



Time for changes

The Tablehopper reports on some new bars coming to the Marina, and the loss of a local favorite. p. 10

In the Real Estate Reporter, state Senator Scott Wiener makes the case for his controversial housing density bill. p. 18



Speak up!

Take our inaugural quality-of-life survey and let us know what issues are important to you. p. 4

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Unity of Three Happinesses: Favorite Actors before a White Waterfall: (Left to right) actors Nakamura Shikan IV as Sanba Jafuku, Ichimura Uzaemon XIII as Tachibana Hishizo, and Kawarazaki Gonjuro I as Takaramusubi no Gon, 1863, by Toyohara Kunichika. PHOTO: © MUSEUM OF FINE ARTS, BOSTON

'Tattoos in Japanese Prints' at the Asian Art Museum

BY SHARON ANDERSON

MORE THAN 60 WORKS ON loan from the museum of Fine Arts in Boston comprise the exhibition "Tattoos in Japanese Prints" at the Asian Art Museum, on display through Aug. 18. The woodcuts are what remain of the popular art of urban

life in Japan, specifically 19th-century tattoo culture.

MARTIAL ARTS INSPIRATION

An estimated 45 million Americans have at least one tattoo. Scholars speculate that early tattoo artists may have also been woodblock cutters from the printing industry. "By putting the aesthetic genius of Jap-

anese printmakers on full display, this exhibition underscores how popular culture of late Edo period Japan continues to influence how we express ourselves today," says Jay Xu, Asian Art Museum director and CEO. Many of the popular subjects of this time — lions, eagles, peonies, dragons, giant snakes, swords, and

ART WORLD, continued on 12

REYNOLDS RAP

Uber and Lyft, Mohammed Nuru, Navigation Centers

Your letters and some updates on recent columns

BY SUSAN DYER REYNOLDS

MY LAST THREE COLUMNS GARNERED correspondence from residents all over the city. From a formerly homeless man who wrote the most touching letter I've received on the topic, to insiders at DPW who offered even more evidence of their director's incompetence, here's a sampling of those emails and handwritten notes — and some updates on the topics.

"Lawmakers still largely ignoring Uber and Lyft traffic nightmare," March 2019

Many of you agreed it was shocking that San Francisco allowed, as one reader called them, "illegal taxi scabs" to skirt laws, avoid regulations, and flood the streets with vehicles. Last month, a study by the San Francisco County Transportation Authority confirmed the traffic nightmare, finding that rideshares accounted for two-thirds of a 62 percent increase in congestion in San Francisco over

REYNOLDS RAP, continued on 6

READER SURVEY

Speak up, Northside

Take part in our inaugural survey of what matters to you and help make San Francisco the best it can be

WHAT ARE THE PROBLEMS THAT ARE HARMING quality of life in San Francisco? What is being done about them? To get insight into how the Northside specifically and the city in general are doing in the eyes of the people who live here, this month the Marina Times presents its inaugural quality of life survey.

Help us identify and track the issues that you think need to be addressed to make San Francisco a better place in which to live, work, go to school, and play. We're also interested in how you think our elected officials and public agencies are performing. Are they effectively solving problems? Are they even addressing the issues important to you?

Take our survey on page 4 and send us your responses. Over the coming year, we will report periodically on the top concerns and the city's response — or lack of response — to them. In future years, we will be able to see which issues recede into the background, which come to the forefront, and which are perennial concerns.

This is your time to speak up and let yourself — and the Northside — be heard!

READER SURVEY, continued on 4

MICHAEL SNYDER ON ... FILM



Leonardo DiCaprio stars in Quentin Tarantino's newest film, *Once Upon a Time in Hollywood*. PHOTO: COURTESY CTMG / SONY PICTURES

Big-screen summer scene

BY MICHAEL SNYDER

THE SUMMER MOVIE SEASON doesn't care to wait until the official debut of summer later this month. The parade of midyear big-screen diversions got rolling on Memorial Day weekend, so there are already a handful of cinematic alternatives to the beach or the backyard

grill. Even more than during the winter holidays, this is a peak time for major movie studios to roll out their most familiar brands, franchises, and big-budget actioners. That means sequels or reimaginings galore, in addition to a launch or two. But smaller one-off movies — dramas, comedies, and genre films — don't get shortchanged. Here are

some of the notable releases coming our way over the next few months:

BLOCKBUSTERS AND FRANCHISES

Godzilla: King of the Monsters (May 31) is an English-language brawl-fest that picks up where the recent American recreation of Japan's long-running Toho Studios series about *kaiju* ("large strange beast") left off. Here, the titular-giant-radioactive-lizard-thing takes on three more of the mammoth supernatural creatures from Toho's stable: Rodan, Mothra, and King Ghidorah.

James McAvoy, Michael Fassbender, Jennifer Lawrence, and Sophie Turner are back among the ensemble cast for *Dark Phoenix* (June 7), which closes out the current iteration of X-Men movies about Marvel Comics's powerful but persecuted mutant heroes.

The charm of snarky, animated animals in the big city made one movie a hit, so we've got *The Secret Life of Pets 2* (June 7) with voices including Kevin Hart, Patton Oswalt, Tiffany Haddish, and Harrison Ford. *Men in Black: International* (June 14), more a follow-up

SNYDER ON FILM, continued on 13

TOP 10 STEAKS IN AMERICA

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



Osso STEAKHOUSE is a romantic hideaway tucked in the landmark Gramercy Towers, near The Fairmont, Mark Hopkins and Huntington Hotels. The stylish Art Deco-inspired design provides an elegant yet relaxed ambiance. The Bone-In Filet Mignon is their signature steak and has a flavor that is nothing short of a revelation.

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Northside

Police Blotter and Supervisor

The Police Blotter provides a roundup of local crimes and criminals, and District 3 Supervisor Aaron Peskin explains the plan he and the mayor have to charge a surtax on transportation network companies' rides in the city to fund city transportation services and try to address congestion concerns, as well as a note on his efforts to save the Punch Line comedy club. **8**

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ONLINE SPECIALS

When Coastal Commuter Michael Snyder is in San Francisco, he brings a bit of L.A. with him, and when he's in Los Angeles, he's got some S.F. along for the ride — find out why; Catherine Benton has some tips on healthful food and snacks for eating on the go during summer travel; plus our expanded calendar listings, and more. marinatimes.com



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NEWS BRIEFS :: Northside update

Naming rights and wrongs

ROSE PAK SUBWAY STATION?

An attempt to bestow the name of Rose Pak on the Central Subway's Chinatown station has hit some bumps in recent months. District 3 Supervisor Aaron Peskin has proposed the naming in honor of the late community and political power broker, but the first hurdle was San Francisco Municipal Transportation Agency policy that stations should be named after geographic locations. Peskin responded in late April by introducing a compromise nonbinding resolution that the station be named Rose Pak Chinatown Station.

Peskin said it was "appropriate to honor the community's desire to see the station named after Central Subway's biggest advocate, Rose Pak, who advocated at every level of government to bring Central Subway to Chinatown."

Pak, who supported Peskin's return to the Board of Supervisors after she opposed then-Mayor Ed Lee's pick for the District 3 seat, had a long career as a community organizer and as a political broker. She was a hero to some and a villain to others, including a crowd of opponents who protested outside City Hall in early May. Some of those protestors accused her of being corrupt and an agent of Communist China.

On an online *San Francisco Examiner* article about the controversy, one reader commented, "What? It's not going to be the Salesforce Central Subway?"

GROCER EYEING UNION STREET

Union Street could soon get a new grocery. Luke's Local, which operates a store in Cole Valley, is in talks to take over the former Osha Thai location at 2033 Union Street.

District 2 Supervisor Catherine Stefani told the *Marina Times* that bringing a high-quality grocer to the area has been a top priority. "I couldn't be more thrilled that Luke's Local is moving into this location. It is important to me that we fill our vacant storefronts and cultivate robust, diverse, and accessible merchant corridors. Bringing one



Will the Central Subway's Chinatown station bear the name of Rose Pak? PHOTO: HOWARD61313

of the top local grocery stores in San Francisco to Union Street will continue to activate the corridor and provide needed and easily accessible services to our community, including our senior population."

LYFT BIKE STATIONS

Car ride-hailing company Lyft is expanding into the shared biking business, and it has proposed putting docks for dozens of electric and nonelectric bikes in the Marina. The company recently met with the Marina Community Association to discuss its plans; members can learn more at sfmca.org.

POWER SHOPPING

Plans for the city of San Francisco to purchase PG&E assets look like they took a step further with the release of a report from the San Francisco Public Utilities Commission (SFPUC) on the feasibility of the idea.

The study was done at the behest of Mayor London Breed. She said the report demonstrates that acquiring PG&E's assets "is feasible and could be a significant step in meeting our aggressive climate goals while also prioritizing safety, transparency, and affordability for our residents." She added that more study is needed, and the SFPUC should work closely with the city attorney's office on the project assessments.

EARTHQUAKE BOND VOTE

Supervisors Catherine Stefani and Sandra Fewer cosponsored a push by Mayor London Breed to put before city voters a \$628.5 million bond to fund earthquake safety and critical services. The money raised by the bond would fund seismic retrofitting and resiliency for such public safety infrastructure as the Emergency Firefighting Water Sys-

tem, police stations, and fire stations.

District 2 Supervisor Stefani said the bond "is a vital investment to strengthen our disaster preparedness and public safety infrastructure."

If approved by voters in March 2020, the bond would provide \$275 million for seismic retrofitting for fire stations and other fire department facilities, \$153.5 million for the Emergency Firefighting Water System, \$121 million for seismic retrofitting and resiliency projects for police facilities, \$70 million for disaster response facilities, and \$9 million for the 911 call center.

FACTS AND FIGURES

Third: the Bay Area has the nation's third largest homeless population in the United States . . .

Second: If Silicon Valley were a country, it would be the second-richest nation in the world . . .

\$500 million: value of an affordable housing bond, which would appear on the November 2019 ballot if approved by the Board of Supervisors . . .

17 percent: increase in homelessness in San Francisco over the past two years . . .

2015-18: during that timespan, the retail vacancy rate in North Beach more than doubled . . .

\$15 million: annual increase in city funding for City College to continue the Free City College program for 10 years . . .

210,000: number of San Francisco residents on public benefits who are eligible for a city program this summer providing free admission to more than 15 museums and cultural institutions . . .

1,899: number of auto burglaries in the Northern Station region year-to-date until May 19 (a year earlier, the number was 1,990).

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News tips? Email: john@marinatimes.com

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- The Dorian 3349 Fillmore St.
- Glaze 2095 Chestnut St.
- Izzy's Steaks & Chops 3345 Steiner St.
- Walgreens 2141 Chestnut St.
- Tri Counties Bank 3298 Pierce St.
- Super Duper 3259 Pierce St.
- Lucky Brand Jeans 3273 Scott St.
- Walgreens 3201 Divisadero St.
- Books Inc. (Inside) 2251 Chestnut St.
- Marina Library (Inside) 1890 Chestnut St.

Cow Hollow

- Bus Stop 2837 Laguna St.
- Geo Gelati 1996 Union St.
- See Eyewear 2100 Union St.
- Michaelis Wine & Spirits 2198 Union St.
- Coffee Roastery 2191 Union St.
- Comerica Bank 2001 Union St.
- Wells Fargo Bank 1901 Union St.
- Octagonal House 2643 Gough St.
- Postal Chase (Inside) 3053 Fillmore St.
- Golden Gate Valley Library (Inside) 1801 Green St.

Pacific Heights

- Glaze 1946 Fillmore St.
- Wells Fargo Bank 2100 Fillmore St.
- Peets Coffee 2195 Fillmore St.
- Pets Unlimited (Inside) 2343 Fillmore St.
- Mayflower Market (Inside) 2498 Fillmore St.

Russian Hill/Nob Hill

- Crepe House 1755 Polk St.
- Corner at Polk 1600 Jackson St.
- Peets Coffee 2139 Polk St.
- Starbucks Coffee 1505 Vallejo St.
- Beauty Supply 1409 Green St.
- Corner at Polk 1485 Vallejo St.
- 1760 Restaurant 1687 Washington St.
- Nob Hill Grocery (Inside) 1600 Hyde St.

North Beach/Embarcadero

- Mama's Restaurant 604 Filbert St.
- North Beach Pizza 501 Union St.
- Family Hat Makers 1612 Stockton St.
- Mario's 662 Union St.
- The Board Room 693 Green St.
- Cole Hardware 627 Vallejo St.
- St. Francis Church 414 Columbus Ave.
- Bank of America 1455 Stockton St.
- Corner at Green 1511 Stockton St.
- Fisherman's Wharf 292 Beach St.
- PIER 35 Pier 35
- Park Opposite Ferry Plaza 1 Embarcadero
- Ferry Building Plaza Ferry Building Plaza
- Alcatraz Landing Pier 31

Other

- City Hall 200 Van Ness Ave.
- Buckhorn 609 Market St.
- BART Entrance 201 Market St.
- Bank of America 1291 - 9th Ave.
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Outreach June 2019

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Park Smart!

The San Francisco Police Department reminds you to Park Smart to help prevent auto burglaries:

- * Keep valuables with you, not in your vehicle.
- * Shopping? Hold onto your purchases until you leave. Thieves often watch parking lots to spot shoppers dropping bags off in their car.
- * Visiting? Check luggage at your hotel- don't leave it in your auto.

If your car has been burglarized, here's what to do:

- * Is the break-in happening right now? Call 9-1-1 with your location and a suspect description.
- * Did the break-in already happen? Report the crime on the non-emergency line at 1-415-553-0123. You may request that an officer come to the scene. You can also call 3-1-1 and file a police report online at <https://sanfranciscopolice.org/reports>. Visit any San Francisco Police station to have your vehicle fingerprinted.

For more information, please visit our redesigned sanfranciscopolice.org website.

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Amazing has Arrived! Join San Francisco International Airport for a free Community Day on July 20 in celebration of Harvey Milk Terminal 1 and the Grand Hyatt at SFO. For information, visit flysfo.com/GrandOpenings

Interested in applying for an advisory body?

The Citizens' General Obligation Bond Oversight Committee has the following vacancies:

Seat 1, succeeding Brenda Kwee McNulty, term expiring November 21, 2018, must be active in a business organization representing the business community located within the City, for a two-year term ending November 21, 2020.

Seat 2, succeeding Alexander Tonisson, term expiring November 21, 2018, must be active in a labor organization, for a two-year term ending November 21, 2020.

Seat 3, succeeding Kristin Chu, term expiring November 21, 2018, must be active in a community organization, for a two-year term ending November 21, 2020.

Exclusions: No employee or official of the City shall be appointed to the Committee.

No vendor, contractor, or consultant of the City that performs work funded by bonds issued by the City shall be appointed to the Committee. No appointee shall serve more than two terms.

Please visit our vacancy page on our website for application instructions and other vacancies, sfbos.org/vacancyboards-commissions-task-forces.

CNS-3253980#

Reader Survey
continued from cover

Take our quality of life survey below or online at marinatimes.com. We will publish survey results in a future issue.

On a scale from 1-5, how big of a concern are the following neighborhood issues to you? A score of 1 is an important "top concern" to you, a score of 5 is of "little concern."

Public safety
1 - 2 - 3 - 4 - 5

Property crime
1 - 2 - 3 - 4 - 5

Transportation
(ease of getting around the city)
1 - 2 - 3 - 4 - 5

Public transportation (Muni)
1 - 2 - 3 - 4 - 5

Public schools
1 - 2 - 3 - 4 - 5

Cost of housing
1 - 2 - 3 - 4 - 5

Homelessness
1 - 2 - 3 - 4 - 5

Street/sidewalk cleanliness
1 - 2 - 3 - 4 - 5

Health of neighborhood businesses
1 - 2 - 3 - 4 - 5

On a scale of 1-5, with 1 being "very bad" and 5 being "very good," how would you rate the performance of the following:

The functioning of City Hall
1 - 2 - 3 - 4 - 5

The mayor
1 - 2 - 3 - 4 - 5

Your supervisor
1 - 2 - 3 - 4 - 5

SFMTA (local transportation)
1 - 2 - 3 - 4 - 5

San Francisco Public Works (street repairs and construction)
1 - 2 - 3 - 4 - 5

On a scale of 1-5, with 1 being "not at all" and 5 being "Absolutely," please tell us your outlook on the future of San Francisco:

Does San Francisco have the leadership to solve your concerns?
1 - 2 - 3 - 4 - 5

Does San Francisco have the funding to solve your concerns?
1 - 2 - 3 - 4 - 5

Does San Francisco have a plan to solve your concerns?
1 - 2 - 3 - 4 - 5

Are you optimistic about the future of San Francisco?
1 - 2 - 3 - 4 - 5

Thank you for completing the survey. Please tell us something about you.

How many years have you been a San Francisco resident?

What is the zip code of your current residence?

Are you a registered voter?
___ Yes ___ No

What is your age?

What is your gender?

Thank you!

Please send your completed survey to:
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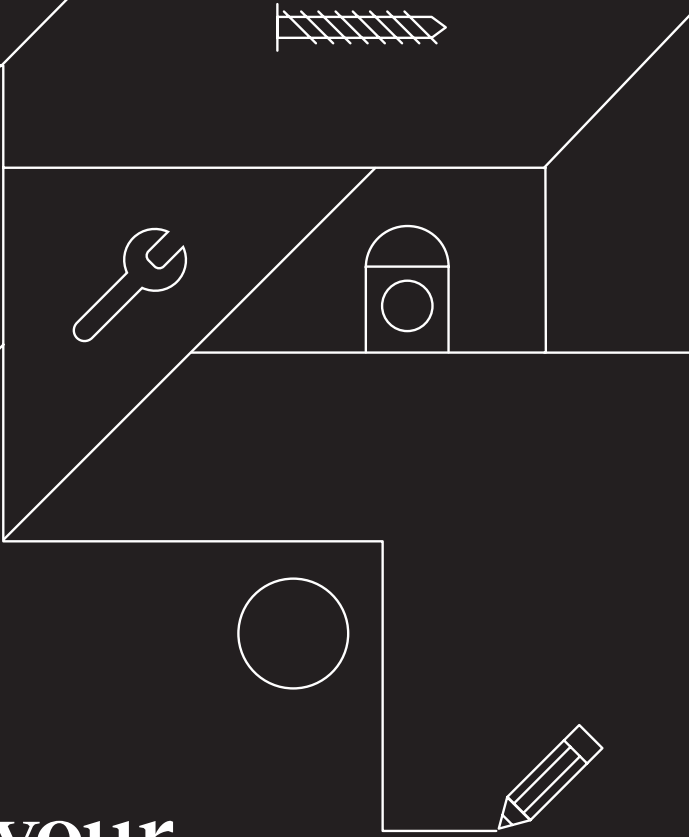
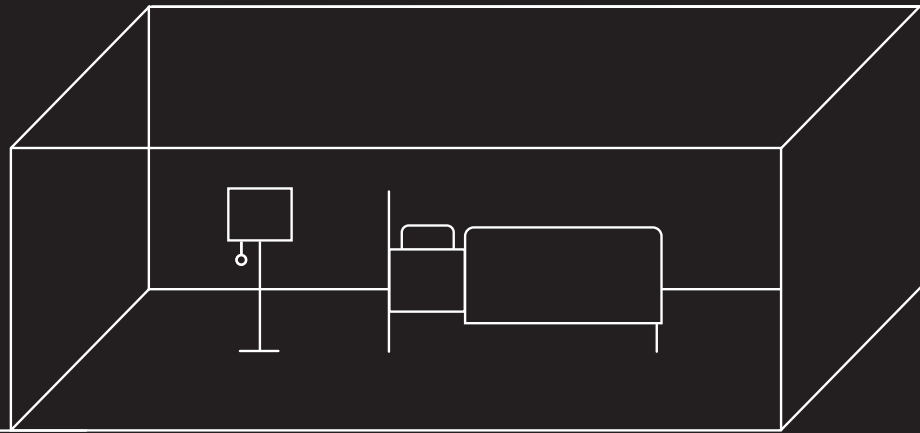
ON THE AVENUE
BY JOE DWORETZKY

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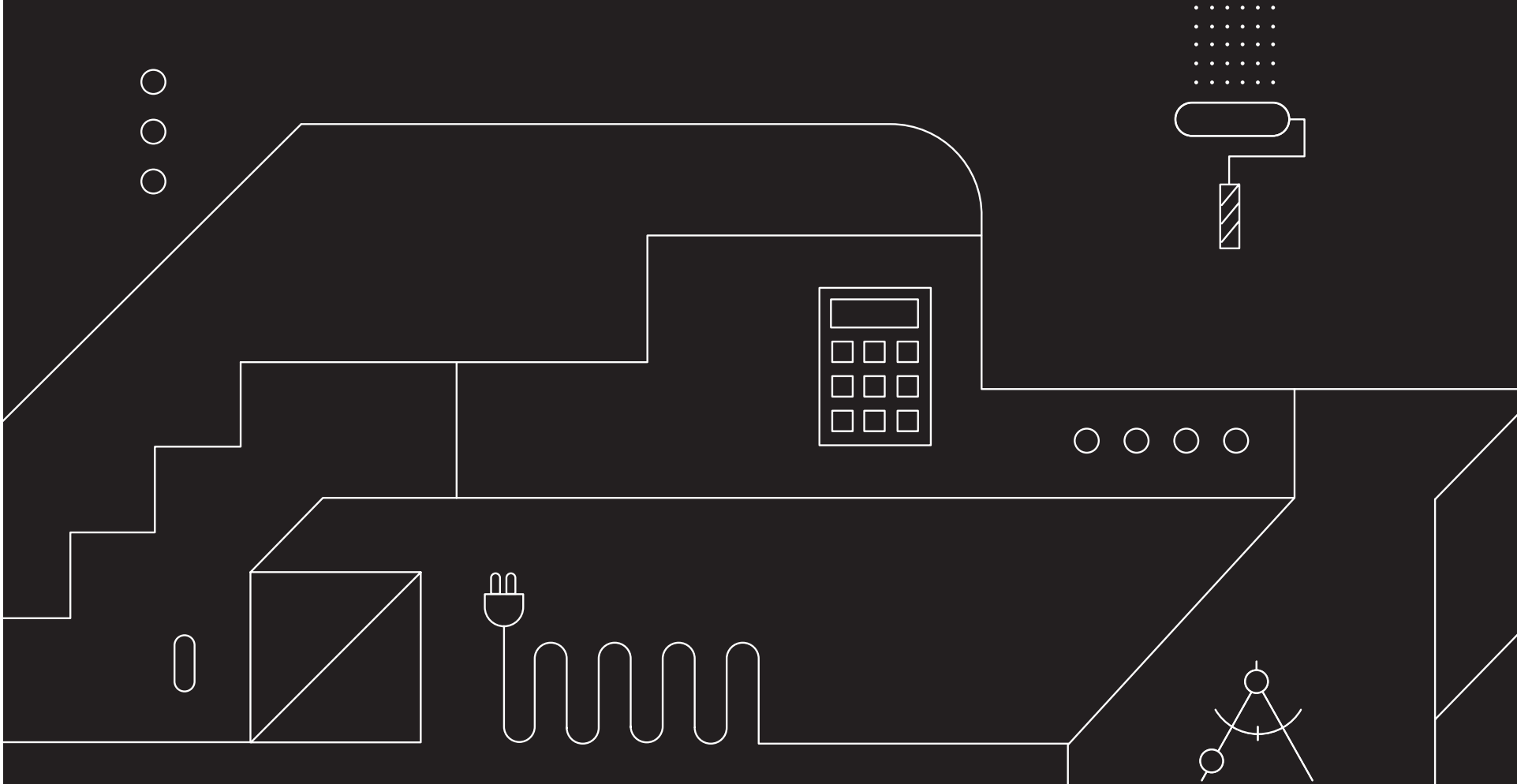
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Reynolds Rap

continued from cover

the past six years. A few of you questioned whether Uber and Lyft were being blamed unfairly (“What about all the construction and increased population?”), but the study says without Uber and Lyft their models estimate traffic congestion would have increased by just 22 percent. Other eye-popping numbers include how many of the 50,000 drivers in San Francisco commute from other places (70 percent) and the fact they spend up to 30 percent of their days in empty cars searching for passengers.

Thus far, San Francisco officials have shown zero interest in limiting the number of rideshare vehicles as New York has done (which would involve taking regulatory control from the California Public Utilities Commission), instead settling on a small “net fare tax” (which, of course, Uber and Lyft will pass on to riders). Mayor London Breed said the tax would “mitigate congestion, fund public transportation and create safe streets for

all,” but why add money for public transit when, as the study points out, between 43 and 61 percent of Uber and Lyft trips substitute for transit (and walking and biking) or wouldn't have been

made at all in the absence of rideshares? And how will a tax mitigate traffic or make the streets safer if 50,000 drivers still circle the city like sharks in chum-infested waters, committing the majority of traffic violations during millions of trips? The tax also doesn't address how little drivers make after paying Uber and Lyft their cuts and covering expenses for their vehicles (\$10 an hour or less), or the fact many of them put in 15 to 16 hour days and sleep in their cars, meaning they're drowsy while driving in a city most are unfamiliar with in the first place.

“It's time for Mayor Breed to sweep DPW boss to the curb,” April 2019

While many readers couldn't understand why Mohammed Nuru, director of the Department of Public Works, hasn't been fired, one lengthy, handwritten, anonymous letter, obviously from inside the agency, mentioned another more personal reason — “He dated London Breed” (several other DPW sources also said they were aware of this, and one even hinted it may not be a thing of the past). The letter also mentioned other messy Nuru scandals — from “creating the Fix It Department for current girlfriend Sandra Zuniga” after she didn't get a managerial position within DPW, to hiring Jonathan Gumwalk, who “took the fall for him at SLUG,” and Nuru's current attempts to “promote him to a higher position” (multiple DPW sources corroborated these allegations as well).

I also heard from veteran DPW truck drivers Pete Whitcomb and James Long, who blew the whistle on Nuru for safety violations as far back as 2014, including failure to properly secure loads when transporting garbage across town to the dump. After a report last February by the NBC Bay Area Investigative Unit in which Nuru claimed he was unaware the practice was illegal (it actually violates state law), workplace safety watchdog Cal/OSHA launched its own investigation. But Whitcomb says nothing has changed, even showing me photographs and videos of overloaded vehicles (in one, a San Francisco police officer actually helps DPW workers pile more trash onto an already teeming truck). At the time of this writing, Board of Supervisors Presi-

dent Norman Yee had scheduled a public hearing for May 23, where he planned to question Nuru, saying he was especially concerned that Nuru was unaware of state laws governing his vehicles.

“Real reason to stop navigation centers: They don't work.” May 2019

Last month's column on the abysmal 14 percent success rate of navigation centers in finding permanent housing for the homeless generated the most letters, and not one supported the Coalition on Homelessness, a group of media savvy “advocates” led by Jennifer Friedenbach who wield far too much power over city officials. That didn't stop the Coalition from accusing me of being a “homeless hater” and setting up a Twitter account called “The Real SF Marina” asking members to post their positive homeless stories and photos (there were five followers at last count, and not one actually lived in the neighborhood).

The most touching letter I received came from a man who, after a series of devastating financial and personal events,

became homeless in San Francisco. “There is such a thing as a Homeless Industrial Complex, a series of institutions which I think stand to gain from and live off the homeless demo-

graphic,” he wrote. “The system lacks accountability, key performance indicators, the right mindset, and a completely different vision. It creates a dark and extreme codependence that weakens the character of people. I can recall maybe 4 or 5 homeless friends who did not need to die, but did because the system failed them.”

A preliminary summary of January's one-night street count released last month showed that, despite spending millions of dollars and creating hundreds of new shelters beds, San Francisco's homeless population has increased 17 percent since 2017. “I'm really disappointed in these numbers . . . I can make no excuses. These numbers are bad, and we have to own that,” said Jeff Kositsky, director of the Department of Homelessness and Supportive Housing. I've been calling for Kositsky's dismissal for some time now, but Breed continues to stick by him. “We've helped 1,200 people out of homelessness since I came into office. We have made progress,” the always-campaigning Breed said. I'm no math genius, but if, as the city's own data suggests, “for every one person who exits homelessness three fall into it,” and the overall numbers have increased by 17 percent, I wouldn't call that progress.

If San Francisco is serious about solving its homeless crisis, its leaders need to think outside the box, or the city — or the state. This month I'll be visiting Community First Village near Austin, Tex., where I will take a tour and interview founder Alan Graham. Community First is a 51-acre master planned development that provides affordable, permanent housing for chronically homeless men and women. They house 40 percent of Austin's homeless population, and have an 86 percent success rate. I'll report on my experience at Community First in the July issue.

Thanks for reading and for your intelligent, passionate letters. I appreciate every single one, regardless whether you agree with me.

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COMPASS

Guns and cars: Tracking the latest crimes

ANOTHER AUTO BURGLARY CATCH

May 17, 7:10 p.m.
Japantown

Officers were conducting auto burglary surveillance when they witnessed some subjects driving a vehicle and casing various parked vehicles. They saw one subject exit the vehicle, approach the rear side of the victims' vehicle and then reenter his vehicle carrying various bags that he did not have earlier. Officers followed the subject's vehicle and broadcast the description to other officers.

The Northern Station Street Crimes unit responded and successfully located the vehicle, approached it, and found the subject in the passenger seat with stolen property and broken glass on his person.

The property was recovered and the subjects were arrested without incident.

HARASSMENT

May 17, 11:38 a.m.
1700 block of Union Street

A therapist's client began to obsess over the therapist, leading the therapist to limit her contact with the patient. The subject harassed the victim and her family with text messages and emails, threatening to harm herself. She was not taken in on a 5150 involuntary detention because she did not meet the criteria when the police officer arrived.

But one day when the therapist was in her office on a phone consultation with a

different client, the subject barged into her office, yelling at her. When the therapist tried to call the police, the subject stole the phone from the victim, who tackled her in a successful attempt to retrieve her cell phone.

The subject then fled the office, but police contacted her by phone and she agreed to meet with officers, who arrested her without further incident.

MYSTERY GUN

May 10, noon
Steiner and Green Streets

Officers witnessed a vehicle committing numerous traffic violations, so they stopped the vehicle. The driver admitted to never having a driver's license. The officers performed a computer check and learned that the subject had been convicted on an unrelated concealed firearm case.

As officers searched the vehicle, the subject informed them that there was a firearm inside, and they located and seized a loaded pistol with a high-capacity magazine. The subject said his passenger had no knowledge of the firearm, and the passenger was just cited for not wearing a seatbelt.

The make of the firearm is unknown. The gun, which was labeled "9 mm" and had markings indicating it held 33 rounds, had a polymer frame and metal, both with no words or insignias. The serial number plate was blank.

The subject was arrested.

STREET ENCOUNTER

April 24, 10:12 p.m.
Sansome at Green Streets

The victim was walking along when an unknown suspect pulled out a firearm and pointed it at her, stating "Give me your stuff." The victim said she did not have anything.

The suspect then struck the victim on the forehead and fled.

WORKSITE ALTERCATION

April 12, 9 p.m.
Pacific and Gough Streets

Responding to a call concerning someone with a gun, officers arrived to find the subject bleeding from wounds to his head. They summoned paramedics to treat him.

Witnesses and victims told the police there had been an ongoing dispute with the subject regarding theft at their worksite. That day, the victim had approached the subject to discuss the thefts, at which point the subject became irate and a verbal altercation ensued. The victim said the subject left the scene, only to return with a pistol in his waistband. Fearing for his life, the victim grabbed a nearby construction tool to use in self-defense and called for help from his coworkers. He hit the subject on the head, and the victim and witnesses then removed the handgun from the subject's waistband and called police.

The subject was cited on the scene for the weapons violation.

PREEMPTIVE GANG ATTACK

April 8, 2:07 p.m.
Polk at Bush Streets

Police arrived at the site of a reported large fight. While taking statements from victims and witnesses, it was determined that one person who was detained was in fact a victim and not a subject. As more victim statements were taken, the picture of what happened began to become clearer.

Four subjects were involved in an attempt to take property from the victims. The victim who had been detained said he had been approached by one of the suspects outside the Playland Bar; the suspect pointed a gun in his direction, and in self-defense the victim punched the subject. He saw two of his friends involved in a physical altercation with two other subjects.

Witnesses provided descriptions of the subjects, and one of the witnesses recognized one of the subjects and pointed her out to the officers. The subject was approaching another of the subjects, and officers intercepted both of them and placed them under arrest. Another subject was arrested in the Mission District following the distribution of a crime alert.

Police seized a Colt 38 firearm off one of the subjects.

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TNC congestion management measure heads closer to November ballot

BY AARON PESKIN

WE ALL KNOW THAT TRAFFIC IN San Francisco is some of the worst in the entire country — and we are overdue for action to address it. A recent study by the San Francisco County Transportation Authority found that Transportation Network Companies (TNCs) like Lyft and Uber have contributed two-thirds of the overall increase in traffic congestion over the last six years. The numbers are staggering, and whether you experience the impacts as a pedestrian, a cyclist, a transit rider, or even a TNC user, there's no escaping the omnipresent impacts of Ubers and Lyfts on our city streets.

Last year, I went to Yick Wo Elementary School at the behest of some parents to inspect an intersection close to the tour bus attractions of Lombard's crooked street. We counted as Ubers and Lyfts alike zipped through stop signs to drop off tourists. Even with a crossing guard nearby, the sheer volume was hard to manage. My colleagues and I also regularly receive videos from residents of TNCs double-parked in bike and bus lanes. There is no denying the impacts, but we can work together to address them.

State law preempts any local efforts to cap the number of TNCs on our city

streets, and we have seen a flood of TNCs from as far away as the Oregon border who know San Francisco is one of the most lucrative markets in the country to drive. To mitigate the costly impacts of these vehicles to our roads and public transit system, a per-ride fee was one recommendation that the S.F. Transportation Task Force 2045 published in 2017. (You can read the report at sftransportation2045.com.) Since then, the mayor and I have been working to

craft a ballot measure that would allow us to levy that tax on the TNC companies — and in a first-ever approach, we have enlisted the companies' input in crafting the measure.

In a first-ever approach, we have enlisted the TNC companies' input in crafting the measure.

Last month we introduced the TNC Congestion Management Tax for consideration on the November 2019 ballot. The measure would place different surcharges on solo rides and shared rides, as well as offer incentives for Zero Emission Vehicles. The measure is expected to raise more than \$30 million annually to be split between Muni operations and Vision Zero safety improvements, like pedestrian and bike infrastructure — because we know the best way to get cars off the street is to give residents affordable, safe, and reliable alternatives to cars. The measure has the support of the Board of Supervi-

sors and the mayor, as well as transit and environmental advocates. If it passes in November, San Francisco would become the first city in California to effectively implement this congestion mitigation revenue measure, and other cities are closely watching our efforts.

We all need to do our part to invest back into transportation infrastructure that supports our growing city while combating the biggest drivers of congestion — and even the TNC companies themselves recognize their role in addressing these issues. I look forward to coming to talk to folks in the neighborhood more about this in the lead-up to the November election.

DISPLACEMENT IS NO LAUGHING MATTER: #SAVETHEPUNCHLINE

Last month, I was approached by the comedy community at The Punch Line S.F. about their impending displacement from their home of more than 40 years. With its storied history, intimate setting and rotating roster of world-class comics, The Punch Line has been a critical pit stop for almost every aspiring comic looking to hone their craft on the national circuit. When they told me their lease was being terminated in August with no chance of renewal, I knew we couldn't let this beloved institution go the way of the Purple Onion, Brainwash Cafe, and Doc's Lab, who all fell victim to San Francisco's attrition of local comedy clubs.

If there's one thing comics know, displacement is no laughing matter, and I

was joined by legendary, award-winning comic Dave Chappelle, Emmy-award winning comic W. Kamau Bell, activist comics Nato Green and Chris Riggins, and former Assemblyman (and comic) Tom Ammiano at a rally to save The Punch Line last month. I have nominated The Punch Line for an expedited Legacy Business status, which comes with benefits to both employees and the property owner. And on June 3, the Land Use and Transportation Committee will hear my Punch Line Preservation Act, which imposes immediate zoning controls for anything that is not a Nighttime Entertainment Club and Legacy Business use at One Maritime Plaza. The legislation will be voted on at the full Board on June 4, where every member of the Board has signed on as a co-sponsor.

The property owner, Morgan Stanley, declined to renew the lease in anticipation of a bigger tech giant taking over the entirety of One Maritime Plaza. Google has leased 190,000 square feet at One Maritime Plaza, and I have been in direct discussions with them around the future of The Punch Line site, and am cautiously optimistic that we will see a reasonable lease renewal for this beloved institution before August. They have gone on the record saying they don't want to displace The Punch Line community, and together I'm hopeful we can keep this venue alive and cracking for years to come.

(With everything happening in the world right now, we could all use a haven for laughter, you know?)

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The Tablehopper : Changes



The bar and lounge area at The Vault. PHOTO KEVIN MCCULLOUGH

You win some (two new Marina bars) and lose some (Brick Yard)

BY MARCIA GAGLIARDI

Here's your latest restaurant news in the Northside:

MARINA

Yeekaw is what you'll be hearing at a new country music bar coming to the Marina called **Westwood** (2036 Lombard Street, in the former Stock in Trade space). The main highlight? A mechanical bull inside a 16-foot bull ring inside the 6,000-square-foot space. There will also be Southern food with a Californian sensibility, craft cocktails, and whiskey, according to Eater. It's from owner Kingston Wu (an investor in Horsefeather, Last Rites, and other bars) and partner Lily Peng; they had planned to open late last month.

Another change-up: the former Don Pistos Tequila Bar is now **Tropical Thunder** (2030 Lombard Street, tropicalthundersf.com), a "tiki cantina." Pete Mrabe (Don Pistos, Chubby Noodle) still owns the location, but now Ken Luciano and Elizabeth Montana (previously at Forgery) are running the pop-up bar. Look for a menu of 20 new craft cocktails (including tiki drinks with mezcal), new bites like mushu pork tacos and chicken buns, and some tropical decor. And the drinks are priced right, like the M&M Cooler (melon-infused verde Momento mezcal, pineapple, Cointreau, lime, and cucumber, shaken over ice), just \$11. They're even donating \$1 from every cocktail sold to the San Francisco Clean City Coalition.

According to Eater, they plan to run the pop-up for six months or so, time will tell. And just in case you're sad about Don Pistos truly awesome burritos going away, the delivery on Caviar is not ending, so you can still get their tacos, tortilla soup, and more. Open Thursday 4:30–11 p.m., Friday–Saturday 4:30 p.m.–1:30 a.m., to start.

Marina Times editor-in-chief Susan Dyer Reynolds heard that the nine-year-old sports bar **Brick Yard** (1787 Union Street) was closing, and it has been confirmed by Eater the bar will stay open as long as the Warriors continue their playoff run. It seems the inconsistency of the San Francisco Giants and 49ers has meant profits have taken a hit, and you add in the high cost of business in San Francisco right now, and the fact they have an early last call (midnight) because of neighbor complaints (about the previous bar in the location, but the Brick Yard inherited the early hours), and it's tough to turn a profit.

And just so you know, **Presidio Twilight** has returned on Thursday evenings, bringing food trucks, live D.J.s, fire pits, and a full bar every Thursday from 5–9 p.m. This year includes some lawn domes to keep you even cozier.

FINANCIAL DISTRICT

The Hi Neighbor Hospitality Group (Trestle, Corridor, Fat Angel) has opened **The Vault** (555 California Street, 415-508-4675, thevault555.com), in the former bank vault space at the base of the building previously known as the Bank of America Center. Unlike their more casual establishments, this one is more about fine dining, with executive chef Robin Song at the helm.

The Cali-American menu looks appetizing, with dishes like an abundant raw platter (perfect for expense-account meals), Riverdog Gem Caesar salad with pecorino, anchovy, and sourdough crumble; beef tartare with smoked egg yolk, cornichon, and shallots; Comtè-stuffed rye tortelloni pasta with chanterelle mushrooms, and chervil pistou; and slow-cooked wagyu beef short rib with pommes raclette, Swiss chard, and cornichons. I'm also glad Song brought over his killer bread service from Gibson, this time with Parker House rolls. Pastry chef Tara Lewis is creating desserts like a chocolate lava tart with stout-marshmallow ice cream, blackberry, and tahini caramel.

There's a bar and lounge with cocktails from bar lead Tyler Groom, some great-sounding bar snacks (kimchi-spiced almonds, or seafood fritters with gochujang and nori salt), and of course there's a list of baller wines. The building has more than 5,000 employees at companies like Goldman Sachs, Morgan Stanley, and Microsoft, and tenants have exclusive access to private wine and liquor lockers to store their favorite bottles. It's like a sequel to *Bonfire of the Vanities*.

The subterranean space was designed by D-Scheme Studio and has room for 215 guests, with plenty of booths and a private dining space that seats up to 25. Lunch Monday–Friday 11:30 a.m.–2 p.m.; afternoon bar menu, martini happy hour 4–6 p.m., dinner Monday–Saturday 5–10 p.m.

Marcia Gagliardi writes a popular insider weekly e-column, *Tablehopper*, about the San Francisco dining and imbibing scene at tablehopper.com. Follow @tablehopper on Twitter and Instagram.



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Art World

continued from cover

fierce figures like the Buddhist deity Fudo Mayoo remain part of the lexicon of today's Japanese tattoo art.

The exhibition traces these designs to a famous set of prints by Utagawa Kuniyoshi (1797–1861) in a series that was inspired by a popular 14th-century Chinese martial-arts novel. Kuniyoshi sought inspiration from the famed “Water Margin” tale, which was published in Japan between 1757 and 1790, a series focused on hero-bandits. His woodblock print *Du Xing, the Devil Faced* from the series *One Hundred and Eight Heroes of the Popular Water Margin* (1843–47) is an example of the vibrant, colorful possibilities of this medium in its storytelling and preservation of history. The woodcut *Onitsutaya Azamino and Gontaro, a Man of the World* (1798–99) by Kitagawa Utamaro shows the process of a tattoo's creation, a hand pushing ink under the skin with needles.

LINKED TO KABUKI THEATER

The popularity of tattoos was closely linked to the kabuki theater, Japan's popular live-action dramatic form. Heroes in popular Kabuki plays were represented in woodblock prints sporting elaborate tattoos. Emblems of bravery, valor, and strength combined with the cult of celebrity are reflected in works like *Actor Otani Tomoemon V as Danshichi* from an untitled series of actor portraits (1869) by Toyohara Kunichika (1835–



Left to right: *Shi Jin, the Nine Dragoned*, from the series *One Hundred and Eight Heroes of the Water Margin*, 1853, by Totoya Hokkei; *Kabuki Actor*, approx. 1920s. IMAGES: © MUSEUM OF FINE ARTS, BOSTON.

1900). Several prints feature surprising gender-bending and fantasy elements of kabuki that highlight the whimsical nature of this genre. Kabuki disallowed female performers on the stage, so cross-dressing was standard in the genre. Also, real-life actors were never tattooed. In performances, they wore painted tattoos or close-fitting garments decorated with tattoo designs. *Kabuki Actor*, a photo from the 1920s, shows an actor with painted tattoos along with his traditional kabuki hair and makeup.

TATTOO SUPPRESSION AND DEMAND

“Tattoos in Japanese Prints” presents examples of small-

er-scale tattoo practices of previous centuries; declarations of religious devotion or the inking of a sworn lover's name, even some tattoos that would not show the complete design until lovers' hands were joined. Eventually at the beginning of the Meiji period, the government outlawed tattoos, thinking they were old fashioned and, in their absence, would create a better worldwide impression preventing ridicule. Tattoos became associated with criminality and the underworld. “With the official suppression of tattoos, artists largely stopped designing prints of tattooed figures. The woodblock prints in this show survive as some of the best docu-

mentation we have of real-life tattoos in 19th-century Japan, and arguably they played a role in ensuring that these motifs endured,” explains Laura Allen, the Asian Art Museum's chief curator and curator of Japanese art.

The increasing availability of exports from Japan through foreign tourism allowed the history of Japanese woodcuts and tattoo art to find its way into other countries. Despite the government's wishes, foreign demand for Japanese tattoo art persisted. Tattoo imagery continued to be remembered in reissued prints on photographic postcards for the tourist industry, and sometimes inked directly onto visitors (often navy and mer-

chant sailors visiting Japan), which created and sustained a global fascination with — and deep appreciation for — Japanese tattoo designs.

RELATED EVENTS

Several events are scheduled throughout the exhibition:

- A conversation about the past, present, and future of tattoo art, featuring the Bay Area's most distinguished and world-renowned tattoo artists including Don Ed Hardy of Tattoo City, Junii Shimada of Diamond Club Tattoo, and Mary Joy Scott of Mary Joy Tattoo & Fine Art, moderated by Taki Kitamura of State of Grace (June 13);
- A workshop on the techniques of Japanese woodblock printing, known as ukiyo-e, with artist Tomoko Murakami, where visitors can learn the art of Japanese ukiyo-e techniques and create their own original prints in the process (June 15); and

- A live tattoo demonstration where guest tattoo artists will create original designs inspired by the museum's collection on live models (July 13).

In addition, three “At the Table” food-related events are also planned. Visit the museum's website (asianart.org) for information.

Tattoos in Japanese Prints: Tue.–Sun., 10 a.m.–5 p.m. (Thursdays 10 a.m.–9 p.m. through Aug. 29) through Aug. 18, \$25, Asian Art Museum, 200 Larkin St., 415-581-3500, asianart.org

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

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

The Marina Books Inc. best-seller list

COMPILED BY BRIAN PETTUS

1. **A Gentleman in Moscow: A Novel**, by Amor Towles (paperback)
2. **A Woman in the Window: A Novel**, by A.J. Finn (paperback)
3. **Where the Crawdads Sing**, by Delia Owens (hardcover)
4. **Diary of an Awesome Friendly Kid: Rowley Jefferson's Journal**, by Jeff Kinney (hardcover)
5. **Sapiens: Brief History of Humankind**, by Yuval Hariri (paperback)
6. **The Overstory: A Novel**, by Richard Powers (paperback)
7. **Less: A Novel**, by Andrew Sean Greer (paperback)
8. **The Mueller Report: The Final Report of the Special Counsel into Donald Trump, Russia, and Collusion**, by Robert Mueller (paperback)
9. **Farmer**, by Jim Harrison (paperback)
10. **Normal People: A Novel**, by Sally Rooney (hardcover)

NEW RELEASES IN JUNE

Siege: Trump Under Fire, by Michael Wolff (June 4)

With *Fire and Fury*, Michael Wolff defined the first phase of the Trump administration; now, in *Siege*, he has written an equally essential and explosive book about a presidency that is under fire from almost every side. A stunningly fresh narrative that begins just as Trump's second year as president is getting underway and ends with the delivery of the Mueller report, *Siege* reveals an administration that is perpetually beleaguered by investigations and a president who is increasingly volatile, erratic, and exposed.

City of Girls, by Elizabeth Gilbert (June 4)

Beloved author Elizabeth Gilbert returns to fiction with a unique love story set in the New York City theater world during the 1940s. Told from the perspective of an older woman as

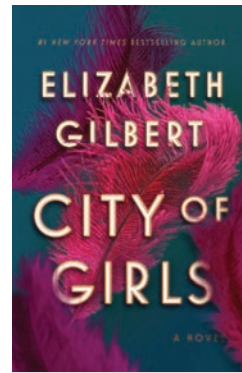
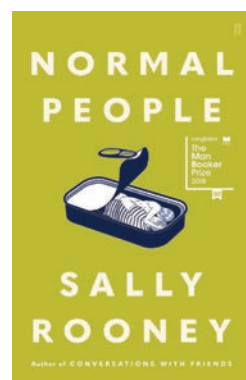
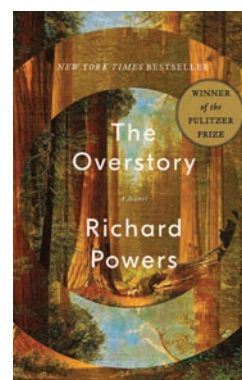
she looks back on her youth with both pleasure and regret (but mostly pleasure), *City of Girls* explores themes of female sexuality and promiscuity, as well as the idiosyncrasies of true love.

Fall, or Dodge in Hell, by Neal Stephenson (June 4)

Fall, or Dodge in Hell is pure, unadulterated fun: a grand drama of analog and digital, man and machine, angels and demons, gods and followers, the finite and the eternal. In this exhilarating epic, Neal Stephenson raises profound existential questions and touches on the revolutionary breakthroughs that are transforming our future. Combining the technological, philosophical, and spiritual in one grand myth, he delivers a mind-blowing speculative literary saga for the modern age.

Big Sky, by Kate Atkinson (June 25)

Jackson Brodie has relocated to a quiet seaside village,



in the occasional company of his recalcitrant teenage son and an aging Labrador, both at the discretion of his ex-partner, Julia. It's picturesque, but there's something darker lurking behind the scenes. Jackson's current job, gathering proof of an unfaithful husband for his suspicious wife, is fairly standard-issue, but a chance encounter with a desperate man on a crumbling

cliff leads him into a sinister network and back across the path of his old friend Reggie. Old secrets and new lies intersect in this breathtaking novel by one of the most dazzling and surprising writers at work today.

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

Snyder on Film

continued from cover

to the previous *Men in Black* films than a reinvention, visits the London branch of the MIB, co-starring Chris Hemsworth and Tessa Thompson as squabbling agents dedicated to preserving Earth from alien threats.

Despite the title that suggests a remake, *Shaft* (June 14) actually continues the story of the tough inner-city detective of the 1970s, John Shaft (Richard Roundtree), adding Samuel L. Jackson and Jessie Usher to the family to solve a murder mystery. *Child's Play* (June 21), on the other hand, reboots the 1980s horror movie series about a killer doll that terrorizes the suburbs — only this time with the voice of Mark Hamill. The usual vocal suspects (Tom Hanks as Woody, and Tim Allen as Buzz) are happily back in the saddle for Pixar's *Toy Story 4* (June 21), the latest in the beloved animated movie series about sentient toys. Returning to the creepy side of things, *Annabelle Comes Home* (June 26) is a callback to the evil haunted doll's first appearance in 2013's paranormal investigation movie *The Conjuring*.

Ostensibly wrapping up the latest slate of Marvel Comics's interrelated superhero flicks, *Spider-Man: Far From Home* (July 2) finds Peter "Spider-Man" Parker (Tom Holland) heading to Europe with his classmates and meeting super-spy Nick Fury (Samuel L. Jackson) and the enigmatic Mysterio (Jake Gyllenhaal) in the aftermath of the events in *Avengers: Endgame*.

Disney remakes another of their 2-D animated musicals with a CGI version of *The Lion King* (July 19) with Donald Glover, Beyoncé, and James Earl Jones

among those voicing the jungle denizens. Nickelodeon TV's cartoon kid-adventurer *Dora the Explorer* gets a live-action big-screen makeover in *Dora and the Lost City of Gold* (Aug. 2). And two bickering tough guys (Dwayne Johnson and Jason Statham) from the frenzied, stunt-filled *Fast & Furious* franchise team up in the spinoff *Hobbs & Shaw* (Aug. 2) and face off against a mega-powered villain (Idris Elba).

DRAMAS, DOCUDRAMAS, AND BIOPICS

Taron Egerton plays Elton John in the highly anticipated *Rocketman* (May 31), a rock-'n'-roll biopic about the flamboyant singer-songwriter's life and career. Shifting gears, Alec Baldwin tops the cast of *Framing John DeLorean* (June 7) as the notorious automotive innovator. *The Last Black Man in San Francisco* (June 14), a festival favorite with a local angle, focuses on the friendship between two driven young men who are impacted by increasing Bay Area gentrification. In the dramedy *The Farewell* (July 12), breakout star Awkwafina plays a young woman in the middle of an elaborate sham to bring a Chinese family together.

Filmmaker Quentin Tarantino's latest effort brings together Brad Pitt, Leonardo DiCaprio, Margot Robbie, and Al Pacino for a period ensemble piece, *Once Upon a Time in Hollywood* (July 26), set in the tumultuous year 1969. *Where'd You Go, Bernadette* (Aug. 16), with Cate Blanchett starring and Richard Linklater directing, adapts the novel of the same name concerning the unexpected disappearance of a mean-spirited woman. And *Official Secrets* (Aug. 23) features Keira Knightley as whistleblower Katharine Gun who risked all by revealing the truth about



Taron Egerton as Elton John in *Rocketman*. PHOTO: PARAMOUNT PICTURES.

government maneuvers to gain support for the invasion of Iraq in 2003.

COMEDIES AND GENRE MOVIES

Late Night (June 7) is a comedy that teams Emma Thompson and Mindy Kaling as a TV talk-show host in crisis and a writer brought in to help resuscitate the host's ratings-challenged program. In *The Dead Don't Die* (June 14), it's a zombie jamboree with Adam Driver and Bill Murray playing cops versus the living dead in director Jim Jarmusch's comedy. *Yesterday* (June 28), director Danny Boyle's latest, is the whimsical fantasy rom-com, wherein a musician wakes up in a world where no one has heard of the Beatles, allowing him to take credit for their songs. A cult in a Swedish town terrorizes a young couple in *Midsommar* (July 3), from budding horror-master Ari Aster of *Hereditary* fame.

The crime thriller *21 Bridges* (July 12) brings Chadwick Boseman to the role of an NYPD detective who unravels a conspiracy during a manhunt. *The Kitchen* (Aug. 9), boasting the versatile Melissa McCarthy, Tiffany Haddish, and Elisabeth Moss as 1970s mob wives, will not be your run-of-the-mill look at criminal behavior as the women find themselves in charge of their incarcerated husbands' operations. And *Blinded by the Light* (Aug. 14) is a nostalgic musical comedy set in 1987 England, telling the tale of a Pakistani kid whose love of Bruce Springsteen's music puts him in conflict with his conservative family.

Michael Snyder is a print and broadcast journalist who covers pop culture on Michael Snyder's Culture Blast, via GABnet.net, Roku, Spotify, and YouTube. Follow Michael on Twitter: @cultureblaster.



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JUNE EVENTS

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MAJOR EVENTS

Yerba Buena Gardens Festival

Various days through October

Yerba Buena Gardens

Enjoy classical, world, and jazz music, contemporary and traditional dance, theater, children's and family programs, and cultural events reflecting the rich cultures and creativity of the region. Visit website for programming. Free, 415-543-1718, ybgfestival.org

Bouquets to Art 2019

Daily, June 4–9, 9:30 a.m.–5:15 p.m.

de Young Museum

Now in its 35th year, this highly anticipated event moves to June this year and features a dazzling display of floral arrangements inspired by the museum's diverse collection of paintings, objects, and sculptures, as well as the building's architecture. \$28, 888-901-6645, famsf.org



S.F. Opera Summer Season: Carmen, Orlando, & Rusalka

Various days, June 5–28

War Memorial Opera House

Meet the hottest woman in Seville in Bizet's Carmen; the delusional, war-torn WWII pilot in Handel's Orlando, and a water sprite in Dvořák's heartbreaking tale of love and sacrifice, Rusalka. Visit website for pricing/packages, 415-864-3330, sfopera.com

LYRIC OPERA OF CHICAGO PRODUCTION OF RUSALKA, PHOTO: TODD ROSENBERG

Escape from Alcatraz Triathlon

Fitness Festival: Sat.–Sun., June 8–9

Race: Sunday, June 9, 4 a.m.–2:30 p.m.

Finish & Festival Village: Marina Green

The course includes a 1.5-mile swim from Alcatraz, an 18-mile bike ride to the Great Highway through Golden Gate Park, and an 8-mile run through the Golden Gate Recreation Area. The Fitness Festival features health and fitness exhibits, a food court, beer garden, and experiential displays. Free (festival & race viewing)–\$750; escapealcatraztri.com

37th Annual S.F. Jazz Festival

Daily, June 12–23

SF Jazz (201 Franklin St.)

This year's festival features 41 shows in 13 days at four venues. Highlights include Jazzmeia Horn, José James, Orquesta Akokán, The Cookers, William Bell, Roy Ayers, and many more. \$25–\$85, 866-920-5299, sfjazz.org

Stern Grove's 82nd Season

Sundays, June 16–Aug. 18, 2 p.m.

19th Ave. at Sloat

Digable Planets and Bang Data open the season, which includes the S.F. Symphony, the S.F. Ballet, The Psychedelic Furs, and Pink Martini. Visit website for complete lineup. Free, 415-252-6252, stergrove.org

49th Annual S.F. Pride Celebration: Generations of Resistance

Celebration: Sat.–Sun., June 29–30

Civic Center Plaza

Parade: Sunday, June 30, 10:30 a.m. Market St. (from Beale to Eighth Sts.) With over 200 parade contingents and exhibitors, and 20 stages and venues, the Pride Celebration is the largest LGBT gathering in the nation. Visit website for schedule. \$1–\$5 donation, 415-864-0831, sfpride.org

FUN FOR DAD

Father's Day BikeAbout

Sunday, June 16, 8:30–10 a.m.

S.F. Zoo (Sloat Ave. at Great Highway)

Take Dad on this leisurely, docent-led cycling tour concluding with a continental breakfast. Enjoy the zoo before the crowds and see what paternal care looks like in the animal kingdom. Participants must bring a bike. Free–\$45 (includes parking and zoo admission), 415-753-7073 ext. 8137, sfzoo.org

Father's Day New England Lobster Bake Cooking Class

Sunday, June 16, 10:30 a.m.–2:30 p.m.

Cavallo Point Lodge

(601 Murray Circle, Sausalito)

Build a traditional lobster bake in a way that it can be done easily at home. Each guest will get twin lobsters and a choice of sides. Ages 10 & up. \$90 & \$140, 415-339-4777, cavallpoint.com

Father's Day Cruises

Sunday, June 16, 11 a.m., noon, & 7 p.m.

California Hornblower, Pier 3 (Embarcadero at Washington St.)

Choose from two beer brunch cruises or a dinner cruise, each with live entertainment; souvenir glass; and more. \$91–\$125, 888-467-6256, hornblower.com

GALAS & BENEFITS

6th Annual Blue Rose Music Benefit

Saturday, June 8, 9 p.m.

The Fillmore

Hosted by Jackie Greene, former lead guitarist for The Black Crowes, this benefit features performances by Cris Jacobs, songwriter-frontman for The Bridge, and Bailey Ingle, known for her bluesy, soulful voice. All proceeds support the Blue Rose Foundation, which helps at-risk preschool kids. \$40, bluerosesonoma.org

Ploughshares Fund Chain Reaction 2019: A New Moment

Monday, June 10, 6–9 p.m.

SFJazz Center (201 Franklin St.)

The global peace and security foundation's annual fundraiser will focus on new congressional leadership, presidential campaigns, and citizen activism to forge a saner nuclear policy. \$250 & up, 415-668-2244, ploughshares.org/chainreaction2019

ARTS & CULTURE

West Coast Craft Summer 2019

Sat.–Sun., June 8–9, 10 a.m.–6 p.m.

Festival Pavilion, Fort Mason Center

This craft and design show is a juried exhibition of artist and designer craftspeople living and working on the West Coast and exemplifies the mood and aesthetics of their lifestyle. Free, westcoastcraft.com

Yerba Buena Art Walk

Saturday, June 15, 1–6 p.m.

Yerba Buena Arts District

Explore the Yerba Buena neighborhood by visiting 10 galleries, museums, and institutions after enjoying a prewalk reception and festival. Visit website for details and schedule. Free, 415-541-0312, yerbabuena.org/artwalk

STREET FESTIVALS

Annual Union Street Festival

Sat.–Sun., June 1–2, 10 a.m.–5 p.m.

Union St. (Gough to Fillmore Sts.)

Enjoy arts and crafts booths, food vendors, beverage gardens, community groups, and other sponsors, live music, and more. Free, unionstreetsf.com

37th Annual S.F. Jazz Festival Kickoff Celebration

Tuesday, June 11, 5 p.m.

Proxy (432 Octavia Blvd.)

This block party features music by Royal Jelly Jive and La Mixta, plus films, beer from Proxy's Biergarten, and food from many of the Bay Area's best food trucks. Free, 866-920-5299, sfjazz.org

69th Annual Juneteenth Festival

Saturday, June 15, 11 a.m.–6 p.m.

Fillmore Street (btw. Geary & Golden Gate)

This celebration honors African-American culture and community and includes a traditional African Uhuru village and marketplace; a health and wellness healing space; kids' carnival fun; live entertainment; car show; parade; and more. Free, 415-931-2729, sfjuneteenth.com



65th Annual North Beach Festival

Sat.–Sun., June 15–16, 10 a.m.–6 p.m.

Grant, Green, & Vallejo Sts., & Columbus Ave.

This treasured tradition returns to S.F.'s historic Little Italy, and features entertainment; live music; Italian street painting; over 125 booths offering fine arts, crafts, gifts; food; beverage gardens; and more. Free, 800-310-6563, sresproductions.com

PHOTO: SESPRODUCTIONS.COM

Japan Day Festival

Sunday, June 30, noon–4:30 p.m.

Japantown Peace Plaza, Japan Center Mall

Celebrate the Japanese cultural heritage of Japantown by Japanese artists from Tokyo, Chicago, and the Bay Area by experiencing Japanese cultural arts, music, and dance. Free, 415-440-1171, japancentersf.com

MUSEUMS & GALLERIES

Andy Warhol: From A to B and Back Again

Thu.–Thu.–Tue. through Sept. 2, 10 a.m.

SFMOMA (151 Third St.)

The first Warhol retrospective in the U.S. since 1989 on three museum floors reconsiders the work of one of the most inventive, influential, and important American artists. Beneath the glamour of Warhol's wide-ranging creations is a deep engagement with the social issues of his time that continue to resonate today. \$33, 415-357-4000, sfmoma.org

Mickey Mouse: From Walt to the World

Wed.–Mon. through Jan. 6,

10 a.m.–6 p.m.

Walt Disney Family Museum

This original exhibition chronicles Mickey's influence on art and entertainment over the past nine decades and tells the story of his origin, rise to fame, and enduring worldwide appeal in relation to Walt Disney's inspiring, parallel story. \$15–\$35, 415-345-6800, wdfmuseum.org

Early Ruebens

Tue.–Sun. through Sept. 8,

9:30 a.m.–5:15 p.m.

Legion of Honor

Peter Paul Rubens was celebrated for his skillful handling of oil paint; sensual coloring; and taut, action-packed depictions of dramatic narratives. This exhibition focuses on the artist's most innovative period of production, from 1608 until about 1620. \$28, 415-760-3600, famsf.org

THEATER

S.F. Playhouse: The Fit

Wed.–Sat., June 5–13

Thu.–Sat., June 20–29

The Strand (1127 Market St.)

Written by Carey Perloff, an Indian-American venture capital associate has big dreams of financing her idea, but will she fit in a place where her values and identity must be compromised for her goal to be realized? \$30, 415-677-6596, sfplayhouse.org

ACT: Rhinoceros

Tue.–Sun. June 9–July 1

405 Geary St.

People argue over whether the rhinoceros that rampaged through a village was real or fake news in this absurdist satire that is "chillingly resonant and riotously funny." \$18–\$125, 415-749-2228, act-sf.org

DANCE

Rotunda Dance Series: Fog Beast

Friday, June 7, noon–1 p.m.

City Hall

This live art organization, Fog Beast, uses live music and dance theater tactics to illuminate the modern trappings of the human animal. Free, 415-920-9181, dancersgroup.org

S.F. Danceworks Season 4

Thu.–Sat., June 20–22, 8 p.m.–9:30 p.m.

Cowell Theater, Fort Mason Center

The season will showcase works by Alejandro Cerrudo (Cloudless, featuring Ana Lopez of Hubbard Street Dance Chicago) and Olivier Wevers (Silent Scream, drawing inspiration from Charlie Chaplin music and films), as well as new commissions. \$35–\$60, sfdanceworks.org

MUSIC: CLASSICAL

MTT Conducts Mahler's Ninth Symphony

Thu.–Sun. June 13–16

Davies Symphony Hall

Enjoy the richness of one of the world's most celebrated Mahler symphonies when the S.F. Symphony digs into the riveting soundscape of Mahler's last completed symphony. \$20–\$156, 415-864-6000, sfsymphony.org

Le Due Muse

Friday, June 21, 8 p.m.

Old First Church (1751 Sacramento St.)

Enjoy a repertoire from baroque to contemporary music by the cello and piano duo team formed by the Bay Area cellist Sarah Hong and her longtime duo partner, Japanese pianist Makiko Ooka. \$25, 415-474-1608, oldfirstconcerts.org

MUSIC: CONTEMPORARY

MKTO

Saturday, June 8, 8 p.m.

Slim's (333 11th St.)

The worldwide sensation best-friend duo returns for their next chapter with "How Can I Forget," "driven by bright guitar melody and finger-snaps." \$25–\$30, 415-255-0333, slimpresents.com

Dido

Wednesday, June 26, 8 p.m.

S.F. Masonic

The Academy Award-nominated British singer-songwriter is on her first tour in 15 years supporting her recently released album, Still on My Mind. \$60–\$995, 800-745-3000, sfmasonic.com

FILM FESTIVALS

18th Annual SF DocFest

Daily through June 13

Roxie & Brava theaters

Choose from a wide selection of documentary films covering politics, social issues, music, and more. \$14 (individual films), \$40–\$250 (festival passes), 415-662-3378, sfindie.com

San Francisco Black Film Festival

Thu.–Sun., June 13–16

Various S.F. venues

Films, forum discussions, music, and Q & As are all part of this celebration of African-American cinema and the African cultural diaspora. Visit website for schedule and pricing. 770-369-3776, sfbff.org

Frameline43

Daily, June 20–30

Castro Theatre (429 Castro St.)

This year's offering of LGBTQ films is expected to draw more than 60,000 attendees for film screenings and related events featuring directors, actors, and other LGBTQ media icons. Visit website for schedule and pricing. 415-703-8655, frameline.org

NIGHTLIFE

2nd Annual Bay Area Weekender Soul All-Nighter

Sat.–Sun., June 8–9, 9 p.m.–4 a.m.

Monarch (101 6th St.)

A huge lineup of D.J.s from across the country will spin their magic on two floors, featuring everything from northern soul to funk to boogie to disco and beyond. Ages 21 & up, \$8, monarchsfticketfly.com

Shane Dwight Band

Sunday, June 16, 7:30 & 9 p.m.

Biscuits & Blues (401 Mason St.)

They say critically acclaimed blues maverick Shane Dwight grabs you by the ear from his first chord of "No One Loves Me Better," from his new same-titled album. Come hear his new songs, which are some of his most personal yet. \$20, biscuitsandblues.com/shanedwightjune

SCIENCE & ENVIRONMENT

World Environment Day

Wednesday, June 5, 6–8 p.m.

War Memorial Veterans Bldg.

(401 Van Ness Ave.)

Presented by the United Nations Association and the American Legion, the program features speakers addressing the theme "Achieving Zero Waste with Green Architecture, Sustainable Recycling & Just Governance." Space limited. \$10, eventbrite.com

The Fate of Food

Tuesday, June 18, 6:30 p.m.

The Commonwealth Club (110 The Embarcadero)

Can a clean, climate-resilient food system be built to distribute calories in a way that is efficient and equitable? Learn how innovation and agriculture, technology, and traditional knowledge are coming together to sustain a planet of 8 billion. \$20, 415-597-6705, commonwealthclub.org

Iron Science Teacher

Friday, June 21, noon

Exploratorium

Cheer on the competitors in this zany science cook-off, a parody of the cult Japanese TV program, Iron Chef, as science teachers devise classroom activities using an everyday item such as a plastic bag, a milk carton, or a nail. Included with museum admission, \$30, 415-528-4444, exploratorium.edu

POTABLES & EDIBLES

CUESA Summer Bash

Sunday, June 9, 6–9 p.m.

Ferry Building Marketplace

Feast on unlimited food and drink, impeccably crafted by 45 top restaurants and 20 spirit companies, wineries, and breweries; fun activities, a silent auction, live music, and more. \$140, 415-291-3276, cuesa.org

Cheese & Beer 101

Tue., June 11, 6–8 p.m.

The Cheese School (Ghirardelli Square)

Cheese and beer, the new-found friends in fermentation, are all the rage in foodie circles. Beer is easier than wine to pair with cheese, a more forgiving medium in which to taste the subtleties of dairy. \$79, 415-346-7530, thecheeseschool.com

Wine Seminar: Feeling Cheesy

Sunday, June 26, 6–7:30 p.m.

Presidio Golf Course Cafe (300 Finley Rd.)

Learn how to choose the right cheese for the right wine and vice versa. Taste a variety of red and white wines, and goat, Brie, and blue cheeses. \$30, registration required at mperry94131@yahoo.com; 415-561-4600

Sponsored



Hugo Night

Friday, June 28, 6:30–8:30 p.m.

Museo Italo Americano Bldg. C, Fort Mason Center

What is a Hugo, you ask? It is one of the latest popular drinks in Northeastern Italy made with prosecco and elderflower syrup. Join us for a Hugo (or two!) and the sounds of 1950s and 1960s Italian pop music. Ticket price includes one drink. \$10–\$20, RSVP at 415-673-2200 or info@sfmuseo.org; sfmuseo.org/events

HEALTH & WELLNESS

Yoga with Sharks

Wednesday, June 5 & Friday, June 7, 8:30 a.m.

Aquarium of the Bay (Pier 39 at the Embarcadero)

Start your day with a gentle flow before moving into poses for deep, wakeful stretches while sharks, fish, and bat rays swim over and around you. You'll leave feeling awake, energized, and ready to start your day. \$25, 415-623-5300, aquariumofthebay.org

S.F. Crystal Fair

Sat.–Sun., June 8–9, 10 a.m.

Bldg. A, Gallery 308,

Fort Mason Center

Discover a magical mix of crystals, beads, minerals, jewelry, and metaphysical healing tools. Enjoy massage services, aura readings, numerology sessions, and more. \$12, 415-383-7837, crystalfair.com

Total Wellness 2019

Thursday, June 13, 11 a.m.–1:30 p.m.

Two & Three Embarcadero Center

Incorporating all facets of physical and mental fitness, this interactive health forum includes a variety of health screenings, fitness demonstrations, a collection of over 65 health-related booths, a blood drive, product demonstrations, raffle prizes, and more. Free, 415-772-0700, embarcaderocenter.com

FAMILY FUN

Family Make & Take Clay

Saturdays in June, 10:30 a.m.

Randall Museum (199 Museum Way)

Drop in to use air-dry clay to make miniature animals, little people, tiny robots, and more with a different creative clay project every week. Ages 3 & up (those under 8 must be accompanied by paying adult). \$10 parent/child combo, \$5 additional person. 415-554-9600, randallmuseum.org

Afternoon Fun:

Pasados del Presidio

Friday, June 28, noon–3 p.m.

Presidio Officers' Club (50 Moraga Ave.)

See Early California history come to life through hands-on activities, a tortilla-making demonstration, music, and dance. Free, registration preferred, 415-561-4323, presidio.gov

Email: calendar@marinatimes.com

MUNI Fare Prices as of July 1, 2019



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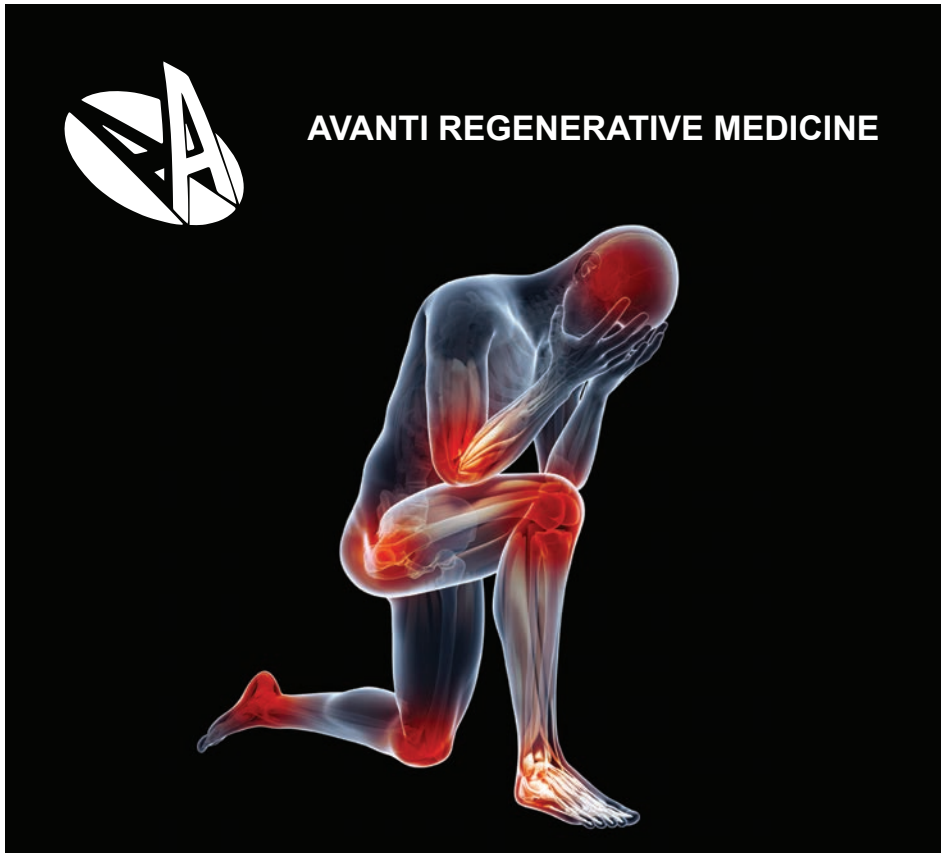


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Jackson Galaxy uses his “cat mojo” on a feline friend. PHOTO: COURTESY JACKSON GALAXY

Jackson Galaxy from ‘My Cat from Hell’

BY SUSAN DYER REYNOLDS

ON THE HIT ANIMAL PLANET series, *My Cat from Hell*, Jackson Galaxy, armed with a guitar case full of toys, visits the homes of people who have reached their wit’s end with incorrigible, sometimes even vicious, felines. There’s always a reason for the bad behavior (usually something the humans are doing wrong). The transformations made by both cats and guardians after they interact with “Cat Daddy” Galaxy are nothing short of magical.

Galaxy discovered his gift with cats when he moved to Boulder, Colo., to become a musician. He “needed a day job” and, after working in animal shelters, he went into private practice as a cat consultant in 2002. In 2007, Galaxy moved to Los Angeles where he worked one-on-one with cats in their homes. He continues to work closely with animal shelters and rescue groups, teaching his “Cat Mojo” approach to behavior to volunteers, staff, and adopters.

The author of a number of best-selling books, Galaxy serves on the board of directors for Stray Cat Alliance and Fix Nation in Los Angeles, as well as the Board of Advisers for Neighborhood Cats in New York City. I chatted with Galaxy about the most common feline issues, the benefits of having a “catio,” and his work with feral colonies. The interview has been edited for length and clarity.

What are most common cat issues?

Litter box problems and aggression — with other cats, humans, dogs. Acting defensively, lashing out. That’s how cats act out — blood and guts, pee and poop. That’s the criteria for my job. My watermark is, do I leave the cats happier than when I found them? Most all of the time, the answer is yes. That may mean we have to talk about a different living arrangement, because the cats are truly unhappy where they are. A solid 80 percent of the time, though, it works out.

You basically invented the catio — a safe outdoor space for indoor cats. What are the benefits?

We have seven cats and three dogs. When it was raining, we couldn’t let the cats in and out of the catio. It was so crowded in the house, and we have a lot of “catified” spaces. But I popularized the catio, so of course I’m a huge fan. You’ll see these arguments on cat forums,

declawing and indoor versus outdoors. I think declawing is recognized as a bad thing, but the outdoor cat debate rages on. The best thing I can do for indoor cats is come up with a solution. A catio is an enclosed space outdoors, which gives cats access to all the good things without putting them in danger.

Perfect Fence is another solution — you can fence in your whole yard. If you have coyotes, you can’t expect it to save the day, so you still have to keep an eye on them. Like all “catification” solutions, you can always catify. Some people get really creative and elaborate, but a catio can also simply be chicken wire and wood — it doesn’t have to be a big fancy thing.

Besides reducing overpopulation, which is at crisis levels, what are some other benefits of spaying and neutering your cats?

Not spaying triples the chances of ovarian cancer in females; if you don’t neuter males they will fight and get diseases, roam, get hit by cars, and they will bust out of your house. They’ll be marking and fighting, so there’s nothing more important than spaying and neutering. It’s all of our responsibility to spay and neuter, to expand that circle of compassion. If you love the cat in your lap, you should love the cat under your car and their whole colony — care for them by becoming a community cat feeder, or support the groups that do. Adopt, don’t go to breeders, but only after you cross the fence that says, I love them all and not just mine. I’ve been in animal welfare for 25 years and we are in such a better place than we were when I started. It’s an encouraging time.

You promote helping feral cats with The Jackson Galaxy Project, and “trap, neuter, release,” or TNR, has been featured on *My Cat from Hell* — how can people find out more about volunteering in their communities?

Finding groups that do TNR is easy — go to your local shelter, search “feral” or “community cats” on social media, or put “SF feral cats” in your search engine. Alley Cat Allies (alleycat.org) has the Feral Friends Network. There is a growing community advocating for community colonies. Educate yourself. It’s a misconception that people don’t like ferals or that they see them as pests. I think inherently people are compassionate.

Email: susan@marinatimes.com




Opportunities for Small Business Enterprises

SFO is soliciting Proposals for two Food and Beverage Kiosk Leases, Small Business Enterprise Set-Asides.

Visit flysfo.com/kiosklease for details.

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Summer family challenge

BY LIZ FARRELL

SUMMER IS ALMOST HERE, AND although those summer camps have been booked for months, there may be a little time yet to fill. My family loves a summer family challenge, and this year's is focused on getting to know our city better. My kids know the area around their school, our home, and their practice fields, but I want them to know and feel comfortable exploring every part of the city. I am hoping this will be a great way to connect as a family, and a fun way to have an adventure — plus anytime away from a screen is sure to be time well spent for all. Here are some ideas for a summer family challenge:

GET OUT AND PLAY

We are fortunate to live in a city with more than 200 parks and public spaces. San Francisco also has the unique distinction of being the only city in the United States where every resident is within a 10-minute walk to a park or open space. Topping our list this summer is **McLaren Park** in the southwestern part of the city. It is a bit of a drive but well worth it. There are hiking paths and trails with great views, a pump track bike park, and soon to be home to two amazing playgrounds. It is the third largest park in San Francisco behind Golden Gate Park and the Presidio. Who knew?

Another hidden gem especially for older children in the Castro **Seward Mini Park** are the two long concrete slides. Bring

your own cardboard and your sense of adventure. These slides are fast, fun, and not for the faint of heart. Also, what should be on every family bucket list is the **Helen Diller Civic Center Playground** with a Bi-Rite cafe next door serving their famous soft serve ice cream (415-831-2700, sfrecpark.org).

EXPAND YOUR HORIZONS

Another way to explore our city is through its museums and libraries. A day spent at the **Exploratorium** or the **Academy of Sciences** is definitely a day well spent. No matter how many times we visit we always discover something new (415-528-4444, exploratorium.edu; 415-379-8000, calacademy.org).

If you are looking for something a little more hands-on, consider the **Children's Creativity Museum** in Yerba Buena Park, which specializes in participatory exhibits. The animation studio and music lab is always a hit. Another super interactive option is the newly renovated **Randall Museum**. It is a little off the beaten path in Corona Heights, but it has something for everyone (415-820-3320, creativity.org; 415-554-9600, randallmuseum.org).

Summer Stride is the **San Francisco Library's** summer reading program. It starts June 1 and will have more than 1,000 free events across the city to encourage STEM (science, technology, engineering, and math) and reading. The program usually includes incentives for kids to read. Checking out different libraries is a great



Explore your own backyard this summer. PHOTO: FEUERS

way to explore different parts of the city. The main library is directly across from the Civic Center Playground (mentioned above), so it could be all tied into a great day downtown (415-557-4400, sfpl.org).

TRANSIT TAKEOVER

What better way to discover your city than by swapping out your car for **Muni**, **BART**, or even a **cable car**, and see where it takes you. This is on our summer challenge for two reasons. For my older children, I want them to be able to navigate a city using public transportation — a great life skill that can come in handy anywhere — and they are seeking more independence, so I want them to be able to take Muni certain places from our home. For my younger son, because public transportation is not something we use very often, it is still a thrill. He loves keeping track of where we are going and pulling the signal cord when it is time to get off. Many of our parks, libraries, and museums are located near public transportation, so it is an easy way to combine all three summer chal-

lenges. Riding a cable car is a great way to play tourist in your own city. There is nothing like a ride on one of these iconic cars to make you realize and appreciate all that is great about our city (415-701-2311, sfmta.com; 510-464-7134, bart.gov).

We are facing a lot of tough problems in our city right now, which can seem daunting, so sometimes it takes a little reminder of all that is good here. This may be a view from McLaren park, a new discovery at the Randall Museum, or even a warm smile from a Muni driver who helps you navigate your next destination. As you travel other places this summer, don't forget to spend a little time exploring our city and reminding yourself why it truly is the greatest place to live.

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 healthful conversations around social media and technology. Email: liz@marinatimes.com



Starting June 15, we're extending the L Owl service:

Embarcadero from the Ferry Building to Fisherman's Wharf.

The Muni Owl Network provides morning service every 30 minutes between 1 a.m. to 5 a.m.

SFMTA.com/Owl



The Marina Times Real Estate Market Report: April 2019

By Alain Pinel Realtors

SINGLE FAMILY HOME SALES

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	3019 Broderick Street 1630 Greenwich Street	3BR/2BA 4BR/3+BA	\$2,209,500 \$4,796,000	Above Above	69 31
Lake St. (no sales)					
Laurel Heights (no sales)					
Lone Mountain (no sales)					
Marina	278 Mallorca Way 341 Avila Street 112 Mallorca Way	3BR/2+BA 5BR/3BA 5BR/4+BA	\$2,750,000 \$3,000,000 \$4,845,000	Above Below Below	1 70 73
Nob Hill (no sales)					
North Beach (no sales)					
Pacific Heights	2832 Sacramento Street 2277 Green Street 2457 Scott Street 2740 Divisadero Street 2714 Pacific Avenue 2324 Pacific Avenue 3001 Pacific Avenue 2900 Vallejo Street	4BR/3+BA 4BR/4+BA 6BR/6+BA 5BR/4BA 4BR/4+BA 8BR/8+BA 8BR/6+BA 6BR/8+BA	\$5,500,000 \$5,800,000 \$6,200,000 \$9,250,000 \$11,900,000 \$14,000,000 \$15,850,000 \$27,000,000	Above At Below Below Above Below Below Below	13 0 61 59 3 0 180 46
Presidio Heights (no sales)	3367 Washington Street 10 Presidio Terrace	5BR/4+BA 5BR/4BA	\$8,000,000 \$9,000,000	Below At	60 13
Russian Hill	22 Moore Place	3BR/3BA	\$4,400,000	Above	7
Sea Cliff	135 Sea Cliff Avenue	3BR/3BA	\$4,400,000	Above	12
Telegraph Hill (no sales)					

CONDOS

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	2912 Steiner Street 2914 Fillmore Street 2746 Gough Street #1	2BR/1BA 3BR/1+BA 3BR/2BA	\$960,000 \$1,500,000 \$2,010,000	Above Above Above	114 34 75
Lake St.	26 15th Avenue 1021 Lake Street 454 Lake Street 163 12th Avenue 1643 Lake Street 135 12th Avenue	2BR/1BA 3BR/2BA 2BR/1BA 2BR/1BA 2BR/2BA 3BR/2BA	\$997,500 \$1,200,000 \$1,410,000 \$1,472,000 \$1,550,000 \$1,900,000	Below Above Above Above At Above	165 26 27 13 0 3
Laurel Heights	89 Iris Avenue 324 Arguello Boulevard 68 Parker Street	1BR/1BA 2BR/1BA 3BR/2+BA	\$949,000 \$1,400,000 \$2,625,000	Above Above Above	15 13 12
Lone Mountain (no sales)					
Marina	3835 Scott Street #104 1921 Jefferson Street #101 3532 Divisadero Street 3729 Divisadero Street 1756 North Point	1BR/1BA 2BR/2BA 2BR/1+BA 3BR/2/BA 3BR/3BA	\$782,750 \$1,150,000 \$2,200,000 \$2,200,000 \$2,600,000	Above Above Above At Above	13 6 14 0 68
Nob Hill	1155 Leavenworth St. #20 1630 Clay Street #5 10 Miller Place #902 1650 Jackson Street #901 1440 Broadway #201 1720 Clay Street #13 1788 Clay Street #407 1520 Clay Street 1788 Clay Street #701 939 Jackson Street #101 1333 Jones Street #501 1725 Washington Street #4 1524 Larkin Street 10 Miller Place #1702 1042 Jackson Street 901 Powell Street #10 1340 Clay Street #401 1045 Mason Street #202 1442 Jackson Street	1BR/1BA 1BR/1BA 0BR/1BA 1BR/1BA 1BR/1BA 1BR/1BA 1BR/1BA 2BR/1BA 1BR/2BA 2BR/2BA 2BR/2BA 1BR/2BA 2BR/2BA 2BR/2BA 2BR/2BA 4BR/3BA 3BR/2BA 3BR/2+BA 2BR/2+BA 3BR/2+BA	\$690,000 \$730,000 \$795,000 \$850,000 \$858,000 \$860,000 \$975,000 \$1,015,000 \$1,035,000 \$1,212,000 \$1,278,000 \$1,278,000 \$1,300,000 \$1,579,000 \$1,595,000 \$1,700,000 \$2,023,725 \$2,300,000 \$2,700,000	Above Below Above Below Above Above Above Above Above Above Above Below Above Above Above At Below Above Below Below Below	21 178 29 56 17 23 32 14 16 21 192 16 55 19 66 65 209 40 19
North Beach	530 Chestnut Street #C201 530 Chestnut Street #103	2BR/2BA 2BR/2BA	\$1,256,000 \$1,300,000	Above Above	12 29
Pacific Heights	3042 California Street #A 2010 Broderick Street #2 2211 California Street #407 1998 Broadway #702 1998 Broadway St. #1602 2299 Sacramento Street #2 2295 Vallejo Street #105 2200 Sacramento St. #705 2578 California Street 2205 Sacramento St. #304 2139 Green Street #B 1790 Vallejo Street #1 1790 Vallejo Street #2 2425 Divisadero Street 2121 Webster Street TH#4 2200 Pacific Avenue #A	1BR/1BA 1BR/1BA 1BR/1BA 1BR/1BA 1BR/1BA 2BR/1+BA 1BR/1BA 1BR/1BA 2BR/2BA 2BR/1+BA 2BR/2+BA 3BR/2BA 2BR/2BA 2BR/2BA 4BR/3BA 3BR/3BA 4BR/2BA	\$750,000 \$775,000 \$779,000 \$870,000 \$875,000 \$969,000 \$1,050,000 \$1,300,000 \$1,575,000 \$1,715,000 \$1,720,000 \$2,450,000 \$2,650,000 \$2,775,000 \$3,890,000 \$4,110,000	Above At At Above At At Above Below Above Above Below At At Below Below Above Above	18 0 69 63 175 47 34 33 42 47 32 21 21 22 0 12
Presidio Heights	360 Locust Street #2 3565 Sacramento Street	2BR/1BA 3BR/2BA	\$1,000,000 \$2,340,000	Above Above	6 13
Russian Hill	1450 Greenwich St. #104 837-A Union Street 1725 Hyde Street #7 1806 Leavenworth Street 1725 Hyde Street #5 1050 North Point St. #501 972 Union Street 44 Macondray Lane #5E 2061 Larkin Street 757 North Point Street #2 999 Green Street #2601	0BR/1BA 1BR/1+BA 1BR/1BA 2BR/1BA 2BR/2BA 2BR/2BA 3BR/1+BA 2BR/2BA 2BR/2BA 2BR/2BA 2BR/2BA 2BR/2BA	\$378,228 \$750,250 \$785,000 \$1,100,000 \$1,200,000 \$1,400,000 \$1,449,000 \$1,700,000 \$1,770,000 \$1,810,000 \$2,600,000	At Above Above Above Above Below At Below Below Above Above	140 16 35 6 28 41 24 27 12 3 11
Sea Cliff (no sales)					
Telegraph Hill	434 Vallejo Street 483 Vallejo Street 426 Greenwich Street 9 Kenneth Rexroth Place 1817 Stockton Street	1BR/1BA 1BR/1BA 1BR/1BA 2BR/2BA 3BR/1+BA	\$425,000 \$740,000 \$905,000 \$1,280,000 \$1,380,000	Above Above Below Above Above	11 13 133 28 31

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, Manager, Alain Pinel. Real Estate, 1880 Lombard Street, 415.321.4274, jcostello@apr.com. www.apr.com

Real Estate Reporter :: Lawmaker interview

Scott Wiener explains why you're wrong about SB 50

BY JOHN ZIPPERER

STATE SENATOR SCOTT WIENER stirred up a hornets' nest last year when he pushed a bill to allow greater density of housing around transit points across the state. That bill died early in committee, but it was reborn in the current legislative session as SB 50, and this time Wiener had momentum as he adjusted the bill to deal with concerns about displacement and workforce housing. SB 50 was doing well in the legislative chambers until May, when Appropriations Committee Chair Senator Anthony Portantino put a hold on the bill until the 2020 session. Wiener said he'll keep pushing for the legislation in this and the next legislative session.

At the end of April, Senator Wiener discussed SB 50 at a Commonwealth Club program with my cohort Michelle Meow and me.

Let's just understand what it is you're proposing.

You look at the magnitude of the problem in California, it's easy to become demoralized, which we shouldn't, because we know how to solve it — over time, nothing happens overnight.

There have been several analyses done about the housing shortage in California. We are short 3.5 million homes in California. In context, the other 49 states combined have a housing deficit of 3.5 million homes. We rank 49 out of 50 states in homes per capita. The only other state that's lower is Utah, which has very large household sizes, so they need fewer homes.

In California, back in the 1960s, when we were a state of 15 million people, we built 250,000 to 320,000 homes per year. We're now a state of 40 million people, and we're building 80,000 to 100,000 homes per year. The reason is that the policy structure for building housing in California was created in the 1960s and 1970s, when the state was dramatically smaller. We sort of decided [to] de-prioritize housing production. We started putting approval layers in place, making it very hard to approve housing. We did it by some interpretations of CEQA, the California Environmental Quality Act, making it really easy for people to oppose and block housing. Cities did it by putting really lengthy approval processes in place, where it could take 2, 3, 4, 5, 10 years to approve housing, including low-income housing.

And we did it by zoning. Zoning is basically what housing is legal or illegal to build. We used to build apartment buildings all over California, all over San Francisco, all over the Bay Area. Everywhere, you'd see apartment buildings. Then in the '60s, the '70s, and into the '80s, all through California we started banning apartment buildings. We did that through what we call single-family home zoning, a technical way of saying that it is illegal to build any kind of housing except single-family homes. We're to the point where on 80 percent of the residentially zoned land in California you can only build single-family homes.

In San Francisco, 70 percent of the land is zoned only for single-family or two units.

SB 50 is designed to address that problem. The bill says if you are near quality public transportation or in a jobs-rich area, you can't ban apartment buildings. You have to allow some level of density. By "apartment buildings," it's not just market-rate; it's also affordable housing for low-income people. If you say only single-family homes, you are banning affordable housing, because no one builds affordable housing as single-family homes, so you're effectively banning poor people from your community.

So SB 50 will allow small to midsized apartment buildings near jobs, near transit; it has an affordability requirement in it; depending on the size of the project, it's somewhere between 15 and 25 percent affordability. If the local affordability [requirements are] higher, then that applies. Local design standards apply. Local demolition protections apply. A lot of local rules will still apply. And the bill has very strong tenant protections in it.

[Some] folks have been concerned [that] this bill would attract high skill level workers, those who would earn a whole lot more and drive up costs of living. You can hear their fears about building these apartments and bringing in new residents will "drive me out."

I don't blame them for having that fear, because there has been so much gentrification and displacement all over. Frankly, that gentrification and displacement started in the years and years in which we weren't building much housing at all; it's only very recently that we've really ramped up housing production.

It's not the construction of new housing that drives displacement; it's scarcity of housing — so housing costs explode, landlords have an incentive to push people out and get higher-income people in, which is why it's so important to have tenant protections.

The goal of SB 50 is to add new housing, not to replace existing residents.

Some people say this is all about real estate developers and they all benefit.

Yeah, we do hear this narrative, that this is just about benefiting developers. Honestly — no offense to developers — but I could [not] care less if developers are making money or not. What I care about is making sure that someone is building housing for people to live in.

If you go around and all those people who say that to you, you should ask everyone of them, "Who built your house or apartment? Did Dad or Mom go out with their toolbox and build it?" A developer built that. Maybe a developer built it in 1920, or 1970, or in 2017, but I can guarantee that for every person who says that to you, they are living in an apartment or home that a developer built. And that developer — guess what? — made money.

Real estate news tips?

Email: john@marinatimes.com



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