on Telegraph Hill. (My grandpa Ernie is smiling from the other side; he loved that place.) After all kinds of NIMBY complaints and opposition, the Planning Commission still voted positively to let the old-school establishment (a historic landmark) reopen. In fact, it was a clean sweep of 7-0. All right!

The restaurant first opened in 1922 (although I have also seen 1923 and 1924 listed). Julius Roz, the Italian owner, even outfitted the Gothic revival building with "interior wood paneling from the 1915 Panama-Pacific International Exposition" (via SFGate). And then there's that view. And that deep history — numerous stars dined there over the years, from Cary Grant to Ginger Rogers. Current owner Paul Scott, who purchased the restaurant in 2012 and lives on Telegraph Hill, is looking for an operator and will be busy restoring the restaurant. I will keep you posted on how his plans progress.

NORTH BEACH

Pete Mrabe (Don Pisto's, Pete's, Chubby Noodle) has opened **Sylvia's Bakeshop** (1501 Grant Avenue) in the former North Beach Baking Co. space in North Beach. The bakeshop isn't using the famed ovens to create the baked goods: Chef Daniel Sudar is making them at their near-by **Central Station Deli**. You'll find cookies, biscotti, coconut macaroons, cakes (red velvet), scones, pies (apple), cupcakes, tarts, and more. They will also be carrying about five kinds of bread from other purveyors, like Acme and Boudin, and focaccia from Liguria Bakery.

The original bakery ovens require a major rebuild (they date back to 1917). Mrabe says they are basically crumbling brick, so their repair will be down the road. In the meantime, you can swing by the retail bakery — named after Mrabe's mother — for an affordable sweet treat or two and a cup of coffee (the roaster is still being determined; they're still taste testing). Daily 7 a.m.–6 p.m., and they may be opening around 6 a.m. soon.

MARINA

If you want to say Pilates class be damned, or you had a little too much Chardonnay, you can head on over to **Mac'd** (3347 Fillmore Street, 415-795-1026) for build-your-own mac and cheese, with bases like cheddar or French onion soup mix, your choice of pasta, and mix-ins and toppings like bacon, chorizo, kimchi, tri-tip, cauliflower, and Flamin' Hot Cheetos. Sunday–Thursday 11 a.m.–9 p.m. and Friday–Saturday 11 a.m.–2 a.m. (yeah, that will come in handy).



A cheddar biscuit from the new Sylvia's Bakeshop in North Beach makes an excellent vehicle for red pepper jam (or many other things).

PHOTO: ©TABLEHOPPER.COM

Also in the Marina is a location of the (perennially unfortunately named) **Asian Box** (2031 Chestnut Street, 415-228-3688), offering salad, rice, and noodle boxes made with organic ingredients, plus there's a full bar (they moved into the former Tacolicious). Daily 11 a.m.–10 p.m.

FILLMORE

If you're planning to travel to stand in line for a spot at **State Bird Provisions** (1529 Fillmore Street, 415-795-1272) in late August, you will need to adjust your

dates: The five-year-old restaurant is temporarily closing starting Monday, Aug. 21 to make some updates to the space. I spoke with chef-owner Stuart Brioza, and he said it should be

The owner even outfitted the Gothic revival building with "interior wood paneling from the 1915 Panama-Pacific International Exposition."

a couple of weeks, with plans to reopen the week after Labor Day. They're going to be doing some freshening up and refurbishing, like new paint and tabletops and putting a polish on things. They will be making an announcement to newsletter subscribers when September reservations (and beyond) will be released. In the meantime, there's always that fabulous bar menu at **The Progress** (1525 Fillmore Street, 415-673-1294) you can enjoy.

RUSSIAN HILL

Belcampo has closed for a revamp and plans to reopen Tuesday, Aug. 1. The restaurant will soon feature a streamlined and casual menu (and service) based around their burger, daily butcher specials, and charcuterie. The expanded butcher shop will offer more grab-and-go items (including more salads).

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

MARINA TIMES ∴ MARINATIMES.COM

Locally distilled Frisco brings a new spirit to the city

BY JULIE MITCHELL

THE IDEA FOR THE NEW San Francisco-crafted, grape-based spirit Frisco (pronounced “freez-koh” because nobody calls it ‘Frisco’) was born in Argentina. Marina resident Charlie O’Connell has spent lots of time roaming the world learning as much as he can about cultures and customs. Stints in countries like Thailand, Spain, Singapore, and Chile gave O’Connell a taste of the world, literally once he sipped a spirit called Pisco while he was in Argentina. He spent a semester abroad studying in Chile and grew hooked on the slightly sweet spirit. “Creating an American drink like Pisco was always in the back of my mind,” says O’Connell.

Pisco is a light-colored brandy produced in the winemaking regions of Peru and Chile. Developed by 16th century Spanish settlers, it’s made by distilling fermented grape juice into a high-proof spirit. Chile is the main importer of Pisco.

O’Connell graduated from Wesleyan College with two

degrees in Latin American studies and economics and went on to earn an MBA from the University of Virginia. He began a career in finance that led him to Asia, where he spent several years working in Singapore. But it was while he was traveling in Thailand that a cousin found him on Facebook; the two brainstormed their ideas, and thus Frisco was born. “Little did I know that 20 years ago when I tasted my first Pisco in Latin America,” O’Connell says, “that it would ignite a journey to creating Frisco right here in California.”

DISTILLING A DREAM

Using Muscat grapes harvested from Northern California vineyards, O’Connell and his team founded North Channel Distillery in 2016 and began making Frisco right here in the city. The spirit has light tropical fruit tones along with a full-body roundedness. The grapes are crushed and double distilled on a traditional copper-pot still in small batches followed by charcoal mellowing, a technique rarely used on this type of brandy. This concentrates the alcohol to

45 percent by volume. Frisco is aged without oak, and its flavor is designed to be both smooth and versatile whether drunk straight or mixed into a cocktail.

All brandies are basically fermented distilled fruit juice. Until Prohibition, apple, pear, and peach brandies were among the most common drinks in America along with grape brandy.

LOCAL PRIDE

According to legend, says O’Connell, when the 49ers — the gold seekers, not the football team — came to the port of San Francisco in the 1800s, Pisco was their preferred spirit used to toast their findings after a long day’s work. So it seems only fitting to make a new version of it here today. “Not only is Frisco made right here in San Francisco at the Seven Stills Distillery,” he says, “but it’s also being sold here at several retail locations including the Jug Shop, Plumpjack, and the Marina Deli. You can also order a Frisco cocktail at local restaurants including The Bus Stop, Balboa Cafe, and The Brickyard, and we’re adding



Don't worry, it's pronounced "freez-koh." PHOTO: ALEJANDRA QUINTERO SINISTERRA

other spots all the time.” Frisco is currently available in a 750 ml format for a suggested retail price of \$35 in California and New York with rollouts planned for additional markets this year.

Two-year-old Seven Stills is part of a growing trend toward craft distilleries in the U.S. While its focus is distilling whiskey from beer, its owners Obert and Clint Potter have launched a Kickstarter campaign to raise money for a line of bitters using seasonal, locally sourced ingredients. And of course, Frisco.

BRING ON THE BRANDY

According to the American Distilling Institute (ADI), while there were only 60 craft distilleries in the country in 2003, in 2016 there were 760. Small distilleries are defined as those producing less than 100,000

nine-liter cases a year, and most U.S. craft distillers make fewer than 50,000 cases annually. Just as craft beer has grown, so have craft spirits; the ADI estimates growth last year at around 30 percent. Brandy especially has become the darling of the liquor industry. The Distilled Spirits Council of the United States reports that more than 13 million cases were sold domestically in 2016, ahead of gin, Scotch, and Irish whisky. And eight million cases of that was American brandy.

While Frisco is great on its own, this clear, flavorful spirit can be easily mixed into cocktails. Think of a Pisco sour with a twist. So savor a sip of Latin America in a new San Francisco-made brandy and relax with a little Frisco.

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The life of curator and eccentric raconteur Walter Hopps in ‘The Dream Colony: A Life in Art’



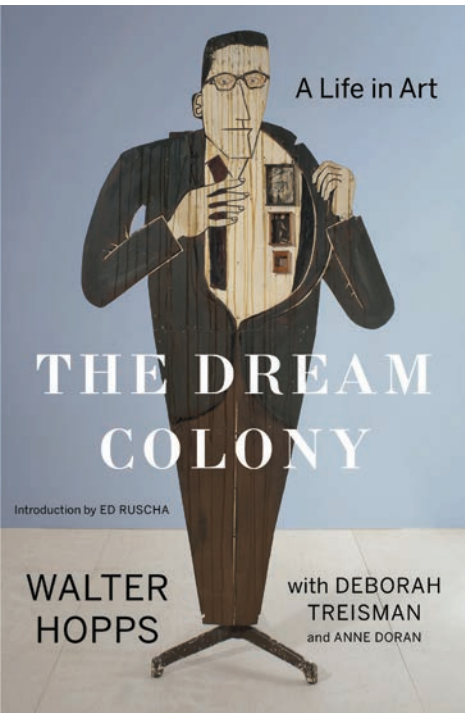
Left: Robert Alexander, John Reed, Wallace Berman, Juanita Dixon, and Walter Hopps in the alley next to Ferus, c. 1957. PHOTOGRAPH BY CHARLES BRITTIN. THE GETTY RESEARCH INSTITUTE, CHARLES BRITTIN PAPERS. © J. PAUL GETTY TRUST; right: Walter Hopps, c. 1969. PHOTOGRAPH BY JOHN GOSSAGE. REPRODUCED WITH THE PERMISSION OF JOHN GOSSAGE



BY SHARON ANDERSON

MANY OF US CAN'T REMEMBER a world where Andy Warhol's soup can paintings and Roy Lichtenstein's ben day dots weren't a ubiquitous part of modern art's visual landscape. Once in a while a book comes along to remind us the images we now take for granted were at one point seen for the first time. To look at something new and understand it will someday become an accepted part of the art world requires a visionary.

The Dream Colony: A Life in Art is such a book, a memoir by curator and museum director Walter Hopps (with Deborah Treisman and Anne Doran). Hopps was an eccentric raconteur. He was so often late that the staff at the Corcoran Gallery in Washington, D.C. (where Hopps was the director in 1970) wore buttons that said, "Walter Hopps will be here in 20 minutes." He didn't set out to write an autobiography in the standard way. Recorded interviews between art writer Doran and Hopps make up a great deal of the narrative that shapes the book. What emerges is a portrait of a frenzied, fevered mind



The Dream Colony: A Life in Art, by Walter Hopps with Deborah Treisman and Anne Doran, 336 pages, Bloomsbury USA, \$30

obsessed with art and, as Ed Ruscha remembers in the introduction, Hopps was acting as a change agent, bridging

the seemingly impossible gap between artists being artists and artists having a career in the arts.

Born in the Los Angeles area in 1932, Hopps also died there in 2005. He studied at Stanford University and UCLA before forming the legendary Ferus Gallery during the late 1950s Los Angeles scene. Along with artist Edward Keinholtz and poet Bob Alexander, the Ferus Gallery was the first West Coast gallery to present a solo show of Andy Warhol's paintings. Hopps went on to become curator and then director of the Pasadena Art Museum (now the Norton Simon Museum) at just 31, making him the youngest art museum director in the United States. There he organized one of the first Pop art exhibitions called New Painting of Common Objects as well as the first retrospectives of art-

ists like Marcel Duchamp and Kurt Schwitters.

Though the book isn't exactly an art history lesson, Hopps's personal anecdotes manage to intersect with major players in the 1960s art world in a way that's entertaining and readable. The anecdotes include firsthand accounts of the unhurried charm of Marcel Duchamp;

What emerges is a portrait of a frenzied, fevered mind obsessed with art, and Hopps was a change agent.

the introduction of Warhol to Dennis Hopper (via Hopps, of course); the cautious introversion of Joseph Cornell, the multimedia inventions of Wallace Berman; and the entrepreneurial drive that connected Hopps's creative circle to the art-buying public. These episodes capture the curator as a maverick storyteller of contemporary art, and Walter Hopps brings a zany charm to the place where art meets commerce.

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

The Best of Books ∴ What's flying off the shelves

The Marina Books Inc. best-seller list

COMPILED BY BRIAN PETTUS

1. **The Happiness of Pursuit: Finding the Quest That Will Bring Purpose to Your Life**, by Chris Guillebeau (paperback)
2. **The Couple Next Door: A Novel**, by Shari Lapena (paperback)
3. **Crazy Rich Asians: A Novel**, by Kevin Kwan (paperback)
4. **Nutshell: A Novel**, by Ian McEwan (paperback)
5. **Prisoners of Geography: Ten Maps That Explain**

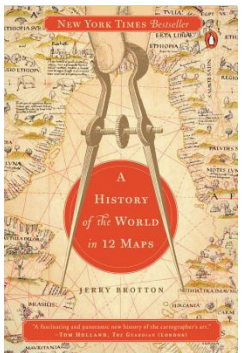
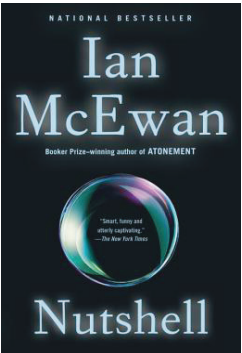
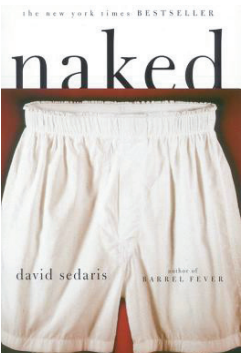
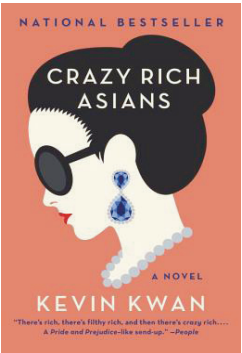
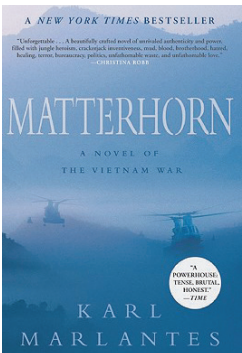
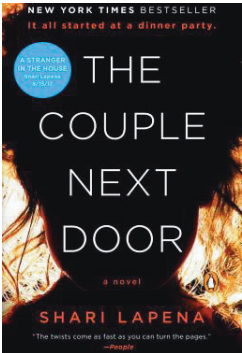
6. **Everything About the World**, by Tim Marshall (paperback)
7. **House of Spies: A Novel**, by Daniel Silva (hardcover)
8. **She Persisted: 13 American Women Who Changed the World**, by Chelsea Clinton (hardcover)
9. **The Whistler: A Novel**, by John Grisham (paperback)
10. **Homegoing**, by Yaa Gyasi (paperback)
11. **The Buddha Walks into a Bar: A Guide to Life for a New Generation**, by Lodro Rinzler (paperback)

PUBLISHER DISCOUNTS

Every week we get boxes of new sale books, heavily discounted from the publisher. We're happy to pass those savings on to you! Here are a few of our new arrivals:

- The Artists Way**, by Julia Cameron
Matterhorn, by Karl Marlantes
Naked, by David Sedaris
History of the World in 12 Maps, by Jerry Brotton

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



Suzanne Ramsey: Blithe keyboardist, ukulele-player, and singer who performs as Kitten on the Keys is a San Francisco treat

BY MICHAEL SNYDER

THERE'S A CERTAIN BRAND OF TALENT laced with eccentricity, humor, and sometimes genuine beauty that seems specific or, better yet, peculiar to the Bay Area — a place where a comedian like Robin Williams, a band like the Tubes, or contemporary performing troupes such as the Hubba Hubba Revue and Kat Robichaux's Misfit Cabaret can find support, respect, and adoration, all of which can lead to wider acclaim. Suzanne Ramsey, who has charmed audiences for decades while still remaining younger than springtime, embodies that sort of artist. And, through some fascinating circumstances, she has actually earned a share of recognition and a troop of fans on the international front, especially la belle France, far from the Pacific Coast Highway.

Though it might sound glib to say so, she's like the spiritual and musical offspring of Fats Waller and Betty Boop, tickling the ivories (piano or accordion) in a nimble and jocular manner, while trilling out vintage tunes like the sauciest of live-action cartoon temptresses. When you toss in her uke and a fashion sense that's one part glitzy showgirl and one part thrift store goddess, you've got an inimitable package. Since 2001, she's released about a half dozen albums of her own that mix chestnuts from the Great American Songbook, classic ragtime, and wry original numbers in a vaudevillian, jaunty Tin Pan Alley style. The latest is this year's dance-oriented *Kitten on the Keys Sings Bart and Baker*. Additionally, she's contributed her musical skills to a handful of other people's recordings.

KITTEN STRETCHES

Raised in the Bay Area by Missouri-bred parents, Ramsey dipped her toe into the showbiz waters as a toddler, doing children's theater, moving up to classes at ACT, and, of course, learning the piano like any good suburban youngster. Her somewhat randy song list and asides and her theatrical flourishes when she performs mark her as a delightful cabaret act. But her career has included stints in a range of rock bands (one including a prefame Courtney Love), jazz groups, marching bands, and theater orchestras, musical team-ups with drag queens and other performance artists, and even a striptease while playing the accordion. She's appeared on TV programs, played festivals and benefits, entertained elders in rest homes, adopted multiple stage personas, and taken a stab at a Dixieland-polka fusion. Mostly though, it's Kitten on a stage with her voice, her instrument of choice, her naughty, witty banter — as befits many of the double entendre-laden ditties from the 1920s and '30s she plays, such as "T'ain't No Sin (to Take Off Your Skin and Dance Around in Your Bones)" and "I Wanna Be Bad." And sometimes, it's done with a kitty puppet on one hand.

So how does an unquestionably talented solo variety act that plays bars, saloons, cafes, and such in San Francisco end up on French television and walking the red carpet at the Cannes Film Festival? By hooking up with kindred spirits who also have a reverence for traditional vaudeville-style entertainment — a touring group of (mostly) women called



Some of the many faces of the multitaled Suzanne Ramsey. PHOTOS: COURTESY SUZANNE RAMSEY

Cabaret New Burlesque. Ramsey has always had an affinity for burlesque, an art form with an old-timey history that has experienced a recent revival. Spotlighted between the dancer's routines, she's been a part of Burlesquefest, Tease-O-Rama, Frisky Frolics, and the Tin Pan Alley Vaudeville Review. On tour in France, the Cabaret New Burlesque gang had the good fortune to be seen and admired by renowned French actor Mathieu Amalric, who decided to direct and star in a blend of comedy and drama about a producer who brings an American neo-burlesque troupe to France. He cast the members of Cabaret New Burlesque, including Kitten on the Keys, as the troupe, filming them as they toured and performed their show in a series of French cities.

The completed feature, *Tournée*, premiered at the 2010 Cannes Film Festival where it won the FIPRESCI Award, a major critics' award, while Amalric received the best director award. Yes, the Cabaret New Burlesque group got the full paparazzi treatment, and helped promote the movie with performances and interviews on French TV. Thus, Ramsey garnered a bunch of fans in France.

KITTEN'S PEDIGREE

What leads a modern girl from this part of the world to become so enamored of the music and styles of the past? "My passion for all things vintage happened as a kid," she says. "I loved Betty Boop cartoons, *The Little Rascals*, and especially Shirley Temple. I used to stay home from Sunday school just to watch the 10 a.m. Shirley Temple films on local TV." She grew up loving the rock music of the day as well: Elton John, Alice Cooper, Kiss, DEVO, Tuxedomoon, Siouxsie & the Banshees, New Order, The Cramps, The Dead Kennedys, and so on.

Her punk rock edge, befitting someone who came of age during the new-wave era, and her interest in the glamour and decadence of Weimer-era cabaret don't create a dichotomy. She says they feed off one another.

Plus, she's not going to alienate an audience that feels disconnected by the anachronistic nature of her approach. Instead, she adapts familiar rock songs

to her traditional sound. She's a devoted fan of the glam-rockers Queen, and is happy to reinvent numbers by that band as well as Pink Floyd, Led Zeppelin, the Rolling Stones, The Cure, Joy Division, Blondie, and Radiohead in an old-fashioned mode.

In short, there's nothing quite like Kitten on the Keys, a name that comes from the title of a 1921 piano rag novelty piece by Zez Confrey. According to an interview from a few years ago, Ramsey thought the name "felt like my crazy mind; a zillion little paws pouncing on the keys and making a racket!" Perhaps, but a racket like no other.

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: @cultureblaster

Kitten on the Keys: Upcoming Schedule

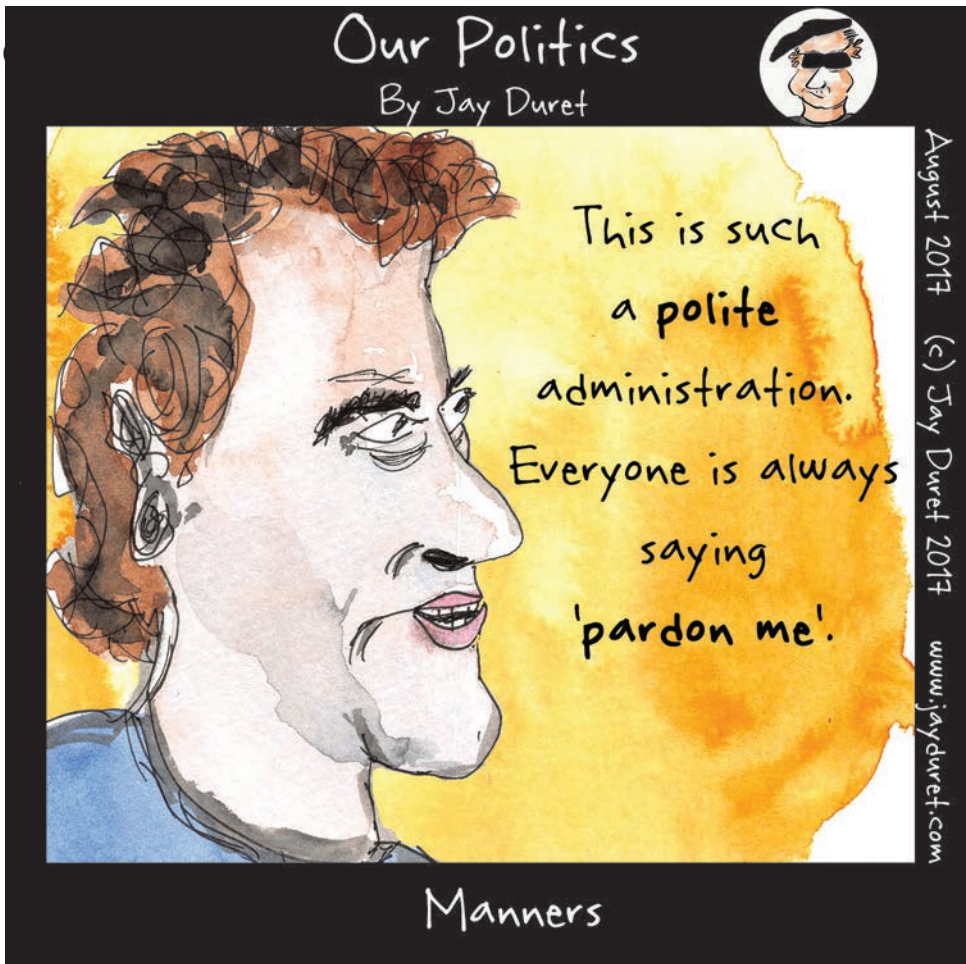
Aug. 16: **Piano Fight**, 144 Taylor St., 6-8 p.m., 415-816-3691, pianofight.com

Aug. 17, 24: **Madrone Art Bar**, 500 Divisadero St., 6-9 p.m., 415-241-0202, madroneartbar.com

Aug. 17: **S.F. Eagle**, 398 12th St., 9:45 p.m., sf-eagle.com (performing in Puff, a queer social with Pachuco Cadaver)

Aug. 18: **The Stud**, 399 Ninth St., 415-863-8623, studsf.com (performing in Red Hots Burlesque)

For additional schedule information, visit suzanneramsey.net.





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If you are a property owner of a multi-unit building with 3-stories with 5 - 15 units, your permit application is due by September 15, 2017, which is less than 45 days away.

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Find out if your property is on the list by visiting sfdbi.org/soft-story-properties-list.



AUGUST EVENTS

WHAT NOT TO MISS THIS MONTH

MAJOR EVENTS

44th Annual Nihonmachi Street Fair
 Sat–Sun, Aug. 5–6, 11 a.m.–5 p.m.
Japantown and Japan Center
 Enjoy food, artisan crafts, local musical, and cultural performances while celebrating and learning about the Asian/Pacific American culture. Highlights include a car show basketball tournament, and Doggie World and Parade. Free, nihonmachistreetfair.org

Lady Gaga Joanne World Tour
 Sunday, Aug. 13, 7 p.m.
AT&T Park
 One of the best-selling musicians of all time, the multiple award-winner, philanthropist, singer, songwriter, actress, record producer Gaga starts her world tour on the West Coast. \$50–\$685, 800-745-3000, ticketmaster.com

Eat Drink S.F.
 Thu.–Sun., Aug. 24–27
Festival Pavilion, Fort Mason Center
 Enjoy unlimited pours of wine, beer, spirits, tastes, and more from the Bay Area's top restaurants. \$109–\$209, 415-781-5348, sfchefsfoodwine.com

LAST CHANCE

The Summer of Love Experience: Art, Fashion, and Rock & Roll
 Tue.–Sun., through Aug. 20, 9:30–5:15 p.m.
M.H. de Young Museum, Golden Gate Park
 This exhibition of iconic rock posters, photographs, interactive music and light shows, costumes and textiles, ephemera, and avant-garde films is a celebration of the 50th anniversary of S.F.'s legendary summer of 1967. \$25, 415-750-3600, famsf.org

80th Annual Stern Grove Festival
 Sundays through Aug. 27, 2 p.m.
Stern Grove (19th Ave. & Sloat Blvd.)
 Amadou & Mariam/Ibibio Sound Machine (Aug. 6), War/Malo (Aug. 13), Brazilian Girls/Moon Hooch, and Mavis Staples/Kev Choice Ensemble (Aug. 27) conclude the season at the outdoor amphitheater. Free, 415-252-6252, sterngrove.org

COMMUNITY CORNER

Sunday Streets: Tenderloin
 Sunday, Aug. 20, 11 a.m.–4 p.m.
See website for streets
 Bike, skate, run, roll, or walk along this car-free route designed to get you out, moving, and exploring the neighborhood. Free, sundaystreetssf.com

GALAS & BENEFITS

8th Annual Glide Legacy Gala
 Saturday, Aug. 5, 8 p.m.–midnight
S.F. Design Center (101 Henry Adams St.)
 The evening will benefit Glide's programs and honor change-makers who embody Glide's values, and will feature entertainment, hosted bar, and hors d'oeuvres. \$90–\$160, 415-674-6060, glide.org

Help Is on the Way 23: Puttin' on the Glitz
 Sunday, Aug. 20, 7:30 p.m.
Herbst Theater
 Join the Richmond/Ermet AIDS Foundation for an elegant evening of receptions, live entertainment featuring both Bay Area and internationally acclaimed performers, and an after-party to raise funds for Meals on Wheels and Positive Resource Center. \$65 (performance only) & up, 415-931-0317, richmondermet.org

ARTS & CULTURE

American Craft Council Show
 Fri.–Sun., Aug. 4–6, 10 a.m.
Festival Pavilion, Fort Mason Center
 Featuring more than 225 of the best contemporary jewelry, clothing, furniture, and home decor artists from across the country, this show is the largest juried craft show west of the Rockies. \$10.50 (advance)–\$14 (door), 612-206-3100, craftcouncil.org

8th Annual Chinatown Music Festival & Living Alleyways
 Saturday, Aug. 12, 11 a.m.–5 p.m.
Waverly Place
 This festival will feature traditional and contemporary artists, performances, and art, and will celebrate the alleyways of the Chinatown neighborhood. Activities include interactive design exhibitions, dance, Chinese opera face painting, massage, Chinese puzzles, and more. Free, 415-986-1822, cccsf.us

24th Annual Pistahan Festival & Parade
 Festival: Sat.–Sun., Aug. 12–13, 11 a.m.–5 p.m.
Yerba Buena Gardens
Parade: Saturday, Aug. 12, 11 a.m.
Civic Center to Yerba Buena Gardens
 Experience the best of Filipino art, dance, music, and food at the largest celebration of Filipino Americans in the U.S. Free, pistahan.net

99th Annual Festa Coloniale Italiana
 Saturday, Aug. 19, 11 a.m.–7 p.m.
Stockton Street (btw. Union & Filbert)
 The S.F. Italian Athletic Club Foundation invites you to celebrate the rich Italian and Italian-American heritage in this traditional street festival featuring live Italian music and dancing, a pizza toss, and more. Free, 415-781-0166, facebook.com

MUSEUMS & GALLERIES

Visions from the Inside
 Thu.–Sun. through Aug. 20, noon–4 p.m.
The Mexican Museum, Fort Mason Center
 This exhibition is a visual art project inspired by letters penned by detained migrants. Free, 415-202-9700, mexicanmuseum.org

Sarah Lucas: Good Muse
 Tue.–Sun. through Sept. 17
Legion of Honor, Lincoln Park
 Presented in conjunction with the Rodin centenary installation, the Lucas exhibition presents a contemporary perspective to our understanding and appreciation of Rodin. \$15, 415-750-3600, famsf.org

Sponsored



Photography Exhibition
Baccari: Tale Padre Tale Figlio

Tue.–Sun., Aug. 24–Jan. 7, 2018, noon–4 p.m.
Museo Italo Americano, Fort Mason Center
 View works by two generations of photographers and icons of San Francisco's Italian American community, Alessandro Baccari Sr. and his son, Alessandro Baccari Jr. Free, 415-673-2200, sfmuseo.org
 PHOTO: BALLET DANCER, A. BACCARI SR., C. 1932

PERFORMANCES

BATS: Theatresports — L.A. vs. S.F.
 Friday, Aug. 4, 8 p.m.
Bayfront Theatre, Fort Mason Center
 In this popular yearly sell-out grudge match, S.F. and L.A. vie for the championship while performing scenes, songs, and games. \$17, 415-474-6776, improv.org

S.F. Mime Troupe: Walls
 Sunday, Aug. 13, 2 p.m.
Washington Square
 This satirist mime troupe is not silent and interprets "mime" in the ancient sense as "mimic." This performance asks the question: How can a nation of immigrants declare war on immigration? Free, 415-285-1717, sfmt.org

DANCE



Alonzo King Lines Ballet:
Summer Program Showcase

Saturday, Aug. 12, 8 p.m.

Cowell Theater, Fort Mason Center

This program will feature student dancers in works by top choreographers. \$25, 415-863-3040, linesballet.org

PHOTO: ANDY MOGG

Bay Area International Deaf Dance Festival

Fri.–Sun., Aug. 11–14

Dance Mission Theatre (3316 24th St.)

This festival will highlight the important contributions of deaf and hard-of-hearing artists, and features national and international deaf performers. \$25 (advance)–\$30 (door), 800-838-3006, dancemission.com

MUSIC: CLASSICAL

Merola Opera: Grand Finale

Saturday, Aug. 19, 7:30 p.m.

War Memorial Opera House

Don't miss these future opera headliners in the final performance of the young artists' program. \$25–\$50, 415-565-6427, merola.org

Gaude

Sunday, Aug. 27, 4 p.m.

Old First Church (1751 Sacramento St.)

The a cappella octet presents a meditation on peace and salvation featuring Renaissance masterpieces. \$23, 415-474-1608, oldfirstconcerts.org

MUSIC: CONTEMPORARY

Melissa Etheridge

Tuesday, Aug. 1, 8 p.m.

The Fillmore

The two-time Grammy-award winner known for her confessional lyrics and raspy voice performs at the legendary venue. \$55, thefillmore.com

The Music of Nine Simone

Friday, Aug. 18, 7:30 p.m.

Miner Auditorium, SFJazz Center

A carefully curated selection from the “High Priestess of Soul” is recast by contemporary Bay Area artists. \$25–\$50, 866-920-5299, sfjazz.org

NIGHTLIFE

Foreverland

Saturday, Aug. 19, 9 p.m.

Bimbo's 365 Club (1025 Columbus Ave.)

This 15-piece tribute band to Michael Jackson debuted just two weeks before the singer's death and has entertained audiences since. Ages 21 & up, \$22, 415-474-0365, bimbos365club.com

William Florian: Those Were the Days

Thursday, Aug. 24, 8 p.m.

Feinstein's at the Nikko (222 Mason St.)

This musical journey of America's greatest songs of the 1960s includes songs Florian performed with the New Christy Minstrels, along with the music of Peter Paul & Mary, John Denver, Pete Seeger, The Mamas & The Papas, and more. \$17–\$40, 866-663-1063, feinsteinsatthenikko.com

SCIENCE & THE ENVIRONMENT

Perseids Meteor Shower

Fri.–Sat. Aug. 11–12 or Sat.–Sun., Aug. 12–13, night–dawn

Northern night sky

Perhaps the most beloved meteor shower of the year for the Northern Hemisphere, Perseid meteors typically produce the most meteors before dawn and are fast, bright, and leave trains in all parts of the sky. earthsky.org

Feline NightLife

Thursday, Aug. 17, 6 p.m.

California Academy of Sciences

Cat-lovers unite for NightLife's tribute to four-pawed friends. Evening also includes food and craft cocktail options. \$12–\$15, 415-379-8000, calacademy.org

Modular Origami

Friday, Aug. 18, 6–9 p.m.

The Exploratorium

Learn from Meenakshi Mukerji about how modular origami combines individually folded “units” into complex shapes; find out how to make and modify shapes. \$19.95–\$29.95, 415- 528-4444, exploratorium.edu

FILMS & LECTURES

The Glass Castle

Opens Friday, Aug. 11

Presidio Theater

This drama featuring Brie Larson, Woody Harrelson, and Naomi Watts focuses on siblings who must learn to take care of themselves as their responsibility-averse, free-spirit parents both inspire and inhibit them. \$10–\$13, Intsf.com

48 Hour Film Project

Fri.–Sun., Aug. 18–20

Various San Francisco venues

Teams of filmmakers are given 48 hours to make a short film. The winner competes for a chance to screen at Cannes. \$168–\$188 per team, 48hourfilm.com

POTABLES & EDIBLES

2nd Annual Polk Street Summer Wine Walk

Thursday, Aug. 10, 4–8 p.m.

Polk Street (Jackson to Post Sts.)

The tasting event features merchants offering wine samples and special treats inside their stores. \$20 (advance)–\$25 (on site), 415-456-6455, sresproductions.com

6th Annual Bay Area Brew Fest

Saturday, Aug. 19, noon–4 p.m. & 5:30–8 p.m.

Pier 35

Sample hundreds of beers from over 80 breweries, dine on food-truck favorites (sold separately), listen to live music, and more. Ages 21 & up. \$45–\$60, bayareabrewfestival.com

SPORTS & HEALTH

Round the Rock Alcatraz Challenge

Saturday, Aug. 5, 8:45 a.m.

S.F. Bay

This traditional Polynesian outrigger race will offer two exciting and competitive courses between the Golden Gate and Bay Bridges. alcatrazchallenge.com

Nutrition & Healthy Choices

Monday, Aug. 7, 14, & 21 10:30–11:30 a.m.

Main Floor Learning Studio, SFPL Main Branch

Topics: Bone Health (Aug. 7), Portion Size (Aug. 14), and Unsaturated vs. Saturated Fats (Aug. 21). Free, 415-557-4388, sfpl.org

FAMILY FUN

Festival of the Sea

Saturday, Aug. 19, 9:30 a.m.– 5 p.m.

Hyde Street Pier (499 Jefferson St.)

Activities will include: knot tying; rigging, caulking, steam bending, and rope-making demonstrations; a small boat launch; sail raising; living history performers; kids craft stations; and more. Free, 415-447-5000, nps.gov

Family Dance Class

Sunday, Aug. 27, 1–2 p.m.

ODC Dance Commons (351 Shotwell St.)

Shake up your Sunday and get moving at this fun-filled, family event. Ages 3 & up. \$5 (\$20/family maximum), 415-549-8519, odcschool.org

E-mail: calendar@marinatimes.com

Calendar listings

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

Visit marinatimes.com for additional calendar listings. For sponsored listings, call 415-815-8081.

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Urban Home and Garden : What to plant



Start planning and planting now so you can eat this in the fall. PHOTO: DREAMSTIME.COM

Dig into fall gardening

BY JULIA STRZESIESKI

WHILE THE DAYS ARE LONG AND THE soil is warm, it's time to plant a fall vegetable garden. The term "fall garden" is a bit misleading, because plants need to be sown in mid to late summer to produce a bountiful fall harvest. Plants can establish themselves while the days are long and the soil is warm.

The trick to starting a fall garden now is to protect seedlings and young plants from hot summer sun and soils. Use shading devices (see below) to dapple sunlight and cool down the soil, transplant into moist soil, and keep plants well watered. Always transplant in the morning or evening, not in the full sun of the day.

Start seeds where seedlings can bask in the light and heat without direct exposure to full summer sun. Thin or transplant to make room for plants to grow strong and healthy. Do this in the evening, then water the young plants to settle the roots.

Wait until plants are three or four inches tall before planting in full sun. Amend soil ahead of time with compost, and add organic mulch once the plants are in. These amendments keep the soil cool, moist, and absorbent. If weather is hot, cool the soil with shade a few days before planting and continue to protect the plants for a few days so they can adjust to their new environment.

Provide dappled shade for plants by draping shade cloth or row covers, or use bricks or blocks to prop lightweight fencing or wooden lattice above them. Be sure to water and fertilize the young plants so they can put on maximum growth before shorter fall days begin.

As the days grow shorter and cooler, salad greens thrive. Start them in the summer and you'll enjoy a long, abundant fall harvest. These are great to start this month:

Salad Greens: Lettuce, endive, arugula, red mustard, radicchio, and mesclun salad mix.

Vegetables: Anything in the brassica family, including broccoli, cabbage, cauliflower, Brussels sprouts, kale, kohlrabi; also beets, carrots, leeks, chard, green onions, spinach, turnips, and radishes.

HERBS

Herbs can be used in a variety of ways: in the kitchen, medicinally, and ornamentally. For example, basil adds flavor to salads and sauces, chamomile tea soothes the whole body, and lavender will freshen any room with its beauty and scent. Parsley, chervil, dill, and cilantro are all great to plant this month.

As for cultivation, herbs can be grown either in pots or directly in the ground. Keep in mind that mint is very aggressive and will

quickly take over your garden, so it's best to plant it in containers. Some species of rosemary and lavender form large bushes and will need room to do so. If you are planting directly in the ground, choose a site that gets at least six hours of direct sunlight. (Mint can take some shade.) Mix in both compost and sphagnum moss to lighten up the existing soil and provide proper drainage.

Once planted, herbs require little attention. Like most plants, they do not like soil that's too wet, but like just the right amount of water. It is generally ideal for the soil to be slightly cool and moist to the touch. Little fertilization if any is required. Fertilization actually detracts from an herb's flavor.

Herbs rarely suffer from severe disease or insect damage, but in case pests do invade, fight them with an organic method such as ladybugs, neem oil, or one of the Safer products.

Most of the common herbs will stay with you throughout the years. The exceptions are basil and cilantro, which are annuals and die off each year, and parsley, which is a biennial and lasts two years.

Watering depends on the herbs. Parsley, cilantro, peppermint, chives, and garlic chives require frequent watering and feeding. Basil, dill, oregano, marjoram, and tarragon need less frequent watering and regular feeding. Thyme, sage, rosemary, winter savory, and lavender should get infrequent watering and regular light feeding.

With most herbs, harvesting the tips ("pinching back") results in new growth and bushier plants. Keep your herb garden as close to your kitchen as possible and have a set of snips or pruning shears on hand, so you can harvest spontaneously while cooking. Most culinary herbs reach peak flavor when the flower buds are just about to open (though herbs in the mint family are generally best in full flower). For peak flavor, harvest in the morning, when the sun is still low. Keep in mind that harvesting more than one-third of any plant may weaken it.

SIMPLE PRESERVATION

Use herbs fresh or preserve them for future use. If you pick one or two too many stems for the dish you are cooking and prefer to take a more casual approach to preserving the extra, use one of these methods: Lay the extra herb sprigs anywhere in your kitchen where they will get sufficient air circulation and be out of the way. You can use them anytime as they dry. Or cut them into small enough pieces to place in a small glass jar, cover with olive oil, and cover tightly. Use both the olive oil and the herb sprigs to flavor your favorite meal.

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



Middle school is a time for many big changes. PHOTO: ISTOCKPHOTO.COM

Surviving middle school: Tips for parents

BY LIZ FARRELL

SUMMER ALWAYS SEEMS to go by too fast. As we think about heading back to school, I always pause and ponder what the year ahead will bring for each of my children. What new challenges, changes, and adventures will they encounter? This year I am especially reflective because our oldest daughter will officially be in middle school. As I think and read about all the changes that will happen to her body and her emotions topped with influences from technology and peers, I get a pit in my stomach. Like the feeling on a roller coaster right before you are about to go straight down — it is exciting and totally nerve-racking at the same time.

The most interesting research I recently read was that children between 12–15 years old will go through the same amount of change as they did from the time they were born until 3 years old — that is a lot of change. I look back at my own middle-school experience and want to protect our daughter from all the mean comments and awkward moments but know this is part of life, and she will learn to weather the good along with the bad. Here are some tips I will try to remember for the start of this new adventure.

BE A PARENT NOT A FRIEND

I can still hear my mom telling me growing up, “I’m your parent, not your friend.” Although they may not admit it or show it, children this age need their parents more than ever. They are still looking to us to set boundaries and clear limits. They may not like them and may try to push them, but it is our job to provide them.

They are also looking to us to be role models,

not their confidantes. For example, if your child is having an issue with a friend, instead of bad-mouthing the friend, take the role of parent and offer suggestions for how to resolve the conflict or ways to handle the situation. At this age, kids will want to spend more time with their friends, and will most likely confide in them a lot more than they do in you, but when a problem arises, it is you they will come to and look to for support and guidance.

STAY INVOLVED

These middle school years can be a time when our children are seeking more responsibility and independence and are pushing back on our involvement in their lives, but this isn’t the time to take a backseat on parenting. Find a balance between situations you need to get involved with and situations you want them to navigate on their own — for both academic and social situations. Make time to regularly check in about school, activities, and friends. They may not need us to check their homework anymore, but make sure they know you are still playing an active role in their education by attending parent-teacher conferences, back-to-school nights, and class meetings. Socially, our children may be arranging their own plans and sleepovers, but be certain you still check in with the other parents to confirm they will be home and are also aware of the plans.

LET GO A LITTLE

This may seem like a contradiction to the tip above, but it really isn’t. As much as we need to stay involved, we also need to let go and give our children a chance to experience some added responsibility and independence. Talk to your children about what this means for your family.

Is this the year you let them start walking home from school or meeting friends for ice cream on weekends? Maybe they are given added responsibility by watching a younger sibling at home alone for a short period of time. These baby steps will make them feel a little more grown up and will give you a chance to try out your comfort level with some of their newfound freedom.

Children also may be looking for other ways to exert their independence such as in clothes and music. My best advice here is to pick your battles wisely. If there is a clothing brand or a certain clothing style my daughter has her heart set on that I am not a fan of, then we agree she will buy it with her own money — unless it is completely unacceptable. As far as music goes, take time to listen to it together and show an interest in some of their newfound interests as well.

Last, as we help our children navigate this time, the most important thing we can instill and constantly reinforce is respect — respect for teachers, parents, and peers. This virtue seems harder to come by today, but is needed more than ever. It is something they will need for themselves and their changing bodies, in school when dealing with teachers, and with every cell phone and computer interaction, especially social media. So embrace the change. There will be moments of feeling like you are dealing with an entirely different person than the one you raised for the last 12 years, but rest assured these moments will pass, so try to enjoy the ride.

Liz Farrell is the mother of three young children. Formerly, she was a television producer in Washington, D.C. and in San Francisco. E-mail: liz@marinatimes.com



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The Marina Times Real Estate Market Report: June 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 | 2652 Chestnut Street | 5BD/6BA | \$7,000,000 | Below | 123 |
| Lake | 4840 California Street | 3BD/2BA | \$1,665,000 | Above | 13 |
| | 110 27th Avenue | 3BD/1.5BA | \$2,000,000 | Above | 12 |
| | 1428 Lake Street | 3BD/1.5BA | \$2,125,000 | Above | 14 |
| Laurel Heights | 75 Wood Street | 4BD/2BA | \$1,310,000 | Above | 31 |
| | 9 Heather Avenue | 4BD/3BA | \$2,495,000 | At | 14 |
| | 185 Collins Street | 4BD/3.5BA | \$3,530,000 | Above | 14 |
| Lone Mountain (no sales) | | | | | |
| Marina | 2034 Beach Street | 4BD/3BA | \$3,600,000 | Above | 19 |
| | 2161 North Point Street | 4BD/4BA | \$3,800,000 | Above | 16 |
| Nob Hill | 17 Reed Street | 2BD/2BA | \$1,250,000 | At | 33 |
| | 44 Reed Street | 2BD/2.5BA | \$2,200,000 | Below | 51 |
| North Beach (no sales) | | | | | |
| Pacific Heights | 2770 Sacramento Street | 3BD/2BA | \$3,550,000 | Above | 10 |
| | 2424 Buchanan Street | 6BD/4.5BA | \$5,650,000 | Below | 53 |
| | 2511 Baker Street | 5BD/3.5BA | \$6,250,000 | Above | 12 |
| | 2455 Vallejo Street | 4BD/5.5BA | \$8,000,000 | Above | 16 |
| Presidio Heights (no sales) | | | | | |
| Russian Hill (no sales) | | | | | |
| Sea Cliff | 266 32nd Avenue | 4BD/3.5BA | \$2,950,000 | Below | 115 |
| Telegraph Hill | 524-526 Vallejo Street | 5BD/5.5BA | \$4,750,000 | Below | 42 |

CONDOS

| NEIGHBORHOOD | ADDRESS | BEDROOMS/ BATHROOMS | SALE PRICE | ABOVE/AT/BELOW ASKING PRICE | DAYS ON MARKET |
|----------------------|------------------------------|------------------------|--------------|--------------------------------|-------------------|
| Cow Hollow | 2415 Van Ness Ave. #204 | 0BD/1BA | \$532,000 | Below | 52 |
| | 8 Harris Place | 2BD/1BA | \$955,000 | Above | 25 |
| | 2816 Baker Street | 2BD/2BA | \$1,750,000 | Above | 12 |
| Lake | 221 25th Avenue | 3BD/2.25BA | \$950,000 | Above | 21 |
| | 108 4th Avenue | 2BD/2BA | \$1,010,000 | Above | 23 |
| | 95 6th Avenue | 3BD/2BA | \$1,902,000 | Above | 22 |
| Laurel Heights | 24 Blake Street #1 | 3BD/2BA | \$1,425,000 | Above | 11 |
| Lone Mountain | 310 Stanyan Street #101 | 2BD/1BA | \$890,000 | Above | 28 |
| Marina | 3044 Franklin Street #102 | 1BD/1BA | \$875,000 | Above | 7 |
| | 3037 Van Ness #2 | 2BD/1BA | \$925,000 | Above | 55 |
| | 1635 Chestnut Street | 2BD/1BA | \$1,525,000 | Above | 20 |
| | 1637 Chestnut Street | 2BD/1BA | \$1,625,000 | Above | 20 |
| | 2171 Bay Street #2 | 3BD/2BA | \$1,800,000 | Above | 69 |
| | 1635-1637 Chestnut Street | 5BD/2BA | \$3,150,000 | Above | 22 |
| Nob Hill | 1155 Leavenworth Street #7 | 0BD/1BA | \$422,500 | Above | 22 |
| | 1200 California St. #MR11 | 0BD/1BA | \$455,000 | Above | 35 |
| | 1177 California Street #1511 | 0BD/1BA | \$615,000 | Below | 0 |
| | 1441 Jones Street #202 | 2BD/1BA | \$880,000 | Below | 76 |
| | 1788 Clay Street #505 | 1BD/1BA | \$895,000 | Above | 28 |
| | 1333 Jones Street #609 | 1BD/1BA | \$900,000 | Below | 83 |
| | 850 Powell Street #102 | 2BD/2BA | \$1,175,000 | Below | 67 |
| | 1441 Jones Street #304 | 2BD/2BA | \$1,175,000 | Below | 35 |
| | 1776 Sacramento St. #412 | 2BD/2.5BA | \$1,300,000 | Above | 10 |
| | 1788 Clay Street #703 | 2BD/2BA | \$1,390,000 | At | 12 |
| | 1177 California Street #1431 | 2BD/2.5BA | \$1,900,000 | Below | 122 |
| | 1333 Jones Street #1404 | 1BD/2BA | \$2,095,000 | At | 0 |
| | 1200 California Street #18D | 2BD/2BA | \$2,500,000 | Above | 44 |
| North Beach | 1856 Powell Street #301 | 1BD/1BA | \$799,000 | At | 46 |
| Pacific Heights | 2211 California Street #205 | 0BD/1BA | \$298,629 | At | 170 |
| | 2211 California Street #204 | 0BD/1BA | \$474,000 | At | 49 |
| | 1819 Lyon Street #3 | 1BD/1BA | \$642,168 | Below | 53 |
| | 2040 Franklin Street #702 | 1BD/1.5BA | \$825,000 | Below | 91 |
| | 2217 Pacific Avenue #6 | 1BD/1BA | \$850,000 | Below | 52 |
| | 1820 Vallejo Street #202 | 1BD/1BA | \$860,000 | Above | 15 |
| | 2410 Pacific Avenue #6 | 1BD/1BA | \$880,000 | Above | 15 |
| | 1885 Jackson Street #403 | 2BD/2BA | \$950,000 | Below | 36 |
| | 2266 Pacific Avenue #3 | 1BD/1BA | \$963,000 | Above | 32 |
| | 3234 Washington Street #1 | 2BD/2BA | \$1,018,000 | Below | 19 |
| | 2821 Buchanan Street #4 | 1BD/1BA | \$1,100,000 | Above | 12 |
| | 2299 Sacramento Street #3 | 2BD/1BA | \$1,100,000 | Above | 32 |
| | 2415 Buchanan Street #3 | 1BD/1.5BA | \$1,275,000 | At | 20 |
| | 1701 Jackson Street #601 | 2BD/2BA | \$1,280,000 | Above | 26 |
| | 1966 Pacific Avenue #204 | 2BD/2BA | \$1,325,000 | Above | 12 |
| | 2760 Sacramento Street #12 | 1BD/1BA | \$1,485,000 | Above | 11 |
| | 2040 Laguna Street #301 | 3BD/3BA | \$1,685,000 | Above | 32 |
| | 3027 Sacramento Street | 3BD/2.5BA | \$1,785,000 | Below | 37 |
| | 1815 Jackson Street | 3BD/2BA | \$1,795,000 | At | 24 |
| | 1809 Gough Street #201 | 3BD/2.5BA | \$1,820,000 | Above | 36 |
| | 2821 Buchanan Street #3 | 2BD/1BA | \$1,925,000 | Above | 12 |
| | 2040 Broadway Street #203 | 3BD/2.5BA | \$2,000,000 | Above | 92 |
| | 2782 Jackson Street | 3BD/2.5BA | \$2,030,000 | Above | 20 |
| | 2374 Pacific Avenue | 3BD/2.5BA | \$2,675,000 | Above | 7 |
| | 1998 Vallejo Street #7 | 3BD/2BA | \$3,000,000 | Above | 28 |
| | 1925 Gough Street #32 | 4BD/4.5BA | \$4,345,000 | Below | 37 |
| | 1940 Broadway Street #10 | 3BD/2.5BA | \$8,200,000 | At | 0 |
| | 2006 Washington Street #8 | 4BD/5.5BA | \$22,000,000 | Below | 21 |
| Presidio Heights | 434 Laurel Street | 2BD/2BA | \$1,860,000 | Above | 9 |
| Russian Hill | 1050 North Point St. #1503B | 0BD/1BA | \$620,000 | Above | 12 |
| | 2 Fallon Place #35 | 1BD/1BA | \$765,000 | Below | 65 |
| | 1101 Green Street #202 | 1BD/1BA | \$820,000 | Above | 127 |
| | 805 Lombard Street | 2BD/1BA | \$1,500,000 | Above | 6 |
| | 1080 Chestnut Street #5B | 1BD/1.5BA | \$1,575,000 | Below | 99 |
| | 1178 Greenwich Street | 2BD/2.5BA | \$1,825,000 | Below | 46 |
| | 1067 Lombard Street #2 | 2BD/2BA | \$2,068,000 | Below | 60 |
| | 999 Green Street #1901 | 2BD/2BA | \$2,350,000 | Above | 8 |
| | 1050 North Point St. #1502 | 2BD/3BA | \$3,295,000 | Below | 18 |
| | 2129 Leavenworth Street | 3BD/2.5BA | \$3,425,000 | Above | 7 |
| | 999 Green Street #3104 | 2BD/2.5BA | \$4,350,000 | At | 0 |
| Sea Cliff (no sales) | | | | | |
| Telegraph Hill | 439 Greenwich Street #6B | 1BD/1BA | \$708,000 | Above | 20 |
| | 165 Pfeiffer Street | 1BD/1BA | \$1,125,000 | Above | 19 |
| | 354 Greenwich Street | 2BD/2BA | \$3,050,000 | Above | 17 |

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 Reporter :: Latest real estate news

The wealth gap

BY JOHN ZIPPERER

HALL OF SHAME

As much as I am an advocate for aggressively building enough housing to accommodate everyone in San Francisco, at some point, the news is just piling on. We know it’s not just a problem locally; the United States as a whole had an increase of 11.2 million households between 2005 and 2015, but fewer than 10 million new housing units were constructed during that time. Then consider that there were houses that were torn down, burned down, or left unoccupied for one reason or another. Can anyone say supply and frustrated demand?

But we do still stand out. ApartmentList reports that among the 50 largest metro areas, San Francisco was second-worst in terms of undersupply of new housing during that decade. “San Francisco County added 6.2 jobs for each permitted [new] unit from 2005 to 2015, while the counties that make up the remainder of the San Francisco metro added one unit for every 1.8 new jobs.”



There's no better way to start an argument with some San Franciscans than to bring up the topic of home construction. PHOTO: PAULBR75

down slightly by .6 percent, according to ApartmentList (apartmentlist.com). On a month-to-month basis in June, however, San Francisco matched the national average with a 0.5 percent increase.

POVERTY AT THE URBAN MARGINS

While we continue to spend attention and resources on trying to keep big cities like San Francisco affordable (or some might say to make them affordable once again), there’s an interesting read over at CityLab. Writer Tanvi Misra reports that it’s the edge suburbs — the newest

YIMBY IN NIMBYTOWN

It looks like District 6, where incumbent Supervisor Jane Kim is termed out in 2018, could shape up to be Thunderdome for the city’s housing disagreements. Sonja Trauss, an advocate of building more housing, has been endorsed by State Senator Scott Wiener in her race to succeed Kim, but expect lots of heavy hitters to come out if the San Francisco Business Times is correct and Matt Haney and/or Sunny Angulo enter the race. Both are political insiders (but neither has announced). If Angulo were to enter and win, it could be seen as a bellwether vote before 2019’s mayoral election. Angulo currently works for District 3 Supervisor Aaron Peskin, who is widely assumed to be eyeing a 2019 run.

FELLOW TRAVELER

In a recent article about disagreements in San Francisco between residents who support more housing development and local Democratic Socialists of America members, the awesomely named Victoria Fierce, who called herself a “YIMBY Socialist,” told Slate.com “It has really soured relationships between me and my DSA comrades. I’ve been confronted at parties, pushed into the corner, and had my commitment to socialism questioned.”

FOUR MORE SUPER-STAR AGENTS

Tim Gullicksen of Zephyr Real Estate, Nina Hatvany of Pacific Union International, Marcus Lee of Climb Real Estate Group, and Gregg Lynn of Sotheby’s International Realty/NRT were listed among the top real estate sales associates in the state in the 2017 REAL Trends America’s Best Real Estate Agents report. (They are joined by Zephyr’s Tanya Dzhibrailova, mentioned last issue.)

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

The city added 6.2 jobs for each new unit from 2005 to 2015. In the metro area, one unit was added for every 1.8 new jobs.

You can find out more at apartmentlist.com.

REAL ESTATE MILLIONAIRES

George and Louise Jefferson had to move on up to the East Side of Manhattan when they hit the big time and became millionaires. In San Francisco, you can just stay in your home for long enough and voilà, you too can switch from French’s to Grey Poupon. Zillow reports that average San Francisco home values are just over \$1.2 million, an increase of 7.2 percent over the last year.

In the Bay Area, San Mateo (\$1.22 million) and Redwood City (nearly \$1.4 million) top San Francisco for home values. For the greater San Francisco metro area, average current home value is typically \$854,300, up 5.7 percent over the past year.

U.S. RENTS UP, SAN FRANCISCO’S DOWN

Residential rent rates grew by 2.9 percent year-over year nationwide, but San Francisco’s rents are

suburbs the farthest from the big city center — that are experiencing the biggest problems with poverty and services for the poor.

“While some communities have grappled with local solutions, by and large, the rising poverty in the American suburbs has been allowed to fester and grow, catalyzed by the Great Recession,” Misra writes. “At the same time, who lives in the suburbs has changed. As cities become more expensive, immigrants and communities of color have made a home for themselves outside the urban core — only to come face-to-face with the same issues they left behind.”

So even what’s happening far from the sleek skyscraper canyons of downtown is connected to our affordability crisis around these skyscraper canyons. People can’t afford to live here, and the ones least able to afford it move the farthest out, but then they find themselves surrounded by poverty. Read more at citylab.com.



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