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Detail of Gillian Ayres, 1948, The Walmer Castle pub near Camberwell School of Art, with Gillian Ayres (center) and Henry Mundy (to the right of Ayres). PHOTO: COURTESY OF GILLIAN AYRES

## Book review: ‘Modernists and Mavericks: Bacon, Freud, Hockney and The London Painters,’ by Martin Gayford

BY SHARON ANDERSON

MARTIN GAYFORD’S LATEST book takes on the history of London artists from the end of World War II to the 1970s. More than just an art history book, Gayford weaves stories about rela-

tionships — artists as friends, as students and teachers, and as participants who combined to define painting from Soho bohemia in the 1940s to the swinging ’60s.

**WHY DO PEOPLE CREATE ART?**  
Fully illustrated by documentary

photographs and artworks, Gayford draws on extensive interviews with artists to build an intimate history of an era. David Hockney said, “Reality is a slippery concept, because it is not separate from us. Reality is in our minds.” The objective and subjective,

ART WORLD, continued on 15

### REYNOLDS RAP

## Sobriety first, housing plus

Meet the man who runs a homeless program with a 93 percent success rate and why he says even he couldn’t solve San Francisco’s crisis

BY SUSAN DYER REYNOLDS

CHRIS MEGISON HAS WORKED WITH THE HOMELESS for nearly three decades. He and his wife, Tammy, helped thousands of men get off the streets, find employment, and earn their way back into society. But it was a volunteer stint at a winter emergency shelter for families where they saw mothers and babies sleeping on the floor that gave them the vision for their organization Solutions for Change. The plan was far from traditional: Shelter beds, feeding programs, and conventional human services were replaced with a hybrid model where parents worked, paid rent, and attended onsite workshops and classes in what became known as Solutions University. The model blends sobriety, counseling, housing, educational opportunities, employment training, and health care.

REYNOLDS RAP, continued on 4

### COASTAL COMMUTER

## Taking the Hemlock . . . and other venues

The entertainment scene is losing more of its precious few places to experience live music

BY MICHAEL SNYDER

WHEN I HEARD THE RECENT NEWS THAT THE Hemlock Tavern — a cozy showcase room on Polk Street, featuring up-and-coming indie-rock performers for roughly 17 years — was closing in early October to make room for yet another condo development, my heart sank. I’ve spent my fair share of hours at the Hemlock, pint in hand and plugs in ears, enjoying local bands and touring artists as they brought sounds to the fans. Soon, at that location, there will be no more bargain-priced music for anyone of any class or economic status, just more housing for the well-to-do in an increasingly over-developed city emblemized by the looming Salesforce Tower.

Yes, they’re taking the Hemlock — only it’s killing us, presuming “us” represents those who blanch at fewer and fewer places to see musicians in need of a San Francisco forum for their talents.

This is not the first nor the last time a beloved location dedicated to the entertainment scene has been shut down, only to be replaced by something else.

COASTAL COMMUTER, continued on 13

### MARINATION



Francisco Park could become the Marina’s next big tourist attraction.

## The park district

How parks shape District 2’s economy and politics

BY KEVIN FRAZIER

THE PRESIDIO, GOLDEN GATE National Recreation Area, and Crissy Field are among the top 12 most frequently visited places by tourists to San Francisco. What’s more, thanks to former

Supervisor Mark Farrell and the Francisco Park Conservancy, a new, albeit smaller park may soon draw even more visitors to the Marina. This makes tourism — specifically visits to parks — a key attribute of the Marina. Yet, the economic and cultural contribution of parks to the

Marina District may still be undervalued.

According to Herb Caen, “San Francisco can be a perfectly maddening city. But when there’s a good bar across the street, almost any street, and a decent restaurant around almost any corner, we are not yet a lost civilization.” But Caen missed a key component of any civilization — a great park within walking distance. And, with that added consideration, civilization may be closer to lost than Caen anticipated.

### UNMET DEMAND

The Bay Area is the world’s 19th largest economy, but stats of this sort commonly miss out on the consumer surplus and resident welfare generated by proximity to parks and recreation. A quick look to the Marina makes clear that park-based tourism is central to the district and city. A deeper investigation, though, reveals that there may be unmet demand for outdoor access.

Annually, more than 20 million people visit the Marina’s three largest parks. According to the Trust for the Public Land, visitors to the state’s parks spend an average of \$42 per day. I’d venture to guess that \$42

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News Briefs : Rebuilding the city



Mayor London Breed has let it be known she is not happy with Muni’s performance. PHOTO: OCTOFERRET

Lombard Street changes

ANYTHING-BUT-RAPID TRANSIT

Get set for parking and driving disruption this month on Lombard Street. San Francisco Public Works notified locals that construction on the Lombard Street Vision Zero Project would begin in September and end in June 2020.

Public Works said the end result of all of this disruption will be safety and transit improvements, including the now-ubiquitous pedestrian and transit bulb-outs, pedestrian islands, changes to traffic signals, upgrades and replacements of water and sewer lines, and the installation of new concrete bus pads.

Residents and merchants in the area might be less enthusiastic about the promised 7- to 10-day advance notice they will receive before construction on their block begins. Background on Lombard Street Vision Zero is available at [sfpbublicworks.org/Lombard](http://sfpbublicworks.org/Lombard).

In other local transportation news, SFMTA, which is sponsoring the Lombard project, is feeling the heat after a summer of service failures and public outcry. In late August, Mayor London Breed sent a letter to SFMTA Executive Director Ed Reiskin taking him to task for the agency’s service slowdowns and safety issues in the wake of the death of a worker on the Twin Peaks tunnel project.

“I have communicated to the SFMTA Board of Directors that I want to see significant improvements in Muni service, and in fact, in all facets of the SFMTA,” the mayor wrote, calling out the need for repair projects to be “delivered on time and within budget,” bike safety projects to be sped up, and better coordination with other public works projects on streetscape improvements. “The SFMTA’s budget grew by \$60 million last year, so I expect that conditions will improve in the near-term future.”

Though Reiskin reports to the SFMTA board and not to the mayor — thus putting him beyond threat of the mayor firing him — she can appoint or fire the SFMTA board, which can fire him.

**BENEFIT DISTRICT FOR MIDDLE POLK**

The new Discover Polk Community Benefit District became the 15th CBD in the city when it was formed in July. The group will have at its disposal about \$600,000 a year to spend on improving cleanliness, marketing, and business retention in an area that stretches for about 14 blocks, bounded by Polk, California, and Broadway Streets and Van Ness Avenue.

“I am incredibly proud of this neighborhood’s three year-long effort to transform how services are delivered to the community,” said Supervisor Aaron

Peskin. “Middle Polk is part of a culturally and economically vital corridor in District 3, and I’m confident that the CBD and its leadership will improve the quality of life for everyone within its boundaries.”

The funding is provided by assessments paid by property owners in the region covered by the CBD.

**SEPT. 8 CLEANUP**

On Sept. 8, Love Our City, an effort to clean up San Francisco while bringing together residents, merchants, and elected officials as a united front, invites people citywide to pick up litter and sweep the sidewalks outside their homes and businesses.

To learn more, visit [sfpbublicworks.org](http://sfpbublicworks.org).

**AUTO BURGLARY ARRESTS**

If there’s one thing San Franciscans hate more than scooters or the word “Frisco,” it’s auto burglaries. San Francisco police had good news: Plainclothes officers made arrests in eight different cases that had occurred from July 26–Aug. 15. A total of 12 suspects were arrested in connection with Japantown auto burglaries.

As of the end of June, SFPD reports that auto burglaries are down 20 percent year-to-date over the same time period as last year.

**FACTS AND FIGURES**

**\$184,219:** Annual salary (about \$71,760) plus benefits (about \$112,918) for employees of San Francisco’s project to clean up feces on city streets (the so-called “poop patrol”) . . . **117 percent:** Amount that the San Francisco crime rate is above the national crime rate, according to Areavibes.com . . . **14 feet:** length of a robotic hamburger-making machine at the SoMa restaurant Creator . . . **Numero 1:** San Francisco is home to the nation’s best burrito, according to The Daily Meal; it’s the carnitas burrito at La Taquería . . . **9 seconds:** length of time it takes Silicon Valley’s Zume Pizza to press a pizza using a robotic Doughbot . . . **\$2.2 billion:** cost of the new Salesforce Transit Center, which finally opened in August; it is expected to eventually accommodate 100,000 passengers every weekday and up to 45 million a year . . . **\$5.5 billion:** price paid for a collection of hotels by China’s Anbang Insurance Group, which was taken over by the Chinese government recently and is now selling the properties, including San Francisco’s Westin St. Francis hotel and New York’s Waldorf Astoria.

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# HOMELESS IN SAN FRANCISCO

Every night 4,353 people  
sleep on the streets of San Francisco

If **SF** & **NYC** were the same size ...

SF has about 1/10th the population of NYC; this comparison imagines them being equally sized. NYC offers shelter to all its homeless residents.

Total Homeless		Shelter beds		Street homeless	
SF	7,499	SF	1,889	SF	4,353
NYC	6,349	NYC	6,349	NYC	400

Sources: HOPE NYC Street Survey, SF Controller's Office, U.S. Census Bureau, HUD, SF 311

## WE NEED NEW LEADERSHIP

As Supervisor, Nick would work to add

# 3,000

additional shelter beds

to help people get off the street. It's worked in NYC.

# NICK JOSEFOWITZ

FOR SUPERVISOR

Learn more about Nick's data-driven approach to street homelessness and other issues facing our community at [www.NickJosefowitz.com](http://www.NickJosefowitz.com) or get in touch with Nick directly at [NickJ@NickJosefowitz.com](mailto:NickJ@NickJosefowitz.com) or (415) 814-0554.

Paid for by Nick Josefowitz for Supervisor 2018. 1782 Union St, SF, CA 94123. Financial disclosures available at [sfethics.com](http://sfethics.com)



A homeless man sleeps beneath a “Now Hiring” sign in the window of The Gap store on Chestnut Street. PHOTO: NAOMI ROSE

Reynolds Rap  
continued from cover

“If you go back to the tenements of the 1950s and 1960s, that was a failed social experiment — people got in but they couldn’t get out,” Megison said in a phone interview. “The ‘housing first’ model builds on this same system. They’re behind doors, but they’re still suffering. We call it ‘The Churn.’ About 80 percent return to the streets because they’re dependent on drugs.”

Megison says sobriety is the key to success. “Homelessness is a symptom of an underlying set of root issues — past trauma and addiction. In my 27 years working with the homeless, it’s the biggest issue. If we don’t treat the symptom, it won’t work. We are ‘sobriety first, housing plus.’ We don’t like shelters either; we help 500 people a day and the majority spend less than 90 days in a shelter. We have built 200 units of housing in Northern San Diego so far — most are three to a unit, moms with kids.”

Solutions University, the Megisons’ award-winning concept for helping families in crisis, utilizes a comprehensive, holistic approach. “The people we help have lots of traumas,” Megison says. “Family of origin, abuse, mental health issues. . . . Once they get sober, we work with them on those traumas. Then they can get jobs and keep jobs.”

One of the other keys to success is the length of the program. “It’s a three-year commitment,” Megison explains, “and they’re employed within six months. We have moms in medical assisting making \$25 an hour; we do a lot to help them get higher wages. That’s the only way they can survive and take care of their families.” The success rate is astonishing: 74 percent who make it to the 500-day mark and 93 percent who get to the 1,000-day mark transition to off-campus housing. “Once you do a thousand days . . . I know that sounds like a lot to politicians, but you usually don’t become homeless again. Something happens at a thousand days,” Megison says.

Asked what he thinks about San Francisco’s homeless crisis, Megison says even he couldn’t solve it unless the city’s leaders had a dramatic change in thinking. “It’s so entrenched in the societal system. . . . Not only have I watched from San Diego over 20-plus years how it’s devolved; my kid lives there and gives me a play-by-play. Friends who live there are begging me to come help but the leadership is all in [on the current system], so there’s not much we could do.”

RIGHT INTENT, WRONG DESIGN

Besides the fact homelessness is deeply entrenched in San Francisco’s culture, the path taken by city leaders like Jeff Kositsky (director of the Department of Homelessness and Supportive Housing) will never produce a successful result, according to Megison. “Even if he has the right intent,

it’s the wrong design. San Francisco is the leader in executing on the wrong design. At some point he has to think, *Look, we are losing this war and we are spending over \$300 million*, and he should start to question that. Add private donations and state and federal funding, and you’re probably pushing a billion dollars spent on homelessness in San Francisco. There shouldn’t be a single person left in that city who says it’s about more money.”

As for the dozens of nonprofits paid millions of dollars to help solve homelessness in San Francisco, Megison says bluntly, “It’s obviously not working. We refer to it as the ‘homelessness industrial complex’ — so who’s making the money here? These nonprofits are incentivized to not solve it; this has grown into a monster with a lot of dependents. Many nonprofit CEOs, when off the record, will say they’re just managing the system and trying to contain homelessness. And they can’t even contain it any longer. San Francisco wants the homeless behind doors, but it’s so bad up there even that can’t be done. The drugs are so linked up there; they try to uncouple it, but that’s absolutely the wrong design. One of the biggest mistakes is thinking these folks can survive 30 years of addiction, trauma, and abuse and you can solve their problems in 30 days, or by putting them in housing where counseling and sobriety and job training are optional. San Francisco has fallen into the trap where instead of doing the work they’re just putting them behind doors. At Solutions, we grab that other bootstrap and say, ‘Let’s do this thing called life.’ But if you let them keep doing drugs and don’t deal with past traumas and don’t get them employed, then you’ve got The Churn.”

HAVE NOT, CAN NOT, WILL NOT

While mental illness is a problem on the streets, Megison believes city leaders pump up the numbers, based on what he calls the three parts of homelessness: Have not, can not, and will not. “After three decades in the trenches, I see about 10 to 12 percent who are truly severely mentally ill — they are the ‘can not’s’ who need the most services. Politicians will try to tell you it’s more like 40 percent, and that’s because they want to convince people there are more ‘can not’s’ so therefore ‘we must’ give them more. Then there are the ‘have not’s’ — they’ve had some really bad luck and just need help getting back on their feet. So the ‘will not’s’ are about 80 percent of the population — the ones with substance problems, committing crimes, who will not change unless you do the intervention. We create an old-fashioned sense of community where there is accountability. In San Francisco sobriety and working are optional — accountability is a dirty word. Now you’ve lost.”

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Supervisor candidate :: New solutions

# Coming to grips with our homeless crisis

BY NICK JOSEFOWITZ

SAN FRANCISCO HAS THE HIGHEST rate of street homelessness in the country — more than 4,300 people sleep unsheltered here every night.

But mass street homelessness is not an inevitable consequence of high housing prices, widening inequality, or deinstitutionalizing the mentally ill. Cities like New York and Boston have aggressively built the shelter beds they need, and now have 10- to 20-times fewer street homeless per capita than San Francisco. Our City Hall, meanwhile, has taken us in the opposite direction and we have fewer shelter beds today than we did in 2004.

It's time for new leadership and a change of direction. As your supervisor, I will draw on the best practices from other cities and work to deliver 3,000 new shelter beds.

## CITY HALL'S FAILURE: HOW WE GOT HERE?

In 2004, city government released its 10-Year Plan to End Chronic Homelessness. Shelters were defunded to pour money into supportive housing in the hope that enough supportive housing could be built to find a home for all those who were chronically homeless. It was well intentioned, but unfeasible. And it failed. Over the 10-year plan, the number of homeless didn't budge. And yet by 2014, there were 33 percent fewer shelter beds than 10 years earlier and sharply more homeless with nowhere to go but

the street. Since 2005, the unsheltered homeless population sleeping on the street has increased from 2,655 to 4,353 in 2017.

The city has tried a new approach to shelters called Navigation Centers. These facilities come with more supportive services and fewer rules than traditional shelters, but they also kick most people out after 30 or 60 days and cost twice as much to operate as traditional shelters.

City government also has not built enough of these centers. With three new ones in the pipeline, San Francisco will still have fewer shelter beds than in 2004 — 686 Navigation Center beds and 1,203 traditional shelter beds for the 7,499 people experiencing homelessness. Even worse, three of the existing Navigation Centers are scheduled to be shut down over the coming two years to make way for new development, resulting in the loss of 288 beds. Despite an immense and immediate need, city government's recently released Five-Year Plan to End Homelessness only calls for one new Navigation Center through 2022 with 65 beds and no new shelters.

## DATA-DRIVEN SOLUTIONS TO STREET HOMELESSNESS

My vision for new shelter facilities includes comprehensive services similar to Navigation Centers that give the homeless the best opportunity to start rebuilding their lives. But unlike Navigation Centers, they will not be temporary facilities that are already scheduled to be

shut down the day they open. They will be designed for folks to live there until they find permanent housing.

Unlike many responses to homelessness, building new shelter facilities is fiscally feasible, coming in at \$25,000 per bed. The total buildout cost for 3,000 new shelter beds — if spread out over eight years — would be less than \$15 million annually and could be funded by cutting back on programs that have not proven to be cost-effective at getting folks off the street.

Shelters might not be the solution for everyone — especially those suffering from severe mental illness — but there is currently a 1,000-plus waitlist for shelter beds, and homeless outreach workers document that 7 out of 10 folks they contact who are sleeping on the street would prefer to sleep in a shelter.

New York, Boston, and countless other cities have been aggressively building shelters and similar facilities for decades, and have effectively minimized street homelessness.

New York has an extensive shelter network with over 748 locations that house more than 62,000 individuals and families experiencing homelessness every night. If someone experiencing home-

lessness requests shelter, they are given it that day. This extensive network means New York has an unsheltered homeless rate of 45 per 100,000 residents. San Francisco's rate is 492 per 100,000 residents, almost 11 times as high.

But New York has not only built many more shelter beds than San Francisco, it also employs a much more sophisticated approach to operating shelters. Former Mayor Michael Bloomberg's Performance Incentive Program, for instance, helped create a system that held shelter providers accountable for delivering

real results and provided financial rewards to top performers.

For far too long San Francisco city government has failed the people of this city by letting thousands and thousands sleep

on our streets every night. Responsibility for this failure, ultimately, rests with our elected leaders. We can do better. That's why I'm running for supervisor, and hope you will Pick Nick this November.

Nick Josefowitz is a candidate for District 2 supervisor. To learn more about his campaign, visit [NickJosefowitz.com](http://NickJosefowitz.com).

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## Bloomberg's program created a system that held shelter providers accountable.

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# What I love about District 2

BY CATHERINE STEFANI

AFTER LIVING IN COW Hollow for 17 years, my heart is strongly tied to District 2. This is the place where I had my two children: my son, Dominic, and my daughter, Gianna. I am so proud to raise a family here. While we face immense challenges — homelessness, an affordability crisis, a property crime epidemic — we often forget the great things about San Francisco. In past articles, I have discussed these problems and what I am doing to address them, but I wanted to take the time this month to focus on what I love about our home.

### FAMILY AND COMMUNITY

Since moving to San Francisco, my family has lived on Greenwich Street by the Presidio. I have never felt as connected to a community as in Cow Hollow. My husband and I were married 15 years ago at St. Vincent de Paul Parish, just a short walk from our home. My children were both born at CPMC’s California campus, where the staff and the Newborn Connections program took amazing care of us.

As my kids have grown up, so many of our family’s memories are connected to District 2. Both my kids have attended camps and taken swimming lessons at the Jewish Community Center. Our family has participated in the annual trail run at the Presidio YMCA. Gigi spends her summer at Jest Jewels on Union, where she is close friends with the owners, Eleanor Carpenter and Leslie Drapkin.

I cannot recall how many times we have taken a family stroll to visit the Palace of Fine Arts, the water pond at the Letterman Digital Arts Center in the Presidio, or the beach at Crissy Field. When reflecting on my life, it is impossible not to think about the immense role the places and people of District 2 have had on me and my family.

### BEAUTIFUL OPEN SPACES

Few urban areas in the world have the kind of beautiful open spaces we have in District 2, including the Presidio, Alta Plaza Park, Lafayette Park, and Moscone Recreation Center. As a triathlete and lover of the outdoors, I take full advantage of these areas. After getting hooked on triathlons, I trained with swims in Aquatic Park

and runs along the Marina Green through Crissy Field to Hopper’s Hands. My triathlon career culminated in the Santa Cruz Half Ironman Triathlon in 2016, by which point I had raised \$50,000 for the Leukemia and Lymphoma Society through Team in Training. I have been a member of the South End Rowing Club since 2016 and have suffered through the Lyon Street Steps on many occasions. When running or biking with friends, I often say “we train in a postcard.”

Whether you want to enjoy a walk in the woods, train for a marathon, or enjoy a relaxing day by the water, District 2 has the beautiful outdoor areas for you. The waterfront, the Presidio, and our countless parks are neighborhood treasures that provide an escape from the hustle of the city. As supervisor, one of my top priorities is preserving these places and ensuring they continue to thrive as peaceful spaces.

### NEIGHBORHOOD LEADERSHIP

As someone who has dedicated my life to public service, I have a special respect for all of the residents and neighborhood organizations who



The Palace of Fine Arts is one of many beautiful open spaces in District 2. PHOTO: SOPHIA STEWART

work to better our community. Before working at City Hall, I was the vice president of the Cow Hollow Association. This experience showed me the impact community members can have on their neighborhood when they join together to advocate for themselves.

As a legislative aide to supervisors Mark Farrell and Michela Alioto-Pier, I witnessed how many of these leaders there are across District 2. Without these people, District 2 would not be the vibrant, beautiful place it is. There is still work to do. I will continue fighting for this progress at City Hall, and I want to thank each and every neighborhood leader who fights for this progress with me.

### FIGHTING FOR WHAT I LOVE

District 2 is my home, and I am so lucky to say this. Being supervisor is my dream, because I get to fight for the great things about District 2: the community, the open spaces, the people. I want everyone’s kids to be able to safely and affordably raise a family here.

To do this we need to preserve the great things in our community and address the growing problems our city faces. We need to care for the homeless, we need to make sure our families are safe, and we need to help small businesses deal with a changing economy. It is why I am supervisor and why I am so dedicated to this work.



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San Francisco Public Works

An early conceptual design of Francisco Park for the former Russian Hill Reservoir space. IMAGE: FRANCISCO PARK CONSERVANCY

Marination continued from cover

per day falls short of what visitors to San Francisco parks spend. But even if the total was accurate, Marina-area parks would still generate approximately \$840 million in spending each year.

Francisco Park, for which the San Francisco Recreation and Park Commission recently approved construction, will provide Marina residents and visitors alike with another recreational release. Built atop the former Russian Hill Reservoir, the 4.5 acres will include a dog park, perhaps a playground, and plenty of green space. Park construction will commence when the Francisco Park Conservancy raises \$25 million; so far, just over \$12 million has been gathered.

The park's story underscores San Franciscans' dedication to parks. For decades, the reservoir was filled only with empty promises. In the 1940s, the construction of the Lombard Reservoir rendered the Russian Hill Reservoir unnecessary. Neighbors, though, quickly recognized the land's potential for park space. Initially, their efforts seemed likely to succeed. In 1955, plans for a park over the reservoir were funded and approved. But, three years later, the city's Water Department undercut those plans, prompting developers to eye the land for two 20-story apartment towers. Once again, neighbors rallied. They quashed the proposal and pushed for a park.

Decades passed before public support for a park was paired with internal advocacy in City Hall. Good news for community organizers finally came in 2010 with the election of Mark Farrell to District 2 supervisor. From day one of his tenure, then-Supervisor Farrell championed the creation of Francisco Park. His enthusiasm gave the Francisco Park Conservancy the necessary momentum to earn the San Francisco Recreation and Park Commission's approval earlier this year.

Amid the positivity there's still unrealized potential for parks in the Marina. Anecdotal and quantitative observations indicate a shortage of parks in San Francisco and the surrounding area. A visit to Crissy Field during the weekend can rival Disneyland in terms of people-dodging. Even more impressive, Muir Woods now enforces a shuttle schedule to accommodate the throngs of tourists seeking a respite from the city. The shortage applies to residents as well. According to the California Department of Parks and Recreation, just 17 percent of San Francisco residents live in areas with at least three acres of parks or open space per 1,000 residents. This is true even in the Marina. In fact, residents of the 94123 zip code living between Lyon and Fillmore Streets from Chestnut to Jackson Streets have less than one park acre per 1,000 residents.

The economic importance of parks appears in studies of San Francisco-based events, too. Runs such as the Presidio 10 Miler bring thousands of participants and their supporters to the area. This April, well over 3,500 runners joined The Guardsmen-sponsored event. Previous economic analysis of similar events suggests out-of-town participants bring 0.9 other guests with them. If half of the 10 Miler runners were day visitors, then about 5,000 total people gathered in the Marina for the event. When multiplied by the nationwide average day spending of visiting runners and guests, the total economic contribution of this one event comes to more than \$292,600.

PARK POTENTIAL

Some may scoff at the notion that San Francisco needs more parks. After all, it's true that the city is home to upward of 229 parks. Additionally, nearly 20 percent of the city's total acreage is parkland, the third-highest rate among major U.S. cities. But a look to other cities and a survey of residents with young kids refutes the idea that the city has met its park potential. If San Francisco wants to truly become a hub of park-based tourism, there is room for growth.

When San Francisco is compared against that same list of major cities, it falls to ninth in park acres per 1,000 residents (6.9); Washington, D.C. (12.9), Seattle (9.8), Los Angeles (9.5), and Oakland (9.3) all top San Francisco on this measure. The city also falls behind in providing play space for youngsters. When it comes to playgrounds per 10,000 residents, San Francisco fails to make the top 40 list. Dog owners, however, can find cause for celebration. There are 3.8 off-leash dog parks per 100,000 residents — good enough for seventh nationally.

Beyond Francisco Park, the Marina may soon have another opportunity to help us catch up in the rankings and attract nature-centric visitors. A proposal from Pacific Gas and Electric Co. would turn the East Harbor Marina into shoreline with a fishing pier. This proposal raises cultural, civic, and economic questions. On the latter consideration, though, the cost-benefit analysis of adding shoreline and a pier would show that if you build them, they — tourists — will come (and so will their consumer spending). Indeed, fishing is one of the most valuable recreational activities: the U.S. Forest Service estimates that a day of fishing creates approximately \$65 in economic value per day per participant.

Caen is right — San Francisco can be maddening — which is why to maintain civilization, we must provide visitors and residents alike with an opportunity to escape it. That escape (as well as immense economic and cultural value) can be found in access to parks.

Email: kevintfrazier@gmail.com

MARINA TIMES | MARINATIMES.COM

September 2018 Outreach

San Francisco Arts Commission News

Grants Application Window Now Open

San Francisco Arts Commission's Grant Guidelines for 2019-2020 are now online. Grants are available for individual artists, youth arts, social justice, organization projects, capacity building, literary teaching artists, facilities planning and improvements. Applications due beginning in October. Learn more and apply at [sfartscommission.org](http://sfartscommission.org).

Annual Grants Convening On September 20, 5-7:30 pm

Join us in the Herbst Theater for a celebration of San Francisco's artistic community featuring performances, videos, and awards to the San Francisco Arts Commission's Artistic Legacy Grant award winner and more. Free and open to the public, with a reception to follow.

Now Recruiting Grant Panelists to Serve in Early 2019

The San Francisco Arts Commission seeks individuals based in the Bay Area who are deeply knowledgeable about the arts, nonprofits, cultural equity, and issues in historically underserved communities. Learn more and apply at [sfartscommission.org/panelists](http://sfartscommission.org/panelists).

COMMUNITY DEVELOPMENT STRATEGIES

NOTICE OF FUNDING AVAILABILITY

The Mayor's Office of Housing & Community Development (MOHCD) is pleased to announce the availability of funding for specified projects and services under the following strategy areas:

Strategy Area	Amount Available
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CAPITAL PROJECTS	\$4,360,000
HOUSING DEVELOPMENT GRANTS (HDG)	\$150,000
TOTAL	\$10,890,000

REQUEST FOR PROPOSALS (RFP) TO BE ISSUED:

on [www.sfmohcd.org](http://www.sfmohcd.org) and at 1 South Van Ness Avenue, 5<sup>th</sup> Floor

August 20, 2018 by 5:00 p.m.

PRE-SUBMISSION WORKSHOP for PUBLIC SERVICES:

at 1 South Van Ness Avenue, 5<sup>th</sup> Floor

August 22, 2018 at 9:00 a.m.

PRE-SUBMISSION WORKSHOP for CAPITAL PROJECTS & HDG:

at 1 South Van Ness Avenue, 5<sup>th</sup> Floor

August 23, 2018 at 9:00 a.m.

DEADLINE FOR SUBMISSION:

by hard-copy original and USB drive copy

September 7, 2018 at 5:00 p.m.

RFP Questions? Email [michael.king@sfgov.org](mailto:michael.king@sfgov.org)

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Board of Supervisors Regularly Scheduled Board Meetings

December Meetings

Come and see your local government at work, the Board of Supervisors hold weekly meetings most Tuesdays at 2:00 p.m. in Rm. 250 of San Francisco City Hall.

• September 4

• September 11

• September 18

• September 25

You can also view them online at [www.sfgovtv.org](http://www.sfgovtv.org).

LANGUAGE INTERPRETATION AVAILABLE UPON REQUEST

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Requests must be received 48 hours in advance required for interpretation. For more information see the Board of Supervisor's website [www.sfbos.org](http://www.sfbos.org), or call 415-554-5184.

The City and County of San Francisco encourage public outreach. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions.

CNS-3166907#

8 | SEPTEMBER 2018



# This November, put your privacy first

BY AARON PESKIN

IN AN AGE IN WHICH SOCIAL media has created a public stage for the 24/7 documentation of curated realities, the lines between the public and private, the fake and real have become blurred. Individuals’ personal info is both public entertainment and highly lucrative data for corporations and governments alike — but at what cost to everyday people?

We are at a pivotal moment in the discussion of appropriate regulations for a rapidly evolving digital world, the value of our personal privacy, and whether we have fundamental rights regarding its safekeeping.

Worldwide events have elevated the urgency of this debate. The recent congressional hearings on Facebook’s business and consumer practices didn’t just cover the corporation’s complicity in promoting fake news and genocidal hate speech. Beginning in 2014, Cambridge Analytica lawfully used Facebook’s platform to collect private information of more than 50 million users, which was ultimately used to undermine the 2016 presidential election and profoundly alter the course of our national governance.

On the local level, law enforcement agencies across the Bay Area

are considering acquiring facial recognition technology, which — in addition to tracking your every public move — misidentifies Black, Chinese, and other minority groups at higher rates. The implications of misidentifying wanted persons portends extraordinary harm to marginalized groups.

The e-transportation industry has mainstreamed access to mobile transportation apps, some of which implicitly obtain consent to run your credit report and share results with third-party advertisers and government agencies when you unwittingly click through their terms of service.

Most corporations do not have public policies for responding to data requests from law enforcement or contracting for unethical services, which has been highlighted in a series of protests locally by tech employees demanding their employers pull out of contracts with Trump’s immigration and detention agencies. The lack of policy guidelines has left information about San Francisco residents and visitors — including undocumented San Franciscans — vulnerable to ICE and other threats.

Finally, Europe’s recent passage of the General Data Protection Regulation demonstrated, among other things, that the United States

is far behind other countries in the work to protect personal information from unlawful or unwarranted use.

With a lack of urgency at the state and federal level to keep pace with an evolving e-commerce and data landscape, cities have a leading role to play in navigating these thorny issues. In San Francisco, an epicenter of tech innovation, it’s appropriate we should be at the forefront of data privacy regulation as well. That’s why I have authored the city’s first-ever comprehensive privacy policy — “Privacy First,” which will be on the ballot this November as Proposition B, positioning San Francisco once again to lead the nation on civil and consumer rights. This is a continuation of a policy I authored in 2002 to catalyze a state and federal conversation around protection of consumer financial data. Few could have imagined the extent to which all categories of personal information would be collected, shared, and used by online apps and the corporations that create them.

The premise of the Privacy First policy is simple: All San Francisco residents and visitors have a fundamental right to privacy. This includes: protecting sensitive personal information, including your race, sexual orientation,

national origin, or religious affiliation, from unwarranted collection and disclosure; knowing how information that is collected about you is being shared with law enforcement, third party advertisers, or other private special interests; having an opportunity to deny consent to the collection and use of your personal information; being able to move around the city, meet with friends, and organize groups without being tracked in real time; and ensuring that your personal information is secure from unauthorized access or accidental destruction.

San Francisco is a proud sanctuary city, and in many ways, we’re trying to create a “digital sanctuary” for your private information. This concept of cities as sanctuaries has taken on a new relevance with the need to insulate our city’s residents and visitors from the various threats of President Trump’s incendiary and racist regime.

The Privacy First policy would set a new precedent for cities across the country seeking to protect the privacy rights of their residents. Whether anticipating the potential risks of emerging artificial intelligence or new developments in surveillance technology, local democracies have a vital role to play in the

evolving discourse around data privacy regulation.

The Privacy First policy was submitted to the ballot by a unanimous vote of the San Francisco Board of Supervisors and has since received the official endorsement of the San Francisco Democratic Party. It outlines 11 guiding principles that would be enshrined in our city’s charter to be used as a touchstone for policymakers for years (and with hope, decades) to come, and it would require the city to take inventory of new data collection methods at least every three years. It would apply equally to the collection and use of your personal information by government agencies as it would to third-party beneficiaries of city contracts, permits, licenses, and grants.

There is undeniably much to be gained from the lawful and authorized use of data to improve the city’s delivery of public services to those in need. But that potential benefit is accompanied by a duty of policymakers to anticipate harm and regulate accordingly. I hope you’ll join the Democratic Party, the Harvey Milk LGBTQ Democratic Club, the Latino Democratic Club, the Rose Pak Democratic Club, and many others in voting yes on Proposition B. On the cusp of a data revolution, it’s time to put your privacy *first*.



**Marla** Moresi-Valdes | [www.marlamoresi.com](http://www.marlamoresi.com)  
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Tablehopper Restaurant insider



Fort Mason has one of the city's coolest beer halls, Radhaus. PHOTO: RADHAUS

Marina scores a beer hall; Cow Hollow has a new place to imbibe

BY MARCIA GAGLIARDI

MARINA

A modern Bavarian beer hall from the beer-lovin' gents behind Biergarten and Suppenküche (Aaron and Matt Hulme) is now open: **Radhaus** (2 Marina Blvd., Bldg. A, Fort Mason Center, 415-445-4556). The 3,700-square-foot industrial space includes a bar, communal bench, and plenty of tables, plus some amazing wood elements (bar tops, communal seating) made from a 200-foot ponderosa pine tree sourced by Evan Shively, with quite a view of the bay; Envelope A & D is behind the design.

Talented chef Timmy Malloy's menu of Cali-Bavarian eats spans breakfast, lunch, dinner, and snacks. He even traveled to Germany and trained at a 12th-century Bavarian castle and inn. His menu includes a chicken schnitzel sandwich with butter-milk sauce, cucumber, dill, and pickled onion; a roast half chicken with bread dumplings; and more.

You'll find Bavarian Biers from some of the world's oldest breweries, including Weltenburger Kloster, an operating monastic brewery since 1050. There's also a wine list with selections from Germany, Austria, Italy, and West Coast wineries, plus a selection of cocktails. Radhaus pours specialty regional liqueurs and is the first to import Bavarian spirits distilled from Bier into the United States. *Daily 11 a.m.-2 p.m. lunch; 5-10 p.m. dinner.*

Poor neighboring **Greens** (2 Marina Boulevard, Bldg. A, Fort Mason Center) has suffered a kitchen fire and will remain closed through September for repairs. Stand by for a reopening date.

COW HOLLOW

The former Matrix is now **White Rabbit** (3138 Fillmore Street, 415-993-5399), part of The PlumpJack Group's portfolio. The name pays homage to the history of the building — where Jefferson Airplane recorded "White Rabbit" in 1967. It's meant to be chic yet comfortable with couches and low-slung tables (the space was designed by Shopworks).

There are classic and specialty cocktails, beer and rosé on tap, and small, shareable plates. There's also a choose-your-own vinyl record player, with a stash of records from bands that played at the Matrix in the '60s (The Doors and Janis Joplin) to current artists, although D.J.s are in charge of the soundtrack Thursday through Saturday nights. There are also private areas you can reserve. *Wednesday-Thursday 5 p.m.-midnight, Friday 5 p.m.-2 a.m., Saturday 2 p.m.-2 a.m., Sunday 2-10 p.m.*

Over at the **Balboa Cafe** (3199 Fillmore Street), another PumpJack property, there's a new chef who has updated the menu, but

don't worry, no one is touching the classic Balboa burger in a baguette and Sunday prime rib. Chef Goran Basarov, most recently from Colorado, has added dishes like shishito peppers with spring onions, roasted garlic and lemon aioli; citrus-cured salmon with house-made herb Boursin cheese and pickled mustard seeds on sour-dough toast; and mains like diver scallops with fricassee of seasonal vegetables, crispy prosciutto Americano, mojo picon, and aji dulce. For lunch, there's buttermilk fried chicken sandwich with campfire chicken breast, jack cheese, Napa slaw, and tomatoes on English muffin. For brunch, there's chef's signature Benedict with vol au vent, applewood bacon gravy, poached egg, hollandaise, and organic greens. An espresso-tini on tap should revive you.

And in the bummer news department, **Contrada** (2136 Union Street) has closed after two years.

FILLMORE

I'm always happy to hear when Farmerbrown's Jay Foster is up to something, and this time it's a new project coming mid-September: **Isla Vida Afro-Caribbean Grill** (1325 Fillmore Street). It will be casual, "inspired by the islands, people, and lifestyle of the African diaspora. ... a warm, vibrant place where flavors are rooted in the culture and prepared with love and craft. Expect wood-fired meats, tostones, Cubanos, great music, and good vibes."

Foster is partnering with Farmerbrown friends Matthew Washington and Erin Traylor and is excited to open a project in the historic Fillmore District (in the former Black Bark BBQ space). The team traveled to New York, Miami, and Cuba for culinary inspiration.

There will be 40 seats inside, 20 outside, and a counter/quick service model in expectation of a fair amount of take-out and delivery. They plan to handle their own delivery to keep control over customer service and offer a full circle of hospitality.

The group just launched an **Indiegogo campaign** for a final funding push to help add outdoor seating, eco-friendly electric cargo delivery bikes, and better signage and bar equipment. Please show some support to this black-owned business trying to keep the soul of the Fillmore alive — like they said in an email, even \$5 helps. *Wednesday-Friday 11 a.m.-8 p.m., Saturday-Sunday 10 a.m.-8 p.m.*

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!



# Around town: From a sizzling fish platter to the best Old Fashioned, here are a few of my favorite things

BY SUSAN DYER REYNOLDS

IT'S EASY TO FORGET SOMETIMES how small San Francisco really is. I was reminded of this recently when I trekked to the foggy Outer Sunset District to grab some takeout at my favorite Chinese barbecue joint. For unctuous roasted duck, you must go to **Cheung Hing** (2339 Noriega Street, 415-665-3271). There's always a line out the door, but it's worth the wait. Arrive early enough and you can also get roast pork with crackling skin.

**BEST BARGAIN MEAL**

For a sit-down meal and one of the best deals in the city, head to nearby Parkside for **Taraval Okazu Ya** (1735 Taraval Street, 415-759-6850). On cold nights the windows steam over thanks to the popular sizzling platters — fresh seafood dusted in rice flour and cooked until golden on a cast-iron skillet over a bed of bean sprouts, carrots, peas, zucchini, and caramelized onions.

The selections change by season and include local catches like halibut and petrale or more universal fare like swordfish, catfish,

and sturgeon. Platters come with miso soup, rice, and green tea ice cream, and most are under \$20. This is a place I prefer to keep to myself, but my food writer duty calls.

**SMALL BUT MIGHTY MARKET**

Decades ago my mom shopped at a farm stand in Sunnyvale, the Corn Palace, where she got the freshest produce from growers at a great price. That was a precursor to today's farmers' markets, but unfortunately many have become trendy, huge, and pricy. Not so at the charming **North Beach Farmers' Market** (699 Columbus Avenue, northbeachfarmersmarket.com), where every Saturday from 9 a.m. to 1 p.m. you'll find a beautifully curated selection of locally grown and handcrafted gastronomic delights.

A collaboration of North Beach Neighbors and restaurant Piazza Pellegrini, the small but mighty market features vegetables from Veliz Organic Farms, herbs and flowers from Fly Girl Farms, fruit from Resendiz and Rodriguez Farms, and more.

I made my mom's pomodoro sauce from ripe, juicy San Marzano tomatoes hand-picked by Rosaria Veliz. I'm also a huge fan of the hot curry humus from Obour, smoked salmon spread by Freshway Fish, and the wide array of Bolani East & West Gourmet flatbreads and dips (think spinach-filled dough slathered with lentil curry). Don't miss Upper Crust Baking Company's "Chalapeño" — challah bread studded with jalapeños and cheddar and jack cheeses.

There's usually live music, and on a recent visit, Cole Hardware had a booth for kids to build their own terrariums.

**COCKTAILS AND TAPAS**

A friend suggested we check out **Hotel San Francisco** (653 Commercial Street, 415-263-9222), and it was well worth yelling over the raucous Friday happy hour crowd for the best Old Fashioned I've ever had — a smooth concoction of Rittenhouse Rye, Four Roses Bourbon, maple Frangelico, and aromatic bitters, topped with a house-dried blood orange slice. The remaining liquid gold is

served alongside in a precious apothecary bottle.

HSF's tapas are also noteworthy. I loved the Greens & Grains, which was as pretty as it was tasty with cucumber, avocado, fava, kale, grains, grilled chicken, and edible flowers. The chicken liver pate was also a hit. Rotating specials mirror the quirky personalities of the owners from Down Under: Mani Mondays (free manicure with drink purchase) and Friday Lobster Lunch with \$99 magnums of Collet Champagne. They also cater to groups — the night we visited, a bachelorette party was having a blast as the bartender served cocktails lit with sparklers.

**AUTHENTIC TUSCAN FOOD**

One of my favorite Italian spots, **North Beach Restaurant** (512 Stockton Street, 415-889-2947) is in the midst of a renaissance. After patriarch-founder Lorenzo Petroni passed away in 2014, the place faltered a bit before settling back into what it's always been known for — consistent, authentic Tuscan food served in a classy setting where you might

find Willie "Da Mayor" Brown or Russian tourists sampling Petroni's impressive grappa collection.

Packed during a late Saturday supper, the meal was on point, from garlicky linguine with fresh clams to my favorite salad in the city, topped with a snowfall of Roquefort curls that melt into the mixed greens. Other standouts are the local grilled petrale in lemon and butter sauce, delicate abalone doré, house-cured prosciutto with melon, and chicken livers sautéed in a mushroom Barbera sauce.

All the pastas are terrific, but my favorite is the simply classic Spaghettini Lorenzo: strands of al dente pasta lightly coated in tomato sauce, just 247 calories and cholesterol free (according to the menu, "as tested by UC Berkeley.") It doesn't stay that way, however, when showered with freshly grated Parmesan cheese.

*Have a secret spot you'd like to share? Email it to [susan@marinatimes.com](mailto:susan@marinatimes.com). Follow the Marina Times on Twitter @TheMarinaTimes and like us on Facebook @MarinaTimes.*

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The Lands End Lookout

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

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Artwork by Andy Pitts from Madrone’s current front window exhibition, What Happens to You Here is Forever. PHOTO: NAOMI ROSE

Madrone Art Bar: Integrating art and everyday life

BY ANTHONY TORRES

I LOVE MADRONE ART BAR BECAUSE IT IS more than a bar: It is a constantly changing alternative art space where two- and three-dimensional works, multimedia, and musical performances form an interior space that blurs boundaries and bends distinctions between art and everyday life. In this environment, the patron is an integral participant, both viewer and viewed, where the gathering of people at any given time forms an essential part of the shifting nightly scenes within the transitory universe that is Madrone Art Bar.

VISUAL ART EXHIBITIONS

I was first introduced to Madrone and its proprietor Michael Krouse by artist and attorney Matt Gonzalez. I was introduced as a curator and art writer and subsequently, while I was interested in writing about Madrone as a legitimate art venue, Krouse decided we should collaborate on an art exhibition. We initiated a program for rotating exhibitions that opened with an in-your-face and little-known body of work by Bay Area Figurative legend William Theophilus Brown, entitled Encounters. The works depicted sexually explicit images of men with women, men with men, and women with women, which were on loan from private collectors and galleries and necessitated that the work be insured while on exhibit.

To his credit, Krouse unhesitatingly committed to presenting legitimate artists and serving as custodian of their work by insuring it, as well as risking the possible repercussions and critical fallout from the content of this highly charged work.

Brown’s work was supplemented by a life-sized frontal nude painting by Jeffrey Beauchamp, and large 19th-century cross-dressing portraits by Linda Wallgren. This inauguration project included a one-night performance festival featuring noted Bay Area performance artists Daniel Blomquist, Terrance Graven, Justin Hoover, Geraldine Lozano, Honey McMoney, Crystal Nelson, Kathryn Williamson, and many others.

Since then Madrone has presented a wide variety of exhibitions, including photographs by Dan Dion, The Fillmore’s ex-house photographer; early images of stellar punk rock icons such as Jonny Rotten, Deborah Harry, and Patti Smith by Larry Schorr; photographs from the Diego Rivera Mural Project at City College of San Francisco; San Francisco architectural streetscapes by Paul Madonna, as well as historical exhibitions and children’s art from local school programs.

Additionally, Madrone’s commitment to art for the masses is evidenced by its ongoing public window installation program in which street-front presentations function as a one-venue public art program that, according to Krouse, displays work “to all

ages, 24 hours a day, 365 days a year, free of charge. It’s our way of giving back to the community.”

That said, to me, what sets Madrone apart as an alternative art venue is this: Unlike most nonprofit and for-profit exhibition spaces, which take as a commission 30–50 percent of the sale of art, at Madrone 100 percent of the sale of art goes to the artists.

As further evidence of Madrone’s support of the arts community in general, Madrone will host an ArtSpan-related exhibition of artists participating in the S.F. Open Studios hub: Silvi Alcivar, Shane Izykowski, Sonia Leticia, and Maureen Shields. The exhibition opens Sept. 7 and runs through Oct. 15, with a reception for the artists on Thursday, Oct. 4, 6–9 p.m.

LIVE MUSIC

In this context, live music is critical and central to what makes Madrone great. Music is alive and well in the form of Howard Wiley & Extra Nappy, who hold court Wednesday nights throwing down real-deal down-and-dirty soulful jazz; the Sunday jam sessions with Hammond B-3 organ star Will Blades, who has performed with legendary artists such as John Lee Hooker, Idris Muhammad, Scott Amendola, and many others; the music of soulful multi-instrumentalist Jenny Kerr, who lays down blues-infused country-folk that provides wonderful interpretation of classics and original tunes on Wednesdays; Macy Blackman’s unique brand of New Orleans R&B on solo piano on Thursdays; and last but not least, the music of the one and only DJ Lebowitz, the rocking solo piano wizard, who has at least 2,000 tunes in his head and many more on the song lists he keeps atop the piano, an early Friday evening institution that should rightly be considered a musical audience love fest.

FULL CIRCLE: DANCE PARTIES AS SOCIAL PERFORMANCE

Madrone might be best known for its Motown on Mondays, and other weekend dance parties such as The Prince and Michael Experience, and I Heart the 90’s, to name a few, which leave no doubt that San Francisco has a lion heart when it comes to sheer unadulterated full-blown fun.

These events are integral to exhibitions and musical performances at Madrone. Dissolving distinctions between art and everyday life is fundamental to the Madrone experience, where the works, performers, and audience are anchored in affirming our shared humanity.

**Madrone Art Bar:** 500 Divisadero St., 415-241-0202, [madroneartbar.com](http://madroneartbar.com); Mon.–Sat. 4 p.m.–2 a.m., Sunday 3 p.m.–1:30 a.m.

Anthony Torres is an independent scholar, curator, and art writer.



Coastal Commuter  
continued from cover

In certain instances, the beat (or some version of it) goes on. In other words, the arts prevail. Quite a few of my fondest musical memories involve the Old Waldorf, the compact nightclub that was located in the Embarcadero Center from 1976 to 1983, and hosted the San Francisco debuts of U2, Elvis Costello, R.E.M., and so many more. It was renovated, and its dressing room area was expanded and converted into the still spiffy Punchline comedy club, which is how it remains today.

REFURBISHED AND  
REINVENTED

Similarly, the building at 901 Columbus Avenue started out in 1923 as Club Lido and went through numerous permutations — the Italian Village (jazz), the Village (variety), Dance Yer Ass Off Inc. ('70s disco), the Boarding House (the venerable Bush Street comedy club relocated there in the early '80s), Wolfgang's (touring rock and pop music acts, starting in 1983), and the 7th Note (jazz in 1990, after a fire ravaged the place in 1987) — until becoming the current location for Cobb's Comedy Club in 2003.

The Regency Ballroom — the multilevel concert space on Van Ness Avenue at Sutter Street — was previously a multiplex movie theater, the Regency I,

along with the adjoining building on Sutter Street that was dubbed the Regency II. But before that cinema incarnation, the latter was the site of the historic 1960s rock music palace, the Avalon Ballroom.

Sadly, for culture lovers, there have been too many conversions of performing spaces to different uses in the interest of economic gain. I know of people who openly wept when Winterland — the ice-rink-turned-rock-mecca at Post and Steiner Streets, where the Rolling Stones, Sex Pistols, and the Band played what were among the most memorable shows of their careers — was torn down in 1985 to be replaced by, uh-oh, condos. And the original site of the big-band-skewed Carousel Ballroom at the corner of Van Ness Avenue and Market Street — which later became home to the Fillmore West, the psychedelic-era hippie haven, until it closed in 1971 — most recently languished as a car dealership. Although it was refurbished this year for events (musical and otherwise) under the name SVN West, it's still in early stages of existence and not much appears to be happening there as yet.

CHANGING TASTES,  
FORTUNES, AND SPACES

Some clubs have closed due to ownership issues or changes in taste. The North Beach location on Broadway Street that housed the Mabuhay Gar-



Mick Ronson during the Ian Hunter Short Back 'n' Sides Tour at San Francisco's long-gone Old Waldorf in 1981. PHOTO: MICKEYDB/FLICKR

dens — the legendary Filipino restaurant and world-renowned punk-rock club — was shuttered in 1986, reborn as the Velvet Lounge nightclub, then Club 443, and now serves as an events space branded Fame. Across from where the Mab was housed, The Stone rock club, previously the music venues The Matrix and the Soul Train, became the Penthouse Club, an upscale strip joint.

Underground, unlicensed, or D.I.Y. clubs that fostered the West Coast punk scene in the late '70s, such as the Deaf Club in the Mission and the Masque in Los Angeles, were funky hovels that burned bright for a year or two and then flamed out, leaving the crowds to move on to the next hotspot. Following a similar route to that of the Mabuhay, two Chinese restaurants in Los

Angeles's Chinatown, Madame Wong's and the Hong Kong Café, became competing new-wave rock clubs in the late 1970s before eventually closing, with apartments replacing Wong's, while the Hong Kong is now a gift shop.

Even as the Hemlock was given notice, word came down that the storied Viper Room, where hard rock reigned and Johnny Depp occasionally tended bar for tips and giggles, is closing on the Sunset Strip, Hollywood's longtime party central. Along with neighboring properties, it's been sold for \$80 million to Arizona developers who have yet to decide on what the best (meaning the most profitable) use would be for the real estate. Going by recent changes on the Strip, expect luxury condos and high-end retailers.

Ultimately, the loss of the Hemlock, the Viper Room, and comparable establishments diminishes the color and vitality of their respective cities. And those of us who will miss them can only shrug and find other places to feed our souls with music.

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

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Michael Snyder on . . . Television

Sifting through the fall television season

BY MICHAEL SNYDER

ARE VIEWERS SUFFERING FROM narrative fatigue due to the unprecedented year-round increase in television programming since we entered the era of streaming video content? Maybe, but they're still watching. Considering the bounty, our subjective guide to this fall's television offerings — broadcast, cable, and streaming — tries to cover a lot of bases, while gleefully ignoring the brain drain known as reality TV.

DRAMAS

The Naval Criminal Investigative Service franchise on CBS is still going strong, with the original *NCIS* (Season 16) and *NCIS: New Orleans* (Season 5) both returning Tuesday, Sept. 25. *NCIS: Los Angeles* (Season 10) returns Sunday, Sept. 30.

CBS's reboots of the classic police/detective action hits *MacGyver* (Season 3) and *Hawaii Five-0* (Season 9) both return Friday, Sept. 28. *SWAT* (Season 2) airs Thursday, Sept. 27, and a new version of the jovial and clever *Magnum P. I.* starts Monday, Sept. 24.

When you toss in the new *FBI* and the returning *Blue Bloods*, *Criminal Minds*, and *SEAL Team*, all on CBS, include NBC's *Chicago Med*, *Chicago Fire*, *Chicago PD*, *Blindspot*, and the last representative of the *Law & Order* franchise (Season 20 of *SVU*). With Fox's *Lethal Weapon*, and ABC's *Station 19*, it seems like a lot of folks must love to watch noble public servants triumph over evildoers — or fight fires.

Returning medical dramas in addition to *Chicago Med*: ABC's *The Good Doctor* (Season 2), Monday, Sept. 24; the venera-

ble *Grey's Anatomy* (Season 15), Thursday, Sept. 27; and *The Resident* (Season 2) on Fox, Monday, Sept. 24. Plus, NBC rolls out a new bit of "hospital-ity," *New Amsterdam*, Tuesday, Sept. 25.

The third season of NBC's honored, tear-jerking, multigenerational saga *This Is Us* returns Tuesday, Sept. 25. For more dysfunctional family fun, there's the ninth season of Showtime's dramedy *Shameless* on Sunday, Sept. 9. Even more intriguing is the second run of HBO's *The Deuce*, set amid the Times Square sleaze of the '70s sex industry, also scheduled for Sunday, Sept. 9.

On the guilty pleasure soap operatic front is The CW's third go-round of *Riverdale*, with those tormented live action reimaginations of the teens from Archie Comics, Wednesday, Oct. 10, and a second helping of the rebooted *Dynasty*, Friday, Oct. 12.

On the streaming front, *Jack Ryan*, Amazon's new series featuring John Krasinski of *The Office* as Tom Clancy's modern-day spy hero, and *Ozark*, Netflix's mordant money-laundering opus with Jason Bateman were just made available for bingeing. And Julia Roberts stars as a caseworker at a secret government facility in Amazon's psychological thriller *Homecoming*, Friday, Nov. 2.

COMEDIES

Millions will be sure to tune into the Season 12 premiere of CBS's nerd-centric sitcom (and ratings magnet) *The Big Bang Theory*, Monday, Sept. 24, if only to see how the honeymoon of those newlywed misfit scientists Sheldon (Jim Parsons) and Amy (Mayim Bialik) plays out. And many will



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

stay tuned for a new episode of *TBBT*'s pip-squeak prequel *Young Sheldon*, beginning its second season.

FXX delivers the 13th season of *It's Always Sunny in Philadelphia*, the knock-about ensemble comedy, Wednesday, Sept. 5. ABC has gone all-in on family sitcoms with the new *Single Parents*. It gets a lead-in from the double whammy of *The Goldbergs* (Season 6) and *Modern Family* (Season 10), Wednesday, Sept. 26. Its Asian-American assimilation comedy *Fresh Off the Boat* (Season 5) returns Friday, Oct. 5. On the family-comedy front is ABC's introduction of *The Conners*, the Roseanne-less spinoff of the ill-fated revival of *Roseanne*, alongside *The Kids Are Alright*, Tuesday, Oct. 16, with *Black-ish* (Season 5) and *Splitting Up Together* (Season 2).

CBS brings Candice Bergen and other original cast members out of semiretirement for an updated take on the controversial hit workplace comedy *Murphy Brown*, to see what's now going on with the feisty proto-feminist newswoman and her colleagues. Look for it after Alison Janney and Anna Faris resume their parent-child bickering on *Mom* (Season 6), Thursday, Sept. 27.

CBS is also betting on comedy veterans to shore up a couple of fledgling pro-

grams, with Max Greenfield (*New Girl*), Beth Behrs (*Two Broke Girls*), Cedric the Entertainer juicing up *The Neighborhood*, and Damon Wayans Jr. (*Happy Endings*) bringing the goods to the would-be domestic romp *Happy Together*, Monday, Oct. 1.

Meanwhile, NBC is still happy with its own prize resurrection as *Will & Grace* (returning last fall after a decade) heads into its 10th season Thursday, Oct. 4, sandwiched between *Superstore* (Season 4) and the newbie "mom-edy" *I Feel Bad*. All of that pales next to NBC's most outrageous and creative comedy, *The Good Place* (Season 3), a brilliant send-up of the afterlife with Ted Danson and Kristen Bell doing some of their best work, alongside an unerringly funny supporting cast, Thursday, Sept. 27.

Finally, Fox's one stab at a comedic series this fall, *The Cool Kids*, geriatric-themed despite its title, airs Sept. 28.

For additional fall previews in Fantasy, Science-Fiction, and Horror and Animation categories, visit [marinatimes.com](http://marinatimes.com).

Michael Snyder is a print and broadcast journalist who covers pop culture. Follow Michael on Twitter: @cultureblaster

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

The Marina Books Inc. best-seller list

COMPILED BY BRIAN PETTUS

1. **Crazy Rich Asians**, by Kevin Kwan (paperback)
2. **China Rich Girlfriend**, by Kevin Kwan (paperback)
3. **Watch Me Disappear: A Novel**, by Janelle Brown (paperback)
4. **Bad Blood: Secrets and Lies in Silicon Valley**, by John Carreyrou (hardcover)
5. **Isaac's Storm: A Man, a Time, and the Deadliest Hurricane in History**, by Erik Larson (paperback)
6. **Red Notice: A True Story of High Finance, Murder, and One Man's Fight for Justice**, by Bill Browder (paperback)
7. **Genius**, by Patrick Dennis (paperback)
8. **Eleanor Oliphant is Completely Fine: A Novel**, by Gail Honeyman (paperback)

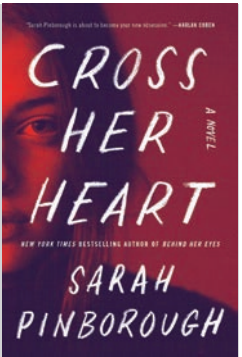
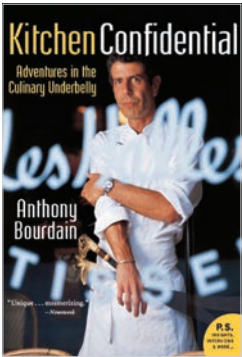
9. **Kitchen Confidential: Adventures in the Culinary Underbelly**, by Anthony Bourdain (paperback)
10. **Assholes: A Theory**, by Aaron James (paperback)

SEPTEMBER NEW RELEASES

**Cross Her Heart: A Novel**, by Sarah Pinborough (Sept. 3)  
When a handsome client shows an interest in her, Lisa starts daydreaming about sharing her life with him. Maybe she can trust again and it's time to let go of her terrifying secret past. But when her daughter rescues a boy from drowning and their pictures are all over the news, Lisa's world explodes. As she finds everything she has built threatened, it's up to Lisa to face her past to save what she holds dear.

**Josh and Hazel's Guide to Not Dating**, by Christina Lauren (Sept. 3)  
Josh has known Hazel since college, where her zany playfulness proved completely incompatible with his mellow restraint. He has always thought of Hazel more as a spectacle than a peer. But now, 10 years later, after a cheating girlfriend has turned his life upside down, going out with Hazel is a breath of fresh air. Not that Josh and Hazel date. At least, not each other. Because setting each other up on progressively terrible double-blind dates means there's nothing between them, right?

**Fear: Trump in the White House**, by Bob Woodward (Sept. 11)  
With authoritative reporting honed through eight presidencies from Nixon to Obama, author Bob Woodward reveals



in unprecedented detail the harrowing life inside President Donald Trump's White House and precisely how he makes decisions on major foreign and domestic policies. Woodward draws from hundreds of hours of interviews with firsthand sources, meeting notes, personal diaries, files, and documents. The

focus is on the explosive debates and the decision-making in the Oval Office, the Situation Room, Air Force One, and the White House residence.

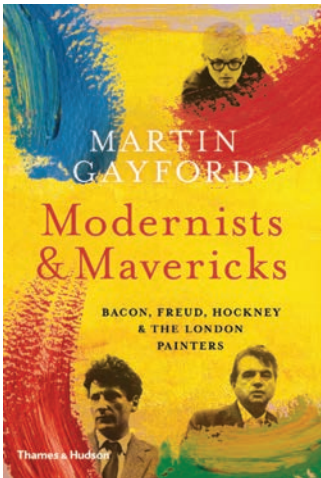
Brian Pettus is the manager of Books Inc. in the Marina (2251 Chestnut Street, 415-931-3633, [booksinc.net/sfmarina](http://booksinc.net/sfmarina)).



and the reasoning behind why people create art play into Gayford's storytelling.

The painter William Coldstream, with his measured attention to detail in his dreamlike landscapes, struggled with the endless options presented by painting. Subject matter, being limitless, plagued his decision making. In an interesting twist, Coldstream admitted that a paying portrait customer helped his motivation. "If you have great difficulty in making yourself work, as I do, if the sitter's really going to arrive you've jolly well got to be there and be ready to paint whether you feel like it or not," he said.

In contrast, Francis Bacon became known for his instinctive, violent brush-stroke style that caused some artists to suggest he couldn't even draw. Subject matter seemed to come from a mysterious and random place inside the artist, and the canvases presented a kind of a chaos that provoked like an assault on the viewer. His outrageous personality added an extra level of mystery. Bacon famously destroyed many of his paintings after they were complete when the improvisation and accidents on the canvas no longer pleased him. This is positively cringe-worthy for the reader because we learn in the introduction that in 2013 Francis Bacon's *Three Studies of Lucian Freud* (1969) sold at Christie's New York for \$142.4 million and was, for a time, the most expensive artwork ever sold at auction.



**CHALLENGES OF WOMEN ARTISTS**

The rise of prominent female painters in London and the challenges they faced are told through the experiences of artists like Gillian Ayers. The painting world, still decidedly masculine, encouraged women to be satisfied with the role of muse, or perhaps sacrificing their own needs to support and assist a boyfriend or husband with creative inclinations while ignoring their own. Prunella Clough's ambitious urban landscapes *Cranes and Men* (1950) carries the same authority as the semiabstract scenes painted by Marcel Duchamp or Francis Picabia.

**BIRTH OF POP ART**

The centerpiece of the beginnings of pop art in late 1950s London is Richard Hamilton's book, *Just what is it that makes today's homes so different, so appealing?* (1956). Its famous collage, a smiling muscle-bound male holding an impossibly large and comically phallic Tootsie Pop in a mid-century modern interior accompanied by a bare-breasted woman sitting on a sofa with a lampshade on her head, is considered the first masterpiece of Pop Art.

Gayford points out that artist Peter Blake claims to have originated the term "Pop Art" in London. During a conversation Blake had with English art critic and curator Lawrence Alloway, he discussed his inspiration to paint, which came from popular figures like rock 'n' roll musicians in paintings like *Got a Girl* (1961). Blake was a fan, and his paintings grew out of that enthusiasm. During their conversa-



Far left: *Modernists and Mavericks* Bacon, Freud, Hockney and The London Painters, by Martin Gayford. COURTESY THAMES & HUDSON; Above left artwork: Francis Bacon, 1946, *Painting*. IMAGE: © THE ESTATE OF FRANCIS BACON, ALL RIGHTS RESERVED. PHOTO: PRUDENCE CUMING ASSOCIATES LTD.; Above right: Frank Auerbach, 1966, detail of *Mornington Crescent with the statue of Sickert's father-in-law III, Summer Morning*. PHOTO: © FRANK AUERBACH, COURTESY MARLBOROUGH FINE ART

tion Alloway was said to have responded, "Oh, you mean a kind of *pop* art?" Another version of the story has composer Frank Cordell and the collagist John McHale inventing the phrase in 1954. In any case, when Alloway used the expression in New York in 1961, he baffled local artists Claes Oldenburg and Jim Dine, who went on to become prominent American figures of the Pop Art movement.

**A NEW REALISM**

Entertaining and illuminating stories abound in Gayford's text about the charismatic realist painters David Hockney and Lucian Freud. Hockney, who began as a loose, gestural painter, became a photorealist with a bold sense of color as he depicted human subjects in varying

interiors. Freud pushed the possibilities of paint to render in two dimensions the physicality of three-dimensional human flesh and presented human nudity in ways that were daring and sometimes confrontational. Ignoring the perfection of Greek statues, Freud offered human nudity — toes, knees, shoulders, and sexual organs — in a new realism that was believable.

Throughout *Modernists & Mavericks*, Gayford's storytelling characterizes London's eclectic approach to visual art and the multiple possibilities stemming from the single question: "What can painting do?"

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

# MARINA GRANDPARENTS CHECKLIST

- ☒ Feeling the need to downsize?
- ☒ Kids moved out, back in, and then back out again
- ☒ Need room for grandkids to visit but not for relatives to stay
- ☒ Your kids got you Allbirds for the holidays but you love your Saucony's
- ☒ Forced to play What Do You Meme when you don't even know how to pronounce "meme"
- ☒ Turns out retirement just means you are a free babysitter
- ☐ 2 bedroom condo where no family can stay the night



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# SEPTEMBER EVENTS

## NOT TO MISS THIS MONTH

### MAJOR EVENTS

**15th Annual Architecture and the City Festival**  
Various days, Sept. 1–30  
Various S.F. venues  
One of the nation's largest architectural festivals of its kind, this celebration features home, bike, and walking tours; films; exhibitions; lectures; free family-friendly events; and more that address varying aspects of the design and planning process. Visit website for pricing, 415-874-2620, [archandcity.org](http://archandcity.org)

**S.F. Symphony Opening Night Gala**  
Wednesday, Sept. 5  
Davies Symphony Hall  
In this glamorous evening, MTT conducts Gershwin's An American in Paris, and welcomes violin legend Itzhak Perlman to savor some of Hollywood's most unforgettable music, including Cinema Paradiso and the Oscar winner which Perlman immortalized: Schindler's List. Celebrations continue post-concert at the After-Party, including live music, cocktails, and dancing. \$325 & up, 415-864-6000.



S.F. Opera Ball: ¡Viva La Noche!

**Friday, Sept. 7, 5 p.m.**  
**War Memorial Opera House**  
The extravagant evening features a cocktail reception, dinner, and a performance of Ruggero Leoncavallo's Pagliacci (or Cav/ Pag), followed by cocktails, savories, sweets, and dancing to the high-energy sounds and theatrics of Pop Rocks. \$1,619 & up, 415-864-3330, [sfopera.com/operaball2018](http://sfopera.com/operaball2018)  
PHOTO: SFOPERA.COM

**23rd Annual Ghirardelli Square Chocolate Festival**  
Sat.–Sun., Sept. 8–9, noon–5 p.m.  
Ghirardelli Square  
Enjoy a tantalizing array of chocolate-themed events and activities, live music, chef demonstrations, and more to benefit Project Open Hand, which provides meals to seniors and the critically ill. \$26.25–\$55, 888-402-6262, [eventbrite.com](http://eventbrite.com)

**25th Annual AT&T Autumn Moon Festival**  
Sat.–Sun., Sept. 15–16, 11 a.m.–6 p.m.  
Grant Ave. (btw. California & Broadway)  
Pacific Ave. (btw. Stockton & Kearny)  
Don't miss live entertainment, including lion dancers, vocalists, and a magic show; cultural demonstrations; kid's activities; and more. The famous dragon appears Sunday at 5:30 p.m. as the grand finale. Free, 415-982-6306, [moonfestival.org](http://moonfestival.org)

**Oktoberfest by the Bay**  
Fri.–Sun., Sept. 21–23  
Pier 48  
Celebrate in the true tradition of Munich's famed Oktoberfest with nonstop music, dancing, singing, and German food and drink. \$25–\$85, [oktoberfestbythebay.com](http://oktoberfestbythebay.com)

### LAST CHANCE

**Presidio Twilight**  
Thursdays through Sept. 20, 5–9 p.m.  
Main Post Parade Ground, the Presidio  
Celebrate the last of summer evenings with lantern-lit dining cabanas, blanket-side cocktail service, fire pits, live music, food from Off-the Grid (for purchase), and sunset views over the bay. The final night features Stargazing with the San Francisco Amateur Astronomers. Free, 415-561-4323, [presidio.gov](http://presidio.gov)

**Truth and Beauty: The Pre-Raphaelites and the Old Masters**  
Tue.–Sun., through Sept. 30, 9:30 a.m.–5:15 p.m.  
Legion of Honor  
Lincoln Park (100 34th Ave.)  
View Old Masters' works, the inspiration for the Pre-Raphaelites, who sought to reflect the simplicity, spirituality, and beauty found in late medieval and early Renaissance art, along with their work as well. \$28, 415-750-3600, [famsf.org](http://famsf.org)

### COMMUNITY CORNER

**Sunday Streets: Western Addition**  
Sunday, Sept. 9, 11 a.m.–4 p.m.  
Fillmore, Fulton, Baker & Grove Sts.  
Explore by biking, walking, skating, playing, or just people watching in this perfect opportunity to be outside in a car-free environment. Visit website for exact locations, free, [sundaystreetsf.com](http://sundaystreetsf.com)

**Jump Bikes Community Meeting & Open House**  
Wednesday, Sept. 12, 6:30–8:30 p.m.  
1776 Green St.  
Join company representatives for a community discussion about Jump's electric bike-share program in District 2. Refreshments included. Free, RSVP at [jumpd2.eventbrite.com](http://jumpd2.eventbrite.com)



Marina Neighborhood Bike Ride

**Marina Neighborhood Bike Ride**  
Sunday, Sept. 23, 10:30 a.m.–1 p.m.  
Meet: Equator Coffee, Fort Mason Center  
Join your neighbors for a ride toward the bridge, returning through the Palace of Fine Arts and Chestnut Street to end back at Equator before heading Radhaus beer hall to quench your thirst. All levels welcome. Free (ride only), RSVP at [sfmca.org](http://sfmca.org), [info@sfmca.org](mailto:info@sfmca.org)  
PHOTO: FACEBOOK.COM/SFMCA

**Neighborhood Free Weekends**  
Fri.–Sun., Sept. 14–16  
California Academy of Sciences  
Here's a reason to like a big-box chain store: Thanks to a grant from Target, residents of ZIP Codes 94115, 94117, 94118, 94121, 94123, 94129, 94159) enjoy free museum admission. Free, 415-379-8000, [calacademy.org](http://calacademy.org)

### GALAS & BENEFITS

**2018 Hamilton Families Benefit**  
Friday, Sept. 21, 7–10 p.m.  
Mezzanine S.F. (444 Jessie St.)  
Enjoy live music, gourmet food, specialty cocktails, enticing auction and raffle items, a GIF-making photo booth, and the opportunity to join the movement to #EndFamilyHomelessness. Proceeds support Hamilton Families. \$150–\$300, 415-321-2612, [hamiltonfamilies.org](http://hamiltonfamilies.org)

**Komen S.F. Race for the Cure**  
Sunday, Sept. 30, 7 a.m.  
Start: Justin Herman Plaza  
Finish: Ferry Building  
The largest series of 5K runs/fitness walks in the world, this flat-course race raises funds and awareness for the fight against breast cancer, celebrates survivorship, and honors those who have lost their battle with the disease. \$40–\$45, 415-397-8812, [komensf.org](http://komensf.org)

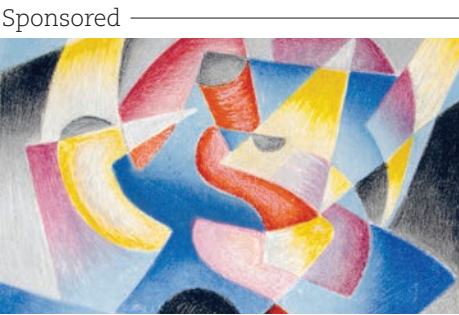
### MUSEUMS & GALLERIES

**XL Catlin Prize Exhibition**  
Wed.–Sun. through Oct. 7, 11 a.m.–7 p.m.  
Main Gallery, SFAI, Fort Mason Center  
This juried art contest and traveling exhibition features 40 works of paintings, drawings, prints, tapestries and other media by undergraduate or graduate art students enrolled in U.S. art programs, including two SFAI students. Free, 415-771-7020, [sfai.edu](http://sfai.edu)

**Taking Temperature: 10 Local Artists Respond to Environmental & Political Complexities of the Climate Change Crisis**  
Thu.–Sat., Sept. 7–Oct. 13, 1–6 p.m.  
Embarc Gallery, Fort Mason Center  
This exhibition will explore the consequences of climate change by focusing on living in the U.S. when leadership denies climate change, extreme weather and fire events, apocalyptic scenes real and imagined, waste created by consumer society, and environmental activism. Free, 415-520-3131, [embarcgallery.com](http://embarcgallery.com)

**Painting is My Everything**  
Tue.–Sun., Sept. 7–Dec. 30  
Asian Art Museum  
View the work of 17 contemporary artists, many of them women, who have used centuries-old regional styles to express personal experiences and viewpoints. Subjects are traditional, such as Hindu gods but also document and comment on everyday life as well as national and global events. \$25, 415-581-3500, [asianart.org](http://asianart.org)

**Second Look, Twice: Selections from the Collections of Jordan D. Schnitzer and His Family Foundation**  
Wed.–Sun., Sept. 10–Dec. 16  
Museum of African Diaspora (685 Mission St.)  
This exhibition features the work of 15 critically-acclaimed contemporary artists of African descent, including Glenn Ligon, Martin Puryear, and Kara Walker, who have used the medium of printmaking to create vivid and abstracted works. \$10, 415-358-7200, [moadsf.org](http://moadsf.org)



40 ANNI: 40th Anniversary Permanent Collection Exhibition

Tue.–Sun., September 13 through January 27, 2019, noon–4 p.m.; Opening reception: Thu., Sept. 13, 5:30 p.m.  
Museo Italo Americano  
Bldg. C, Fort Mason Center  
The Museo Italo Americano proudly presents over 70 works of art by over 40 artists from its permanent collection in celebration of its 40th anniversary. Free, RSVP for reception at 415-673-2200, [info@sfmuseo.org](mailto:info@sfmuseo.org)  
IMAGE: DETAIL OF COMPOSITION, GINO SEVERINI, 1955

**Contemporary Muslim Fashions**  
Tue.–Sun., Sept. 22 through Jan. 6, 9:30 a.m.–5:15 p.m.  
de Young Museum, Golden Gate Park  
This is the first major museum exhibition to explore the complex, diverse nature of Muslim dress codes worldwide and considers how Muslims define themselves — and are defined — by their dress, and how these sartorial choices can reflect the multifaceted nature of their identities. \$28, 415-750-3600, [famsf.org](http://famsf.org)

### ART & CULTURE



Art Explosion Open Studios

Friday, Sept. 14, 7–11 p.m.  
Sat.–Sun., Sept. 15–16, noon–5 p.m.  
2425 17th St. & 744 Alabama St.  
Support local artists, expand your art collection, and find great deals among over 100 painters, sculptors, photographers, fashion designers, and jewelers from the city's largest artists' collective. Free, 415-323-3020, [artexplosionstudios.com](http://artexplosionstudios.com)  
PHOTO: FACEBOOK.COM/ARTEXPLOSIONSTUDIOS

**Festa Coloniale Italiana 2018**  
Saturday, Sept. 15, 10 a.m.–6 p.m.  
1630 Stockton St.  
The S.F. Italian Athletic Club Foundation invites you to celebrate the rich Italian and Italian-American heritage in this street festival featuring live Italian music and dancing, a pizza toss, and more, including Italian wine tasting. Free, 415-781-0166, [sfiafesta.com](http://sfiafesta.com)

### PERFORMANCES

**S.F. Shakespeare: A Midsummer's Night Dream**  
Sat.–Mon., Sept. 1–3, 2 p.m.  
Sat.–Sun. Sept. 8–9, 2 p.m.  
Main Post Parade Ground, the Presidio  
Bring your family, friends, a blanket, and a picnic to enjoy the misadventures and ensuing hilarity and chaos of four young lovers, a group of aspiring actors, and a team of mischievous fairies as they enter the woods outside Athens on a summer night. Free, 415-558-0888, [sfshakes.org](http://sfshakes.org)

**We Players: Ceasar Maximus**  
Monday, Sept. 3, 5:30  
Thu.–Sun. through Sept. 30, 5:30 p.m.  
Music Concourse, Golden Gate Park  
This multidisciplinary, site-integrated production explores a Roman republic corrupted by machine politics and old money. Inspired by the bloody history of civil unrest, the piece leans into the blind fury of a righteously angry mob and opens up Shakespeare's greatest political parable for our own tumultuous time. \$35–\$80, 415-547-0189, [weplayers.org](http://weplayers.org)

**SHN: Phantom of the Opera**  
Tue.–Sun., Sept. 5–30  
SHN Orpheum Theatre (1192 Market St.)  
Cameron Mackintosh's spectacular new production of Andrew Lloyd Webber's hit returns to the Orpheum. \$56–\$256, 888-746-1799, [shnsf.com](http://shnsf.com)

**43rd Annual S.F. Comedy Competition**  
Friday, Sept. 7 & 14, 8–11 p.m.  
The Bindery (1727 Haight St.)  
Laugh until it hurts as the best new comedic talent from across the country hits the stage in head-to-head competition. Visit website for additional Bay Area venues and pricing. 415-863-8688, [sanfranciscocomedycompetition.com](http://sanfranciscocomedycompetition.com)

**38th Annual Comedy Day**  
Sunday, Sept. 16, noon– 5 p.m.  
Robin Williams Meadow, Golden Gate Park  
This original, longest-running, free outdoor comedy concert features 40 (or more) of today's top performers from the Bay Area and beyond. Free, 415-820-1570, [comedyday.org](http://comedyday.org)

**S.F. Playhouse: You Mean to Do Me Harm**  
Tue.–Sun., Sept. 18–Nov. 3  
450 Post St.  
An innocuous comment at a dinner of two interracial couples leads to a surreal escalation of Cold War-style paranoia in this new play that closely examines the different perceptions we operate under and the difficulty of setting our own boundaries. \$40 & up, 415-677-9596, [sfplayhouse.org](http://sfplayhouse.org)

**S.F. Improv Fest**  
Daily, Sept. 19–23  
Eureka Theatre (215 Jackson St.)  
Don't miss a lineup of longtime favorites and new acts from around the country. \$20–\$30 (individual shows), \$75 (festival pass), 415-788-7469, [sfimprovfestival.com](http://sfimprovfestival.com)



**Custom Made: The Goat, or Who is Sylvia?**  
**Thu.–Sat., Sept. 20–Oct. 20**  
**533 Sutter St.**  
Winner of the 2002 Tony Award for Best Play, Edward Albee’s controversial story explores the irrational, confounding, and convention-thwarting nature of love in a story about a successful architect with a loving family who is in love with Sylvia. \$30–\$49, 415-798-2682, [customade.org](#)

MUSIC

**Opera in the Park**  
**Sunday, Sept. 9, 1:30 p.m.**  
**Sharon Meadow, Golden Gate Park**  
Bring a picnic and enjoy arias al fresco while enjoying a sampling from operas in the upcoming fall season. *Free*, 415-864-3330, [sfopera.com](#)

**MTT Conducts Yula Wang & Appalachian Spring**  
**Thu.–Sun., Sept. 13–16**  
**Davies Symphony Hall**  
A Global Climate Action affiliate event, this concert features two seasonally charged soundscapes: icy vignettes in Castiglioni’s Inverno, in-ver, and expansive vistas in Copland’s Appalachian Spring, in addition to Ravel’s Piano Concerto for the Left Hand. \$39-\$185, 415-864-6000, [sfsymphony.org](#)

**Pathway to Paris: Together Turning the Paris Agreement Into Action**  
**Friday, Sept. 14, 7 p.m.**  
**S.F. Masonic (1111 California St.)**  
This concert headlining Patti Smith and Bob Weir will focus on the potential for cities to push for, achieve, and go beyond the climate targets highlighted in the Paris Agreement and brings together leading musicians, artists, thinkers, and policymakers, to serve as a call to action, urging the international community to ramp up ambition toward a climate safe future for all. \$40–\$300, 800-745-3000, [ticketmaster.com](#), [sfmasonic.com](#)



**SFJazz: B-3 Organ Festival**  
**Fri.–Sun., Sept. 21–23**  
**201 Franklin St.**  
On the program are the Joey DeFrancesco Trio and the Tammy Hall Trio, the Dr. Lonnie Smith Trio and the Chester Thompson Trio, Cory Henry & The Funk Apostles with Howard Wiley and Kextra Nappy, and the Ronnie Foster Trio and Rubuen Wilson Trio. \$25–\$85, 866-920-5299, [sfjazz.org](#)  
PHOTO: CORY HENRY & THE FUNK APOSTLES / SFJAZZ.ORG

**Benise: Fuego! Spirit of Spain**  
**Sunday, Sept. 22, 8 p.m.**  
**Palace of Fine Arts Theater**  
“The Prince of Spanish Guitar” celebrates his 10-year anniversary in music with this tour. \$39–\$95, 415-392-4400, [cityboxoffice.com](#)

DANCE

**Jubilee American Dance Theatre**  
**Friday, Sept. 7, noon**  
**Rotunda, City Hall**  
Enjoy a lunch-time performance of folk dances from Appalachia to swing era dance halls to Cajun country and more. *Free*, 415-474-3914, [dancersgroup.org](#)

**PushFest Dance Festival**  
**Fri.–Sun., Sept. 28–30**  
**B. Way Theater (3153 17th St.)**  
See multiple perspectives to dance-making in one weekend on one stage. This year’s festival features works spanning a variety of genres, including contemporary, modern, popping, Kathak, and multidisciplinary works alongside anticipated world premieres. \$50, 415-863-9834, [odc.dance](#)

**Smuin Ballet: Dance Series 1**  
**Fri.–Sun., Sept. 28–30**  
**Palace of Fine Arts Theatre**  
This mixed-bill program celebrating the company’s 25th season includes Blue Until June, Trey McIntyre’s sultry tribute to Etta James featuring the classic songs “At Last,” “Fool That I Am,” and more, Michael Smuin’s final creation, Schubert Scherzo, and his beloved 1969 masterpiece, The Eternal Idol (a tribute to Rodin). \$34–\$81, 415-912-1899, [smuinballet.org](#)

NIGHTLIFE

**Stafford Brothers**  
**Saturday, Sept. 8, 10 p.m.–3 a.m.**  
**Temple S.F. (540 Howard St.)**  
The Stafford Brothers are an Australian D.J. and production team that has become popular on the U.S. electronic party scene since relocating to Los Angeles. \$20–\$30, 415-312-3669, [templesf.com](#)



**OHMME**  
**Wednesday, Sept. 12, 8 p.m.**  
**Rickshaw Stop (155 Fell St.)**  
Singer-songwriters Sima Cunningham and Macie Stewart — known collectively as OHMME — bring their Chicago sounds that draw on everything from Kate Bush to jazz to improvisational music. \$10–\$12, 415-861-2011, [rickshawstop.com](#)  
PHOTO: INSTAGRAM.COM/OHMMEMUSIC

**Thornetta Davis**  
**Friday, Sept. 21, 7:30 p.m. & 10 p.m.**  
**Biscuits & Blues (401 Mason St.)**  
Crowned “Detroit’s Queen of the Blues” in 2015, Thornetta Davis is a multitaled singer and songwriter from the Motor City. Come find out why she’s won more than 30 Detroit Music Awards. \$24, 415-292-2583, [biscuitsandblues.com](#)

FILMS & LECTURES

**San Francisco Green Film Festival**  
**Daily, Sept. 6–14**  
**Various S.F. locations**  
An affiliate event of the Global Climate Action Summit this month, this festival will present 55 new international films featuring top documentary filmmakers, environmental experts, and campaigners. \$13–\$15 (*individual films*), \$80 (*six-ticket package*), 415-767-1977, [greenfilmfest.org](#)

**DeRay Mckesson: On the Other Side of Freedom**  
**Tuesday, Sept. 18, 6:30 p.m.**  
**Marines’ Memorial Theatre (609 Sutter St.)**  
Civil rights activist, podcaster, and author DeRay Mckesson talks with rapper MC Hammer about racial injustice, history, and technology. \$10–\$60, 415-597-6705, [commonwealthclub.org](#)



**11th Annual Iranian Film Festival**  
**Sat.–Sun., Sept. 22–23**  
**San Francisco Art Institute (800 Chestnut St.)**  
The festival features 48 films ranging from fiction to documentary, features to shorts, animation and children’s to music videos and experimental films. \$11–\$12 (*individual films*), \$60 (*day pass*), \$120 (*festival pass*), 415-251-8433, [iranianfilmfestival.org](#)  
PHOTO: IRANIANFILMFESTIVAL.ORG

**7th Annual Japan Film Festival**  
**Daily, Sept. 28–Oct. 7**  
**New People Cinema (1746 Post St.)**  
This festival is the first and only fully dedicated annual Japanese film celebration for the San Francisco Bay Area. Visit website for schedule and films. \$15 (*Individual films*), \$170 (*festival pass*), [jffsf.org/2018](#)

SCIENCE & ENVIRONMENT

**Rise for Climate, Jobs, and Justice Mobilization**  
**Saturday, Sept. 8, 10 a.m.**  
**Embarcadero Plaza (Four Embarcadero)**  
This international day of action seeks to demand elected leaders commit to no new fossil fuels and a just and fair transition to 100 percent renewable energy. *Free*, [ca.riseforclimate.org](#)

**California Coastal Clean-up Day**  
**Saturday, Sept. 15, 9 a.m.–noon**  
**Crissy Field, Baker Beach, Marina Green, Aquatic Park**  
Lend a hand throughout the Golden Gate National Parks and help keep our shorelines clean, safe, and beautiful. Visit website for complete list of locations. *Free*, [register at 415-561-3077](#), [volunteer@parksconservancy.org](#), or [parksconservancy.org](#)

**After Dark: Time**  
**Thursday, Sept. 27, 6–10 p.m.**  
**Exploratorium (Pier 15)**  
Spend your spare time at a timely event focused on ... time. Ron Hipschman will highlight the, er, history of time and its quirks, plus enjoy explainer demonstrations, food, and drink. *Ages 18 & up*, \$15–\$18, 415-528-4444, [exploratorium.edu](#)



**Tom Stienstra’s Sierra Crossing**  
**Thursday, Sept. 20, 2018**  
**The Commonwealth Club (110 The Embarcadero)**  
Journalist Tom Stienstra explores how trail blazers crossed the 70-mile Sierra Nevadas, from 14,497-foot peaks down 5,000 feet to canyons and more. \$20, 415-597-6705, [commonwealthclub.org](#)  
PHOTO: MATT LEVIN / FLICKR.COM/PLANT\_DIVERSITY

POTABLES & EDIBLES

**California Rum Festival**  
**Saturday, Sept. 8, 2:30 p.m. & 3:30 p.m.**  
**SOMArts Cultural Center (934 Brannan St.)**  
Enjoy samples, seminars, a tiki bazaar, arts and crafts vendors, and retro surf music. \$5–\$120, [californiarumfestival.com](#)

**S.F. Food Safari: Discover the Culinary Gems of North Beach**  
**Sunday, Sept. 9, 11 a.m.–1:30 p.m.**  
**Meet: Washington Square Park**  
Chef Joseph will offer his knowledge and insights on the top places to eat as well as the history and culture of the area, with stops at Mara’s Italian Pastries, Liguria Bakery, Molinari Deli, and more, where you can purchase food for the culminating picnic. \$15, [eventbrite.com](#)

**Sake Day 2018**  
**Saturday, Sept. 29, 4–8 p.m.**  
**Hotel Kabuki (1625 Post St.)**  
Get your sake on at this always sold-out event where over 200 sakes will be available for tasting. Proceeds benefit the Japanese Cultural and Community Center of Northern California. \$70–\$80, 415-355-9555, [eventbrite.com](#)

SPORTS & HEALTH

**6th Annual Jog in the Fog 5k**  
**Sunday, Sept. 9, 8–11 a.m.**  
**Mountain Lake Park to Lands End**  
Bring the family for a fun run/walk through the Richmond District, enjoying parks and coastal scenery. Proceeds benefit the Richmond YMCA. \$45, 415-322-8793, [joginthefog.com](#)

**5th Annual Pier to Pier Walk & Celebration**  
**Saturday, Sept. 15, 9 a.m.–1 p.m.**  
**Meet: Aquatic Park Center (890 Beach St.)**  
Enjoy breakfast snacks before joining the walk from the Municipal Pier to the Hyde Street Pier, then return to the center for a t-shirt giveaway, art and fitness demonstrations, free flu shots, and musical entertainment. All are welcome (including pets) in this event that promotes outdoor exercise for ages 50 and up. *Free*, 415-923-4485, [sfsenior.org](#)

**Brain & Body NightLife**  
**Thursday, Sept. 20, 6 p.m.**  
**California Academy of Sciences**  
NightLife explores the world of human health and wellness with mind-expanding talks, cutting-edge demonstrations, and yoga sessions around the museum. *Ages 21 & up*, \$12–\$15, 415-379-8000, [calacademy.org](#)

**Laughter Yoga & Meditation**  
**Wednesday, Sept. 26, 5:30 p.m.**  
**Osher Center for Integrative Medicine (1545 Divisadero St.)**  
Explore the unique opportunity for present moment awareness through laughter and meditation. *Free*, 415-353-7718, [osher.ucsf.edu](#)

CHILD’S PLAY

**Diaper Drive**  
**Daily through Sept. 30**  
**(check website for hours)**  
**Pilates ProWorks (2238 Union St. & 234 Bush St.)**  
Help the nearly 5.2 million children in the U.S. age 3 or younger who live in poor or low-income families in need of diaper assistance. Diapers collected will be donated to Help a Mother Out. 415-913-7717 (*Union St.*), 415-780-5887 (*Bush St.*); [pilatesporoworks.com](#), [helpamotherout.org](#)

**The Fantastic Mr. Fox**  
**Sat.–Sun., Sept. 22–30, 1 & 3:30 p.m.**  
**Young Performers Theatre (Bldg. C, Fort Mason Center)**  
Enjoy the humorous and ill-fated antics of farmers Bean, Bunci, and Boggis as they try to stop Mr. Fox and his chicken thievery once and for all. \$12, 415-346-5550, [ypt.org](#)

**Fall Family Fun Walk**  
**Saturday, September 29, 10:30 a.m.–noon**  
**Presidio**  
Explore an extraordinary trail of wooden staircases and bridges in the Coastal Bluffs Tour: The Wild-est Wilds of the Presidio. Learn about how the bluffs’ ecology has been shaped by the interface of land and sea and the dynamic forces of sun, wind, sand, and salt. Visit website for meeting location. *Free*, 415-561-4323, [presidio.gov/events](#)

JUST FOR FUN

**Urban Air Market**  
**Sunday, Sept. 16, 11 a.m.–6 p.m.**  
**Octavia & Hayes Sts.**  
This curated marketplace for sustainable design features independent clothing designers, accessories, jewelry, home decor, and more selected based on quality, originality, and commitment to sustainability. *Free*, [urbanairmarket.com](#)



**Oktoberfest Block Party**  
**Friday, Sept. 21, 3–8 p.m.**  
**Schroeder’s Restaurant (240 Front St.)**  
Front Street will be closed, creating an outdoor Bavarian beer hall with live music, dancing, brews, and traditional German fare with Hofbräu activities like stein-holding, sausage-eating, and beer-chugging contests plus a costume contest (read drindls and lederhosen). *Free admission, food purchase by token*, 415-421-4778, [eventbrite.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.*



# An Open Letter to the Readers of the *Marina Times*

By Keith Bogdon, Candidate for the Assembly

Dear Neighbor:

San Francisco, with 880,000 people, is the second most dense city in the nation. We are already bursting at the seams.

There are powerful special interests within the City, the region, and in Sacramento who want to **Manhattanize** San Francisco and destroy the character and quality of life of our residential neighborhoods and unique commercial districts.

**YIMBY ACTION, the SF Bay Area Planning and Research Association (SPUR), Association of Bay Area Governments (ABAG), and the nine county Metropolitan Transportation Commission (MTC)** want to add another 220,000 residents to our City by 2040. **This is unsustainable!**

Doing their bidding in Sacramento are **Senator Scott Wiener** and **Assemblyman Phil Ting** who were elected by the voters to represent their interests, not those of the special interests, speculators, and developers.

**Weiner is the author and Phil Ting is the principal co-author of SB 827** which would bypass local planning and zoning laws, local control, and the normal public review process to build hundreds of four to five story condo and apartment buildings in every neighborhood of the City zoned for single family homes.

**Fortunately, SB 827 was killed in committee earlier this year, but Wiener and Ting have vowed to reintroduce a similar bill next year in hopes that it will pass in 2019.**

San Francisco voters are stuck with Scott Wiener for another two years, but Phil Ting is up for election. **You have the opportunity to vote Phil Ting out of office this November.**

I am running for the Assembly to represent **your** interests in Sacramento, not those of the special interests. As your Assemblyman, I will fight to oppose top-down dictation from the Sacramento and regional government, and restore power to our neighborhoods and district merchants.

You can visit my website **www.bogdonforassembly.com** to learn more about my campaign. Please donate online so we can reach more voters.

**I hope to earn your vote on November 6th!**

Sincerely,  
**Keith Bogdon**

PAID FOR BY BOGDON FOR ASSEMBLY 2018

## Weekend Traveler :: Local trips

### High time for recreational cannabis

THE LEGALIZATION OF RECREATIONAL cannabis means access to the industry has increased, including for tourism. Still in their infancy, cannabis tours are coming into their own. Companies are staking out their turf and feverishly working with dispensaries and farms to arrange experiences for prospective customers. And dispensaries are looking into the potential of tours to help cultivate their customer's experience. This is all occurring amid the challenge of an evolving regulatory climate.

Recently, I explored some options in San Francisco and beyond.

#### SAN FRANCISCO

**Green Guide Tours** educates customers about the history of marijuana as they push to destigmatize it. Created by a passionate native San Franciscan, the two casual walking tours (Culture and Bud Crawl) offer insights into how the industry has evolved to what it is today with an introduction to the various kinds of dispensaries available to the public.

The Culture Tour begins in Union Square, then winds its way to Yerba Buena Gardens, with a guide recounting the legend of cannabis from its first use in China thousands of years ago for medicinal purposes to when it was brought to the United States in the late 1500s to early 1600s. The story goes on to describe the prohibition of marijuana during the last 100 years because some believed it to be a gateway drug. The tour winds down with a description of how the use of cannabis has changed since its legalization for recreational consumption.

The longer Bud Crawl starts in Yerba Buena Gardens and works its way from one dispensary to the next covering the science of marijuana and its medical applications. The dispensary visits let you see firsthand how the industry has matured. The tour is fairly laid-back (there is a liability release to sign) so customers can decide as they go how many dispensaries they're interested in visiting. There are a variety of dispensaries in San Francisco, especially near Mission Street in SOMA, the path of the Bud Crawl.

Since the legalization of recreational marijuana in California, some dispensaries are changing their look and feel for a more upscale ambience as the usage rules shake out. Most offer similar products (flowers, edibles, topicals, concentrates, and so forth, as well as vapes, grinders and other equipment), and are usually available at dispensaries online and via delivery. Find special events, happy hours, demos, discounts (seniors and veterans) and much more as the business models change and specific audiences are targeted (check websites for details). On-site consumption lounges depend on a dispensary's license.

**Green Guide** has expanded, purchased a bus and now offers a variety of tours (415-448-8077, [greenguide.tours](http://greenguide.tours)).

The first stop was **The Green Door**. This low-key dispensary opened in San Francisco in 2005, making it one of the longest operating in the state. Bud tenders are friendly and knowledgeable, and the place has the vibe of a neighborhood haunt. They are equally passionate about the community and get involved through cleaning up Hippy Hill after 4/20 festivities to partnering with several brands to donate a portion of proceeds to nonprofits. Look for design changes this fall (415-541-9590, [greendoorsf.com/](http://greendoorsf.com/)).

The **Barbary Coast Dispensary** is a local favorite. The interior is a throwback to the days of a speakeasy with its clubby atmosphere, oversized stuffed leather ban-

quettes, and red brocade wallpaper. Bud tenders sell flowers at the bar and there's a lounge where you can sit and sample purchased goods. Various equipment is available for use in the lounge (415-243-4400, [barbarycoastsf.org/](http://barbarycoastsf.org/)).

The smaller **Bloom Room** still has big offers for its no-charge membership, including the Vapor Lounge, cannabis consults, free massages, and a good selection of high-grade products. Dedicated to the community, the dispensary offers monthly activities for volunteers to get involved and celebrates local artists with monthly displays (415-543-7666, [bloomroomsf.com/](http://bloomroomsf.com/)).

The **Apothecarium Marina** is exploring becoming a part of cannabis tours, but currently, they are one of three locations in the city, so you can create your own tour. I visited the Lombard Street location, a medical and recreational dispensary with a neo-Victorian storefront, and an interior design mix of modern and traditional. The cannabis consultants are well informed and can help you determine what's best to meet your needs. It's a sociable place to buy high-quality cannabis products (415-408-6986, [apothecarium.com/](http://apothecarium.com/)).

#### SONOMA COUNTY

The **Wine and Cannabis Experience** offered by The Sonoma County Wine Experience is a day-long tour that helps remove the "drug stigma" by focusing on the similarities between wine and cannabis. Visit wineries and a cannabis dispensary with lunch at a traditional farm that grows cannabis, too. (The company also offers a craft beer and cannabis experience.)

Start in Fisherman's Wharf where you board a comfortable bus. After a quick stop at Vista Point to photograph the Golden Gate Bridge, the ride continues north with mimosa in hand. As you go, the guide takes you through the cultivation of both grapes and cannabis, and then the real fun begins at the wineries and dispensaries (707-327-2063, [thesonomacountyexperience.com/](http://thesonomacountyexperience.com/)).

**Larson Family Winery** has a fun outdoor space that's been an integral part of their ranch for years; it's the perfect place to relax and taste wine. Especially good were the 2015 Pinot Noir and the 2014 Three Lab Cab (707-938-3031, [larsonfamilywinery.com/](http://larsonfamilywinery.com/)).

At **Hook & Ladder**, started by a San Francisco firefighter, with a tasting room of firehouse memorabilia, find interesting wines like the 2014 Cabernet Franc and the Cabernet Sauvignon from the Los Amigos Ranch (707-526-2255, [hookandladderwinery.com/](http://hookandladderwinery.com/)).

**Solful** is the one dispensary on the tour (there are few currently licensed in Sonoma). They've created a welcoming environment with their Health and Happiness consultants, eager to point out the benefits of cannabis and to find the right products for you. There's even a handy guide to get the most out of cannabis (707-596-9040, [solful.com/](http://solful.com/)).

At **Sonoma Hills Farm**, guests experience a working farm whose crops include cannabis. The tour includes lunch with the head farmer and getting up close with the animals and cannabis plants in a demonstration garden. Permits are still in process; this farm stop was recently added and was not included on my tour ([facebook.com/sonomahillsfarm](https://facebook.com/sonomahillsfarm)).

Follow Patty Burness on Twitter (@pattygb), Instagram (pburness), and reach her by email at [patty@marinatimes.com](mailto:patty@marinatimes.com)

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# Cavallo Point: The Lodge at The Golden Gate is a nearby gem

BY JENNY LENORE ROSENBAUM

NESTLED WITHIN THE vast 80,000 acres of Golden Gate National Recreation Area, Cavallo Point is an enclave brimming with tranquility, architectural elegance, and historical resonance. This 45-acre luxury property — celebrating its 10th anniversary as the newest lodge in the National Park System — ranks as the most enticing getaway for San Franciscans. Practically in the Marina’s backyard just a half mile from the north end of the Golden Gate Bridge in Sausalito, urbanites can become refugees from the fast-track frenzy.

Amidst a landscape of Monterey cypress trees, redwoods, palms, and meadows, the lodge overlooks spectacular panoramas of the Golden Gate Bridge, the San Francisco skyline, and the bay. The U.S. Army established Fort Baker here in 1897 as a key strategic base to protect the Golden Gate strait. Initially an artillery fort, it became a mine depot in the 1930s and, during the Cold War years, a ballistic missile launch site.

**ACCOMMODATIONS**

Twenty-eight historic structures were masterfully repurposed into hotel rooms in 2007. Half

of its 142 rooms and suites, built between 1901 and 1915, are meticulously restored Colonial Renaissance structures that once served as stately officers’ residences. They encircle the Parade Ground where American and international dignitaries were honored during World War I, World War II, the Korean War, and the Vietnam War. Turn-of-the-century barracks and the old gymnasium were transformed into grand venues for executive think-tanks and corporate retreats.

The other accommodations, contemporary rooms on a eucalyptus-adorned hillside, instill a Japanese aura. Their allures encompass spaciousness, floor-to-ceiling windows, high bamboo ceilings, fireplaces, and large balconies to savor the dramatic panorama. The highest standards of ecological sensitivity include organic bedding, renewable woods, and radiant floor heating linked to solar panels.

Upon its 2008 opening, the lodge was immediately hailed as the gold standard for historic site preservation, sustainable design, and the launch of bold environmental initiatives. Planners utilized organic paints and carpets, draught-resistant native plants, floors made of renewable woods, and minimal outdoor lighting to protect wildlife habitation.

It seems ironic that in its latest reincarnation a site once dedicated to artillery, mines, and missiles has been transformed into a place honoring peace and protection of the natural world.

For its impassioned commitment to environmental leadership and ecological sustainability, Cavallo Point has won numerous accolades, including *Travel and Leisure’s* Global Vision Award (2013) and the prestigious Gold Certificate (2017) bestowed by LEED (Leadership in Energy and Environmental Design), the most widely used green building rating system in the world. For its beauty, *Travel & Leisure* honored the lodge in 2015 as the No. 1 Best Hotel in the San Francisco Bay Area and one of the top 10 resorts in the continental United States.

**RELAX, PLAY, AND EAT**

Beauty is also evident at the 11,000-square-foot Healing Arts Center & Spa. It glows with a Japanese ambiance, bamboo structural elements, and rich Mediterranean colors. Spa aficionados would find it hard to imagine a more impressive menu of over 70 modalities, both ancient and modern. They range from Swedish, Thai, and Himalayan treatments to clinical, organic, and cranio-sacral massage, transformative meditations, acupuncture, shamanic healing,



The view from Cavallo Point — The Lodge at the Golden Gate.  
PHOTO: KODIAK GREENWOOD

and physician-led consultations. The structure, with its soaring ceilings, overlooks a meditation pool and garden.

Additional activities include kayaking, birdwatching, wildlife viewing, extensive hiking trails, an art gallery, and watercolor and daily yoga classes.

The resort’s award-winning Murray Circle restaurant, considered one of the Bay Area’s top dining destinations, features seasonal menus and locally sourced organic ingredients transformed into creative Northern California cuisine. Among its signature delicacies are fresh king salmon with beets and a sweet corn reduction, Pacific swordfish over hearts of palm, and seared Peking duck complemented by pistachio puree and charred cucumber. A similar philosophy underlies the adjacent Farley Bar, specializing in seasonal cocktails.

The wine cellar proffers over 2,000 choices, making it among California’s most extensive collections, garnering *Wine Spectator’s*

Grand Award. A cooking school (open to the public) showcases luminary chefs who reveal the gustatory secrets of Asia, the Mediterranean world, and beyond.

The lodge feels like a world apart. For today’s multitaskers, its essence is that of an enclave dedicated to the rejuvenation of body, mind, and spirit. But it also draws guests into another more distant world — one with decades of fascinating history. As one returns to the urban fervor, it’s easy to feel enhanced by the gifts bestowed at Cavallo Point.

**Cavallo Point — The Lodge at the Golden Gate:** 601 Murray Circle, Fort Baker, Sausalito, 415-339-4700, [cavallopoint.com](http://cavallopoint.com)

*Jenny Lenore Rosenbaum has written travel and arts features for numerous publications, including the Los Angeles Times, the San Francisco Chronicle, and The Christian Science Monitor. Email: [jennylenore8@gmail.com](mailto:jennylenore8@gmail.com)*

## The City’s Best



**Sea Cliff**  
Offered at \$3,995,000

**Elegant Sea Cliff Residence.**  
This elegant, detached Sea Cliff home is flooded with light and enjoys a rare amount of outdoor space, including a large swimming pool surrounded by a brick patio.

On the main level of the home is a gracious entry foyer that leads to both the formal living room and the formal dining room, as well as a powder room. The kitchen has been remodeled and now opens to a family area. On the upper level there is a master bedroom suite, including a remodeled master bathroom, along with three other bedrooms, a second remodeled bathroom, and a laundry area.

On the back of the large lot is a remodeled one bedroom, one bath pool house that is wonderful for guests, or for use as a home office. There are lovely period details throughout the home, and it’s no wonder. It was designed by acclaimed Sea Cliff architect Earl Bertz, and of all the houses in Sea Cliff, he chose this one to be his home, where he raised his family.

The location is amazing - near Baker Beach, Land’s End, and shopping and dining at the trendy new restaurants nearby.  
[AnnieWilliamsSFHomes.com](http://AnnieWilliamsSFHomes.com)

**Annie Williams**  
415.819.2663



**Marina**  
Offered at \$7,988,000

**Sophisticated Marina Home with Luxe Finishes.**  
Panoramic views of the Golden Gate Bridge, Alcatraz, and Marina Green. 6BD/5.5BA on 3 levels. Lush garden and sunny patio. 2 car parking. Approximately 5400 sq. ft. of living space. (Square footage has not been verified. Buyer to independently verify.)  
[465MarinaBlvd.com](http://465MarinaBlvd.com)  
**Eva Daniel**  
415.517.7531




**Marina**  
Offered at \$5,795,000

**View Home with Additional Attached Lot.** Superb views of the Golden Gate Bridge, Bay, and Alcatraz. This 4BD/4BA home features a private garden which incorporates an additional lot to the south of the home. Formal living and dining rooms, eat-in kitchen, guest suite, 2 decks, and 2-car tandem garage.  
[MarilynHayes.com](http://MarilynHayes.com)  
**Marilyn Hayes**  
415.652.3537



**Pacific Heights**  
Price Upon Request

**Grand Pacific Heights Home.**  
Spacious and gracious, this 6BD/3BA + 2 half baths home combines the best of family living and formal entertaining. It features an elegant formal living room and a formal dining room, along with a remodeled eat-in kitchen and family area.  
[AnnieWilliamsSFHomes.com](http://AnnieWilliamsSFHomes.com)  
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## MomSense :: Plugged-in parenting



Talk to your kids about how they want to use technology to help manage its use.

PHOTO: DOLGACHOV

## Back-to-school tech tools

BY LIZ FARRELL

**T**ECHNOLOGY HAS BECOME A BIG part of back-to-school gear, beyond school supplies and clothes. Managing our children's technology has almost become a full-time job, so this year I am calling in some reinforcements. With the help of these tools we can stay organized, informed, and eliminate the never-ending battles over screen time.

### A FAMILY PLAN

One of the best tips for managing technology is to have a family plan. A great place to start is Common Sense Media ([commonsensemedia.org](http://commonsensemedia.org)), which has sample media contracts that can be customized to meet your family's needs.

The first step to creating a plan is having a conversation. Talk about how your children want to use the technology, and then set guidelines around how much time they can spend doing it.

These plans can be a great place to start digital citizenship conversations around staying safe, appropriate online behavior, and the balance of tech and nontech activities. Our family plan has guidelines, but also ideas about how we can share tech together whether it is playing a new game or a family movie night.

Something new I am introducing to schools is called the “Parent Pact” ([techtalks.me](http://techtalks.me)), which is a set of guidelines parents in a given class agree to and try to follow. I like to consider it a roadmap with suggested practices for setting your child and your family up for success. It includes ideas like removing devices from the bedroom at night and having a set time to turn off technology.

### STORAGE AND MANAGEMENT

Having a central charging station so all devices are together overnight is important along with an additional tool to help monitor the time and places my children are going online. I recently found two devices that help make both of these possible.

The perfect charging dock/organizer for our family is the Simicore Smart. It holds up to six devices, including smartphones, tablets, and even headsets, and it keeps everything clean, organized, and in one place. Everyone knows before bed to bring their device to the charging station, and that is it for the night.

The other device I am implementing is called Circle. It helps set time limits, filters, and bedtimes for every person and device. I have found this a great tool because it allows me to set different guidelines for my 5-year-old than for my 12-year-old. I call it my new “BFF” (best friend forever) so my children understand this is a tool meant to help, not police. The set-up is easy, and you can set up profiles for every family member and pair devices to each profile. Circle provides information about where my kids are spending their time (and how much), the set custom filters, time limits (different ones can be set for the school week and the weekend), and a bedtime, when it all shuts down. You can also give rewards like extended time limits or a later bedtime, which has proven to be a major incentive for us.

### KIDNUZ

A fun new tech tool, KidNuz, is my new morning carpool accessory. Started by three of my former co-workers at

KTVU, it is a daily nonpartisan news podcast for kids. If you love to start your day knowing what's going on in the world but don't like the doom and gloom of television news or the some-

times-sketchy content of morning radio, this is your answer. The podcast is only five minutes and includes a quiz. It's a great carpool conversation generator or can be listened to individually on the bus or a walk to school.

The podcast is delivered at 7 a.m. each morning via text or email so it's easy to find. For older kids who are more interested in current events or current events are part of their curriculum, this gives them a leg up before they even walk into the classroom. The stories are topical, interesting, and there's something for everyone.

Technology isn't going away and is quickly becoming more a part of our children's daily lives. Engaging in good communication about it and finding ways to participate together are great ways to help ensure your family has a successful year.

*Liz Farrell is the mother of three young children and the founder of TechTalks, a consulting group to help schools and families have productive and healthy conversations around social media and technology. Formerly, she was a news producer at KTVU-TV in Oakland. Email: [liz@marinatimes.com](mailto:liz@marinatimes.com)*



# Saving King: For Rocket Dog Rescue, it's all in a day's work

BY SUSAN DYER REYNOLDS

THE CALL FROM THE ALL-volunteer San Jose Animal Advocates went out far and wide on Facebook: King, a young, healthy blue nose pit bull, was out of time. He was suffering from “kennel stress,” causing painful skin issues. The shelter felt it was better to euthanize him. Alongside volunteers like Armani Mondragon, I spent days sharing King’s story. We had a few leads, but they all fell through.

I’ve known Pali Boucher, founder of Rocket Dog Rescue, for many years. Well respected and well loved throughout the Bay Area, Rocket Dog is an award-winning grassroots group living up to their motto, “No Dog Left Behind.” Knowing how overwhelmed Pali was, I hesitated to ask her to take King. Then I got a text from Armani: “He has until 5 p.m.”

“We are in Redding,” Pali said when she answered my call, “helping with the Carr Fire.” Shelters in fire zones need to take in lost and displaced pets, so rescues like Rocket Dog take the animals already at the shelters to make

room. While driving through the flame-ravaged neighborhoods, Pali stumbled upon an unexpected case — a woman who fell in her home, where she lived with 57 animals. Rocket Dog took them all. Six puppies were coming down with highly contagious parvovirus and were rushed to the vet; \$9,000 later, just two survived.

## COMMUNITY LIFELINE

At the **Urban Sanctuary** in Oakland, Rocket Dog has become a lifeline for the community. When members of a nearby homeless camp discovered two mutilated puppies, it was Pali they called. Christened Frigg and Freya, Rocket Dog spent thousands of dollars on emergency vet care, and then a third puppy was found. That’s when the case hit the news, and Oakland Animal Services stepped in. But Pali’s phone kept ringing. “There’s no after-hours number at any city shelter that I know of,” Pali explains. Even the Emergency Medical Technicians in Oakland turn to Rocket Dog, and not just for canines. “At 11:30 the other night I got a call about a badly burned kitten from a trailer fire. We gave the vet \$1,500 to get

her admitted, and the EMTs did a GoFundMe to cover the costs. They named her Ember; we call her Emmy. She’s being fostered by one of our friends.”

Born to a homeless mother in San Francisco, Pali spent years addicted to drugs, living on the streets, in and out of jail. She walked the walk, and is a trusted resource for abused women in shelters, people incarcerated or in rehab, low-income elderly, and kids in foster care. “We got a call from Child Protective Services — they were seizing a girl from a house but she wouldn’t go without her pit bull. We took care of him for four months until she was able to move to a safe house. Then there was the 75-year-old woman hit by a car — we took care of her four Chihuahuas for seven months. They were in poor shape, as can happen when people don’t have money, so we got them dental and medical care. When I brought the dogs home they were literally crying as they ran upstairs.”

Which brings us back to King. “Can you get him to the sanctuary tomorrow?” Pali asked. “We’ll make room for him.” And so, a



King plays lap dog with foster dad Fred Zirdung.

dog without hope became a very lucky dog — a Rocket Dog. A few weeks later, I met Pali for lunch at Chloe’s Café in Noe Valley, where, over a shared avocado sandwich and some blueberry-almond pancakes, she saved three dogs using her tween-worthy texting skills. “King is a big, sweet, goofy boy,” Pali says, her hazel eyes twinkling through side-swept magenta bangs. “He’s with a couple who recently lost their pittie to old age and they wanted to foster another. They love him. They’re amazing. His skin looks beautiful and he’s super happy.”

On Oct. 5–6, Rocket Dog will hold its second annual **Bummer’s Ball** fundraiser at the Haight Street Art Center. The event will feature an intimate performance by Pali’s friend and longtime Rocket

Dog supporter, renowned singer-songwriter Emmylou Harris. Rocket Dog also hopes to partner with several Bay Area veterinarians willing to donate services on a rotating basis. “We want to find a way to be sustainable and still be available for these emergencies,” Pali says. “We have the manpower and we have the heart.”

*For tickets to the Bummer’s Ball, to donate to Rocket Dog Rescue, or to adopt or foster, visit [rocketdogrescue.org](http://rocketdogrescue.org) or call 510-842-3256. The Urban Sanctuary is located at 3561 Foothill Blvd. in Oakland and is open daily from 10 a.m. to 8 p.m.*

*Email [susan@marinatimes.com](mailto:susan@marinatimes.com). Follow the Marina Times on Twitter @TheMarinaTimes and like us on Facebook @MarinaTimes.*

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# BUMMER'S BALL 2



The Marina Times Real Estate Market Report: July 2018  
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	2529 Union Street	3BD/3BA	\$4,900,000	Above	35
	2760 Lyon Street	4BD/3.5BA	\$4,995,000	Below	44
Lake St.	151 24th Avenue	5BD/4.5BA	\$4,950,000	Below	48
Laurel Heights	22 Wood Street	2BD/1BA	\$1,450,000	Above	35
	131 Collins Street	2BD/2BA	\$1,780,000	Below	35
	146 Jordan Avenue	5BD/4.5BA	\$5,200,000	Above	0
Lone Mountain	558 Arguello Boulevard	3BD/1.5BA	\$1,800,000	Above	9
	41 Roselyn Terrace	3BD/2BA	\$2,525,000	Above	10
	72 Rossi Avenue	4BD/3BA	\$2,730,000	Below	23
Marina	831 Marina Boulevard	3BD/3.5BA	\$4,100,000	Above	3
Nob Hill (no sales)					
North Beach (no sales)					
Pacific Heights	1834 Gough Street	3BD/3BA	\$2,912,500	Below	67
	2667 Clay Street	4BD/3.5BA	\$4,400,000	Below	31
	2209 Pacific Avenue	5BD/6.5BA	\$12,300,000	At	0
Russian Hill	8 Phoenix Terrace	3BD/1BA	\$1,335,008	At	29
Sea Cliff	182 32nd Avenue	5BD/5.5BA	\$6,750,000	Above	41
Telegraph Hill	537-A Greenwich Street	4BD/4.5BA	\$3,500,000	At	29

CONDOS

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	2701 Van Ness Ave. #207	1BD/1BA	\$1,010,000	At	13
	3117 Buchanan Street	2BD /1BA	\$1,412,000	Above	13
Lake St. (no sales)					
Laurel Heights	26 Heather Avenue	1BD/1BA	\$1,008,000	Above	13
	105 Palm Avenue #5	2BD/1BA	\$1,305,000	Above	15
Lone Mountain (no sales)					
Marina	3675 Fillmore Street #30	1BD/1BA	\$1,240,000	Above	13
	17 Mallorca Way	2BD/1.5BA	\$1,375,000	Above	11
	2471 Francisco Street	2BD/2BA	\$1,550,000	Above	0
	3141 Gough Street	4BD/2.5BA	\$3,550,000	Above	20
Nob Hill	1461 Broadway #404	2BD/2BA	\$1,040,000	Above	17
	1350 California St. #104	2BD/2BA	\$1,130,000	Above	12
	1083 Clay Street #402	1BD/1BA	\$1,250,000	Above	11
	1751 Larkin Street	2BD/1BA	\$1,450,000	Above	5
	1868 Van Ness Avenue #8	2BD/2BA	\$1,850,000	Below	80
North Beach	225 Bay Street #203	2BD/2BA	\$930,000	Below	49
	329 Bay Street #304	2BD/2BA	\$1,125,000	Above	10
Pacific Heights	1817 California St. #106	1BD/1BA	\$680,000	Above	42
	2145 California Street #3	1BD/1BA	\$930,000	Above	20
	2801 Jackson Street #301	1BD/1BA	\$1,325,000	Above	11
	1840 Washington St.#402	2BD/1BA	\$1,435,000	Above	12
	2200 Sacramento St. #108	2BD/2BA	\$1,550,000	Above	1
	1740 Franklin Street #6	3BD/1.5BA	\$1,610,000	Above	13
	2102 Baker Street #2100	3BD/2BA	\$2,125,000	Above	5
	2930 Washington Street	3BD/2BA	\$2,350,000	Below	37
	1970 Green Street	3BD/2.5BA	\$2,512,500	Below	45
	1849 Lyon Street	3BD/3BA	\$2,575,000	Below	22
	2121 Broadway #3	4BD/4BA	\$3,195,000	At	22
	2876 Washington Street	3BD/3.5BA	\$3,300,000	Below	61
Presidio Heights	3701 Clay Street #3	3BD/2BA	\$2,170,000	Below	14
	3991 Washington Street	3BD/3BA	\$2,265,000	Below	30
Russian Hill	1425 Vallejo Street #306	1BD/1BA	\$850,000	Below	32
	2 Fallon Street #57	2BD/1BA	\$907,000	Above	22
	2363 Larkin Street #34	1BD/1BA	\$1,300,000	Above	11
	1845 Leavenworth Street	2BD/1.5BA	\$1,550,000	Above	28
	1080 Chestnut Street #10B	1BD/1.5BA	\$1,625,000	Below	171
	2111 Hyde Street #501	2BD/2BA	\$2,325,000	Below	168
	1487 Greenwich Street #3	3BD/2BA	\$2,400,000	Above	6
Sea Cliff (no sales)					
Telegraph Hill	412 Green Street #B	0BD/1BA	\$375,000	Below	77
	1821 Grant Avenue #402	2BD/2BA	\$1,900,000	Above	13

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 :: Homes and housing

Get a piece of the rock

BY JOHN ZIPPERER

SAN FRANCISCO’S HOUSING MARKET is so competitive . . . How competitive is it?

Here’s the headline from a recent Business Insider article: “San Francisco’s housing market is so competitive that a massive wedge of rock selling for \$1 million is actually a bargain.”

Ungainly long headline aside, it’s the kind of story that sounds funnier than it is. The 7,000-square-foot lot in Telegraph Hill could support “12 new homes in one of the city’s most exclusive neighborhoods,” according to Business Insider’s Katie Canales. It’ll be tricky to build on the giant rock, but a look at any of the hilly and rocky neighborhoods across this city shows that it’s done all the time.

Twelve more homes isn’t going to do anything to ease the city’s housing crisis; the city has to be developing vastly more housing than it is, but as long as many city residents continue to fight tall buildings, we’ll continue to see one-off boutique developments like this Telegraph Hill rock one.

Opponents of taller buildings complain about the possible “Manhattanization” of the city, though it’s unclear what exactly they hate about Manhattan. I’ve lived in Manhattan. Like San Francisco, Manhattan is a city of neighborhoods. Like San Francisco, Manhattan has parks. Like San Francisco, Manhattan has artists and other creative types. Unlike San Francisco, Manhattan has a population that recognizes they live in a big city and not in an overgrown Carmel-by-the-Sea.

But being against taller housing, being against development, being against streamlining the city’s expensive and cumbersome development process — NIMBY San Franciscans can be against all of that but still feel virtuous for complaining about the city’s changing nature and the loss of affordable housing, all the while benefiting from the record increases in pricing that make them real estate millionaires because they bought their homes 30 or 40 years ago.

Off my soapbox. Let’s look at some recent happenings in San Francisco’s real estate world.

NEARLY \$6 MILLION MORE FOR TENANT PROTECTIONS

Mayor London Breed announced an increase over two years of \$5.8 million in funding for legal services for city residents facing eviction, bringing the total that the city spends on protecting tenants to more than \$10 million annually.

This follows on the heels of the passage of Proposition F in June, which decreed (but didn’t fund) legal representation for San Francisco residential tenants facing eviction.

Are all evictions unwarranted? We know of stories of tenants who grossly abused the existing protections for tenants, drawing out for months evictions based upon nonpayment of rent and other violations. Those folks now will have taxpayer-assisted legal protection at their side, as will the actually deserving evictees.

NEW NAVIGATION CENTER

The city opened a new Navigation Center in August, providing housing and services to 125 homeless residents at a time.



Mayor London Breed is adding nearly \$6 million to tenant legal services.

PHOTO: PAX AHIMSA GETHEN

The Division Circle Navigation Center will make use of state funds and underutilized Caltrans land, thanks to Assemblymember Phil Ting’s AB 857. The Division Circle center is based on land previously used as a parking lot.

PAYIN’ THE COST TO BE THE BOSS

Zillow reports that San Francisco is second only to San Jose on its housing price index, coming in at \$954,100 (behind San Jose’s \$1,292,600). San Francisco

was also in second place in the rent index, at \$3,399 (behind—who else? — San Jose’s \$3,499).

And if you’re wondering if those who claim supply and demand doesn’t apply in San Francisco are correct,

note that Paragon Real Estate reports the median housing price in San Francisco rose \$205,000 just in the first six months of 2018. San Francisco (and San Jose) are in the bottom 7 out of the top 50 biggest metro areas in the country in terms of the size of their for-sale inventories.

ON THE SUPPLY SIDE

Nationwide, apartment construction has slowed following six years of growth, according to RentCafe. But this year, the Bay Area will deliver an increase of 15 percent in additional apartments on the market in 2018, with 11,200 new units.

But is it enough, and will people be able to afford the apartments?

PERFORMANCE ARTISTS

Zephyr Real Estate announced its quarterly sales heroes for the San Francisco region for the second quarter. Congratulations to returning champ Tanya Dzhibraïlova (for the highest dollar volume in the individual category), Domain San Francisco and Real SF Properties (both for highest dollar volume for a team), and Mike Plotkowski (largest sale representing buyers).

ENCOMPASSING REAL ESTATE

In other industry news, New York brokerage Compass, which bought Paragon Real Estate Group just two months ago, is adding to its local presence by purchasing Pacific Union International.

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