



## Arrivals and departures

The Tablehopper welcomes the new Northpoint Bar & Restaurant to Fisherman's Wharf. p. 8  
Michael Snyder says farewell to Anton Yelchin, whose life is detailed in the new 'Love, Antosha.' p.11



## More online

Our Coastal Commuter examines the legacy of the Anon Salon, our Weekend Traveler heads to El Dorado County. [marinatimes.com](http://marinatimes.com)

MARINATIMES.COM :: CELEBRATING OUR 35TH YEAR :: VOLUME 35 :: ISSUE 08 :: AUGUST 2019



Perry's is breaking out the wine and celebrating its first half-century. From left to right: Dwight Clark, Willie Brown, Herb Caen, and Huey Lewis in this vintage photo. PHOTO: COURTESY PERRY'S UNION STREET

## Perry's celebrates 50 fabulous years

BY JULIE MITCHELL

LIKE ANY CITY, SAN FRANCISCO is full of landmarks and traditions. The Golden Gate Bridge, Coit Tower, the Transamerica Pyramid, and even newcomer Salesforce Tower, are all icons that residents and tourists alike associate with our city.

Even the famous fog, love it or hate it, has its own moniker: Karl the Fog. And the city has always been full of notable personalities, from politicians like Willie Brown and Nancy Pelosi to columnists like Herb Caen and sports greats like Joe Montana.

But, like any city, times change, and people and landmarks move on.

Just this year Jardinière, a San Francisco fine-dining destination, shut its doors, and beloved columnist Leah Garchick gave up her column in the *San Francisco Chronicle*. One San Francisco institution, though is not only still here, but Perry's on Union Street will celebrate its

*PERRY'S, continued on 9*

## REYNOLDS RAP

### Dignity through accountability

#### Austin's Community First Village knows the homeless aren't helpless

BY SUSAN DYER REYNOLDS

IT'S 98 DEGREES ON A JUNE DAY IN AUSTIN, TEX., but the humidity makes it a balmy 118. I'm sitting on a shaded bench waiting for Alan Graham, founder of Community First Village, a 51-acre master planned development in the northeast part of the city providing housing and support for people who have struggled with chronic homelessness. The successful program is quickly becoming a model for the nation.

A former real estate investor and developer, Graham's journey began when he volunteered at his church handing out bagged lunches to the homeless and realized that being mobile could increase the number of meals served. He bought a green minivan, which turned into a fleet of food trucks. That led to his first nonprofit, Mobile Loaves and Fishes, which has served more than 5.5 million meals since 1998. As Graham got to know the people he was helping, he saw the biggest thing lacking in their lives besides a home was community. He also realized

*REYNOLDS RAP, continued on 4*

## NEWS BRIEFS

### Street tacos and gig workers on the street

#### Northside news roundup

BY JOHN ZIPPERER

#### NEIGHBORS UPSET BY LATE-NIGHT TACO TIME

Marco Mejia saw a perfect opportunity: Late-night patrons coming out of bars around Union and Buchanan Streets. They're a bit drunk, quite a bit hungry. His solution of parking a taco truck at that intersection made logical — and business — sense, but it has upset some locals who don't want the noise and other disruptions of his customers.

Those complaints came out in the open this summer in response to an application to permit the Street Meet taco truck to operate in that area. Locals worried about noise, garbage, and misbehavior filed more than 80 complaints to the Department of Public Works, according to ABC7 News.

ABC7 also quoted Mejia's explanation for his inspiration: "There are a lot of bars down there, so all the drunk people coming out of the bars. . . . They come out really drunk and they eat some food and they'll be feeling better."

*NEWS BRIEFS continued on 2*

## NOT TO MISS



Paul Simon headlines Outside Lands this year. PHOTO: COURTESY JESSICA GILBERT/LEGACY RECORDINGS

### Summer fun in the city: August events

THERE'S AN ILL-CONCEIVED notion that nothing happens in the city during the summer because everyone is on vacation. Even if that were true, there are still others coming to visit San Francisco, in spite of all the bad press of late, and they're doing more

than just walking across the bridge. The truth is, there's never a shortage of things happening in the city, so as the summer winds down and the kids head back to school, take some time to enjoy these last few days of summer, with plenty still happening outdoors.

Here is just a sampling of this month's events:

#### FOR MUSIC LOVERS

"Free" and "outdoors" are two words that fit together nicely, so head out to **Stern Grove** for the final two concerts of the season: first, the post-punk icon **The Psychedelic Furs** and folk-rock **James**; then, the ever-popular, jazzy-swingy **Pink Martini** and local global swing of **Bario Manouche** (*Sunday, Aug. 4 and Aug. 11; sterngrove.org*). . . . In between the two, head down to Union Square for some American roots and folk tunes by **Moonalice** (*Wednesday, Aug. 7; unionsquarelive.org*). There's music there throughout the month on Wednesdays and Sundays from Hawaiian to chamber to blues. . . . SFJazz is one of the city's best musical assets and never disappoints with programming — the **Preservation Hall Jazz Band** (*Thursday-Sunday, Aug. 8-11; sfjazz.org*) performs two dance floor shows for five days with special guests. . . . **Outside Lands** (*Friday-Sunday, Aug. 9-11; sfoutsidelands.com*) lands again in Golden Gate Park always with an impressive lineup;

*NOT TO MISS, continued on 6*



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Your Lyft or Uber drivers might become better-paid employees if legislation continues its march through Sacramento. PHOTO: WWW.DISTEL.CO

News Briefs

continued from cover

Meija says the truck will only operate three days a week. The permit application has the time spread over six days because the 10 p.m.–2 a.m. time frame spans midnight.

A public hearing on the matter is expected to take place in the near future. The Union Street Association had scheduled a meeting to discuss this issue shortly after our August deadline. Look for updates in future issues of the *Marina Times*.

GIG ECONOMY TARGETED

At the heart of San Francisco's tremendous and controversial growth over the past decade has been tech-fueled companies that rely on cheap and on-demand employees to do much of the work — the so-called gig economy. Depending who you talk to, it either makes it easier to get around the city by hopping on a scooter or hailing a ride via Lyft or Uber, or it makes it impossible to get around the city because the sidewalks are now cluttered with abandoned scooters and the streets are filled with out-of-town drivers circling high-traffic areas hoping to pick up customers. With the 4–1 passage out of the state senate's Labor, Public Employment and Retirement Committee in July of Assembly Bill 5, California could be moving toward forcing the gig economy companies to redefine their drivers and similar workers as employees, with potentially major implications for the workers' income and benefits and the companies' expenses.

Organized protests took place in July in support of the bill. In an advertisement in the *San Francisco Chronicle*, drivers representing an effort to unionize gig workers demanded a seat at the table in negotiations over AB 5, a bill that would restrict the ability of companies to categorize workers such as rideshare drivers as independent contractors. "It's time for Uber and Lyft to do right by us," Linda Valdivia of the Mobile Workers Alliance and Rebecca Stack-Martinez of Gig Workers Rising state in the ad. "That means extending all drivers the living wages and basic workplace protections we deserve. It also means an end to put-

ting the cost and the risk of doing your business on us."

There were also organized protests in opposition to the bill. The *Los Angeles Times* reported that Uber and Lyft paid some of their drivers up to \$100 to attend an anti-AB 5 rally in Sacramento on July 9. The Vice news service called AB 5 the bill that "could destroy Uber's unsustainable business model," and with AB 5 having already passed the Assembly, the companies are clearly very worried it will get the okay in the Senate, too, and then head to Gov. Gavin Newsom, who has so far not spoken out on the bill.

CRIME UPDATE

The auto burglary scourge continues. From Jan. 1 through July 14, there were 2,791 auto burglaries on the Northside, according to Northern Station. For the same time period last year, there were 2,786. Also up were general burglaries (508 in 2019, compared to 466 in 2018), but robberies were down to 180 from 192.

Responding to concern over recent break-ins along Union Street, Northern Station's Captain Joe Engler recently informed local businesses that his officers have increased their presence on the streets, including putting uniforms on usually undercover officers.

FACTS & FIGURES

**\$1,200:** monthly rent for a bunk bed in a dormitory-style setting at PodShare's San Francisco housing . . . **\$628.5 million:** amount of a bond for earthquake safety and emergency response, which will be on the March 2020 ballot . . . **\$9.8 million:** increase in the city budget over two years for income support for low-income city residents . . . **\$15 million:** amount the city plans to spend over 10 years to fully fund the free enrollment program for City College . . . **2040:** year that San Francisco would have 100 percent emission-free transportation, according to legislation recently introduced to the Board of Supervisors . . . **81 out of 100:** score given to a popular bagel shop by the San Francisco Department of Health; nonetheless, the restaurant was forced to close until it dealt with its "severe rat infestation."

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## Reynolds Rap

continued from cover

that for less than \$5,000 he could buy a used RV, so he bought several and began dreaming of building an enormous RV park that would not only provide housing but also an extended family support system. His dream became a reality three and a half years ago with phase one of Community First Village, which provided RV and micro housing to 170 formerly chronically homeless residents. In the fall of 2018 they broke ground on phase two, which includes an additional 24 acres, 310 housing units (including the nation's second 3D-printed tiny home), a 20,000-square-foot medical facility, and more room for organic farming. Set to open in February 2020, phase two will bring the total number of people housed to 500, roughly 40 percent of Austin's homeless population — and it's all privately funded.



Clockwise from left: The street signs at Community First Village are all about the positive; Tiny Town neighbors relax while testing their ribs recipe for a community barbecue competition; Community First Village founder Alan Graham practices what he preaches. PHOTOS: SUSAN DYER REYNOLDS

### A DIGNIFIED INCOME AND ACCOUNTABILITY

A golf cart pulls up, driven by a man with a neatly trimmed silver beard. He's wearing a baseball cap and khaki shirt emblazoned with the Mobile Loaves and Fishes logo, and a silver crucifix pendant around his neck. "I'm Alan Graham," he says, tipping his sunglasses. "Hop in."

He's holding a report titled, "San Francisco's Homeless Crisis: How Policy Reforms and Private Charities Can Move More People to Self-Sufficiency." I ask where he got it. "Someone from up where you live," he says in his Texas drawl. "I get this stuff from people in the Bay Area all the time." I ask him if anyone from the Bay Area has visited. "We get 'em, sure," he says. "The problem is politicians are afraid to let go of something they think they own. It's about innovation and the government isn't very innovative. On the federal level, [the Department of Housing and Urban Development] is all about 'housing first,' but can you imagine a tech company leaning on just one solution? Housing is a piece of the puzzle, but it's not going to get a city like San Francisco out of this. That \$12.5 billion they say it will take? That's not going to get them out of it, either. It's a human issue; it's about the government admitting they can't do this — money and housing alone won't solve homelessness, but community will."

As we zip along the grounds, Graham points out the various parts of the village, including a medical clinic, an addiction treatment center, a barber-shop and salon, and a dog park. "We love animals here," he says. Early on they partnered with Austin's famed Alamo Drafthouse to build the Community Cinema and Amphitheater, which hosts free movies all year for anyone who wants to attend. "This is one of the ways

around, Community First has a retention rate of around 86 percent.

"We have three rules here: You must pay rent. You must obey criminal laws. And be mindful you live in a community — if your dog poos in the yard, you must pick it up. You see how clean and orderly it is? If you want to live like a pig, go live in the woods."

The reason people don't pay their rent usually has to do with drug or alcohol addiction. While Community First makes treatment options readily available, sobriety isn't required. "What we are doing is harm reduction. We've done four studies, and there's an 80 percent drop in drugs and a 60 percent drop in alcohol when people come here. To us that's a tremendous victory. If you're the only victim, and you want to trash your body, you can do it 'til the cows come home. But if your use spills into the community, we will get involved. We don't want your dealers here. We will stop that. If you're stealing from me to feed your habit, we're gonna have a problem. If you don't make it to work and pay your rent, you're gone."

### AIRBNB MEETS TINY TOWN

Near the entrance we stop at a row of trailers and tiny homes called the Community Inn, where people can make reservations for a stay via Airbnb. "They're always booked," Graham says proudly. "Sometimes folks come to experience what we're doing here and sometimes they have no idea where they are." Visitors range from attendees of Austin's renowned South by Southwest festival to those wanting a weekend getaway, and some are so transformed by the experience they become "missionals" — people who aren't homeless but choose to rent a micro home or RV and become part of the community. Current missionals range from retired attorneys to tech executives who commute daily from the village to work.

We cruise through the micro home area, known as Tiny Town, where each unit is connected to single occupancy showers and restrooms as well as outdoor kitchens with barbecues. Homes

rent for \$225 to \$375 per month (air conditioning is an additional \$35). The smoky, luscious aroma of Texas barbecue wafts through the air as we pull up to a home where three men are sitting on the porch. "Hey Butch, whatcha cooking?" Graham asks. "Ribs," Butch says through a big grin. "You need to come by later and have some, Alan." Graham rubs his beard thoughtfully. "We need to have a barbecue competition," he says, but the neighbors are way ahead of him. "Already happenin' on Aug. 7..." An impromptu brainstorming about categories begins ("You gotta have ribs, brisket, and chicken," Butch says, while Graham and the others pull for pulled pork). "Come by the office tomorrow," Graham says. "I'll buy the trophies."

### PRACTICE WHAT YOU PREACH

It's apparent the neighbors know Graham well and the connections run deep. I ask if he's at the village every day, as we arrive at a charming navy blue micro home with cream-hued shutters. "I'd say so," he says, inviting me up the steps. "I live here." The porch, dotted with pink and red flowers and shiny green foliage, leads to 399 perfectly appointed square feet that makes me wonder why anyone needs more. Graham and his wife Tricia obviously agree — it's a significant downsizing from the 3,000-square-foot home in Westlake Hills where they raised five kids and resided for 35 years.

As he shows me around, Graham reflects on a meeting he attended at Austin's City Hall the night before. "They overturned three ordinances that criminalized homelessness and approved a new 100-bed shelter. The community was mostly for it, and I think our fingerprints are on this. We're showing what can be done when a city, a community, comes together. The problem is always NIMBY. In San Francisco, they vote the most liberal agenda on the planet, but when it comes to welcoming the broken and battered into their neighborhood it's 'Oh no! It's one mile from an elementary school and that's far too close.' The progressives have become the elitists." I ask if there are differences in the populations at Community First versus San Francisco. He shakes his head no. "We serve the chronically homeless — like

REYNOLDS RAP, continued on 5

**"We have three rules here: You must pay rent. You must obey criminal laws. And be mindful you live in a community. ... If you want to live like a pig, go live in the woods."**

our Community First neighbors earn a dignified income," Graham says. "They work in the Community Grille making food, they serve concessions, and they earn 40 percent of the sales."

One of the many things that sets Community First Village apart from the traditional homeless shelter model is residents can stay as long as they want, but they must pay rent, which covers roughly 40 percent of the \$6 million budget. "If our neighbors miss rent, they're asked to leave, but it doesn't happen very often," Graham explains. While he doesn't like to throw numbers





## Reynolds Rap

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the Tenderloin in San Francisco — and they're redeemable. I believe 80 percent of the folks in the [Tenderloin] are redeemable. Then you've got the drug addicts and the severely mentally ill. We've got people off the rails in a giant way, and they need a different level of care. I know that reality — my mother was profoundly mentally ill, and I had to institutionalize her when I was 18. That has to be an option."

### FARMERS, ARTISTS, AND AUTO MECHANICS

Back in the golf cart, we cruise by the farm where we see a herd of goats ("Neighbors make soap, and soon we'll be certified for milk") and the beehives ("We had the honey tested and a good amount of the pollen came from Cannabis plant"). Free-range chickens produce dozens of eggs per week; there are hundreds of fruit and nut trees, an acre of organic vegetables, and a tropical geodome. Farming is another job source for neighbors, Graham says, and the entire village can have as much food as they want.

At the Community Market, Graham proudly shows off the crafts and artwork for sale created by neighbors like Robert Maresh. "He's a gifted artist," Graham says as Maresh shows me one of his paintings, a stunning swirl of blues and greens woven into images of a shaman, cacti, and horses.

Next we visit the pottery studio where we meet Ute as she works on diminutive,

incredibly detailed pieces for a chess set someone commissioned her to make out of clay. Originally from Germany, Ute says she and her husband, Michael, were homeless for 10 years due to a string of bad luck and lost jobs. "Mobile Loaves had a trailer as an art studio and we would go there and paint. They would take us to church markets on weekends so we could sell our art and make money. We've been living here at the village since 2017. We work, we have a home — we feel secure, and that's so important. ..."

When we reach Community First Car Care, Graham notes Toyota approached him and offered to set up the shop and train neighbors to provide oil changes, inspections, and auto detailing. Nearby Goodness Press offers screen-printing services to individuals, volunteer groups, and businesses. At the blacksmithing shop, I ask if people bring their horses for shoes. Graham breaks into a belly laugh. "You really are a city girl," he teases. "They make art objects and iron gates . . . things of that nature."

As the afternoon winds down, a welcome breeze blows through the trees.



Artist Robert Maresh shows one of his paintings, for sale in the Community Market. PHOTO: SUSAN DYER REYNOLDS

They make the food for movie nights, but have been expanding: the wholesale bakery is taking orders from outside, including homemade brioche buns and birthday cakes, and they recently catered a \$100-a-head party. "There's a pride that happens when neighbors see the happiness from a client who isn't expecting such good food to come from the formerly homeless," Keaton says. His dad nods. "Everyone thinks the homeless are helpless; that they're the dumbest population, but I tell people that in an Armageddon you better make friends with them cuz

they know how to get things done, not the rich people living in condos."

Combined, Community Works micro enterprises have produced \$1.1 million of dignified income for neighbors in the Community First economy. The programs also enable volunteers to serve alongside residents, helping them build new skills while forging enduring relationships.

To get to that level of success, however, stability is critical — starting with a roof over your head. As we pass a brand-new mobile home, I ask Graham if it's possible to build housing in an expensive place like the Bay Area without spending six figures per unit. "This model comes delivered for \$36K," he says. "Fully furnished, it'll rent for \$430 plus electric and propane. A 320-square-foot RV is \$410. You've got to be creative." Graham, who takes no money from city, state, or federal governments, believes politicians are not equipped to solve the homeless crisis. "For them it's all financial, but it needs to go from the transactional to the relational. Profound, catastrophic loss of family is the number-one cause of homelessness ... everything else is a result of those past traumas, and the loneliness and desperation that settles in. The money is there in San Francisco times a billion compared to Austin, but not the vision or the passion or the focus. At the end of the night, we all need to be tucked in by another human. When the people with the money get that, they'll get it in a big way."

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## Phase two will bring the total number of people housed to 500, roughly 40 percent of Austin's homeless population — and it's all privately funded.

We stop at the center of culinary operations, run by Graham's son, Keaton, who has a degree in petroleum engineering from the University of Texas but says he always had an affinity for cooking.

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Oysterfest at Waterbar benefits the Surfrider Foundation. PHOTO: FACEBOOK.COM/WATERBARSF

### Not to Miss

continued from cover

headliners this year include Paul Simon, Childish Gambino, Twenty One Pilots, and many others, including over a dozen comedians. Here's good music for good: Grammy Award-winning singer-songwriter **Jason Mraz** performs a benefit concert for the homeless advocacy group Harmonic Humanity at The Fillmore (Saturday, Aug. 17; [thefillmore.com](http://thefillmore.com)). ... Missing opera? You won't want to miss the graduates of the esteemed Mero-la summer program perform a variety of arias and ensembles at the **Mero-la Grand Finale** (Saturday, Aug. 17; [merola.org](http://merola.org))

### FOR SCIENCE NERDS

If you didn't make it over to the Presidio last month for the Stargazing Party, here are two more opportunities to view the summer starlit skies, provided they are fog-free, of course: the **City Star Party at Point Lobos** (Thursday, Aug. 8; [sfaa-astronomy.org](http://sfaa-astronomy.org)) and the **Perseids Meteor Shower** (Sunday-Tuesday, Aug. 11-13; [earthsky.org](http://earthsky.org)). The Perseids leave consistent trains and are best viewed in the northern sky from midnight to dawn, when they peak.

There's also still time to take in "100 Days of Summer" at the Exploratorium for special programming and interactive exhibits, and while you're there, explore your identity and what makes you you in "Self Made: Exploring You in a World of We" (daily through Sept. 2; [exploratorium.edu](http://exploratorium.edu)). ... For more on identity, head over to the California Academy of Sciences for "Skin: Living Armor, Evolving Identity," where you can learn about how skin forms a living interface between organisms and their environment (daily; [calacademy.org](http://calacademy.org)).

### EPICURIAN DELIGHTS

Can you believe Green's in Fort Mason is celebrating its 40th anniversary? If you've taken it for granted or haven't visited at all, tucked away in Fort Mason with its incredible bridge view, get thee hence for its **Acclaimed Chef Dinner Series** (monthly through December) featuring a four-course meal prepared by a local acclaimed chef — this month it's the legendary Alice Waters, so we know you won't want to miss that (Monday, Aug. 5; [greensrestaurant.com](http://greensrestaurant.com)).

The eating and drinking extravaganza **Eat Drink SF** has left the Fort Mason venue this year, so you'll have to head across town to Dogpatch and the gigantic space at The Midway (Saturday, Aug. 24; [eatdrink-sf.com](http://eatdrink-sf.com)). ... Oyster lovers unite: **Oysterfest** at Waterbar benefits the Surfrider Foundation and includes more than just oysters, like other tasty bites and hors d'oeuvres, wine and craft beers, music and games, and more (Sun-

day, Aug. 25; [waterbarsf.com](http://waterbarsf.com)). ... For some wine-tasting in our own backyard, check out the Presidio Cafe, where sommelier and certified wine educator Michael Perry has been conducting **wine seminars** for years, generally on the fourth Tuesday of each month. Join him this month for **ABC: Anything But Cabernet/Chardonnay** (Tuesday, Aug. 27; [presidio.gov](http://presidio.gov)).

### BROADWAY TO WATERLOO

Life is a cabaret at the San Francisco Playhouse's production of the Tony Award-winning musical **Cabaret** set in pre-World War II Berlin (Tuesday-Sunday through Sept. 14; [sfplayhouse.org](http://sfplayhouse.org)). ... ACT stages another Tony Award winner at its Strand Theater, **Into the Woods**, a grownup fairy tale exploration of heroes, villains, wishes, and consequences (Thursday-Saturday, Aug. 8-17; [act-sf.org](http://act-sf.org)). ... **Help Is on the Way XXV** celebrates its silver anniversary with **Celebrating Broadway: Broadway Stars in Concert** (Tyne Daly, Sharon Gless, Franc D'ambrosio, Kimberly Locke, Paula West, and many others) benefiting Meals on Wheels and Raphael House (Sunday, Aug. 18; [reaf-sf.org](http://reaf-sf.org)). ... The enduring fame and flame of Abba continues with world-touring cover band **AbbaFab** performing all your favorite feel-good sing-alongs (Saturday, Aug. 24; [shnsf.com](http://shnsf.com)).

### STREET FESTIVALS

Yes, Virginia, there are more, and they're cultural, outdoors, and free: Japantown's 46th annual **Nihonmachi Street Fair** celebrates the Asian and Pacific-American culture and features food, artisan crafts, local musical and cultural performances and includes special events like the Art & Soul of J-town, the Sounds of Thunder car show, a Doggie World, a Food Fest, and more (Saturday-Sunday, Aug. 3-4; [nihonmachistreetfair.org](http://nihonmachistreetfair.org)). ... The following weekend it's the 26th annual **Pistahan Parade and Festival**, celebrating Filipino-American culture with art, dance, music, and food (Saturday-Sunday, Aug. 10-11; [pistahan.net](http://pistahan.net))

### SUMMER FLICKS

Grab the family and head over to Union Square for a screening of **Spider-Man: Into the Spider Verse** (outdoors and free), where you can even reserve seats (Friday, Aug. 23; [sfntf.squarespace.com](http://sfntf.squarespace.com)). ... For something on the darker side, try SFMO-MA for **Modern Cinema: "Haunted! Gothic Tales by Women,"** by Mary Shelley, Anne Rice, the Brontë sisters, and Toni Morrison (Wednesday and Saturday through Aug. 31; [sfmoma.org](http://sfmoma.org)). ... And for some vintage science fiction, **The Godzilla Fest** will fit the bill with 11 classics at the Balboa Theatre (Friday-Sunday, Aug. 23-25; [cinemasf.com](http://cinemasf.com)).

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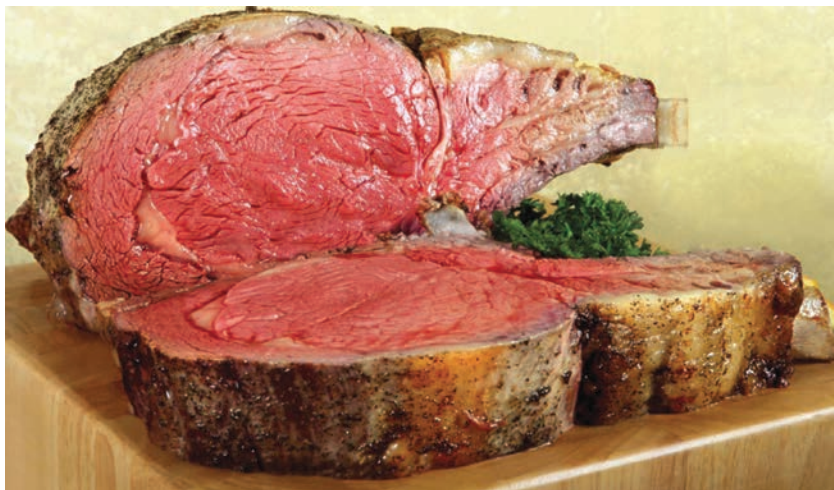


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## The Tablehopper :: Eating and drinking



The Northpoint Bar at the newly renovated Sheraton Fisherman's Wharf.  
PHOTO: MICHAEL WEBER

## New openings in the Marina, and Perry's on Union turns 50

BY MARCIA GAGLIARDI

**T**HE MARINA GETS A NEW WINE bar, and get ready to celebrate Perry's on Union's 50th birthday for the month of August, plus happy hour news, and the Sheraton Fisherman's Wharf gets a new look and bar-restaurant.

### MARINA

A new wine bar has taken the place of Nectar Wine Lounge (which closed at the end of 2018, after 14 years!) called **Essi Wine Bar** (3330 Steiner Street, 415-624-3588), now with some dramatic indigo lighting and TV screens to watch big sporting events, plus a couple picnic tables outside. Come by for Winemaker Mondays, and there's a pretty extensive (and hearty) menu, including deviled eggs, tuna tartare, smoked salmon or vegetable flatbread, and truffle lobster mac and cheese.

**Boho** (3321 Steiner St., 415-891-0242, [cafebohosf.com](http://cafebohosf.com)) has retooled their menu and concept from upscale to casual dining. Small plates feature a variety of seafood (ceviche, tuna tartare, fresh oysters, mussels, grilled octopus, and lobster), duck liver mousse toast, house-made sausages, and more. Main courses include more seafood (branzino, king salmon, and Dungeness crab with pappardelle) plus meat (Liberty duck, steak, lamb, American Homestead pork chop), with vegetarian and gluten-free dishes also available. Bottomless mimosas are on the weekend brunch menu and the Sip & Bite happy hour menu offers wine and beer at half price and craft cocktails. *Dinner Tuesday–Thursday 5:30–10 p.m., Friday–Saturday 5:30–11 p.m., and Sunday 5:30–10 p.m.; brunch Saturday–Sunday 10 a.m.–2 p.m.; happy hour Tuesday–Sunday 5:30–7 p.m.*

### COW HOLLOW

Mark your calendar for Aug. 20, which will be the 50th anniversary of **Perry's on Union** (since 1969)! Perry's (1944 Union Street, 415-922-9022, [perryssf.com](http://perryssf.com)) has organized a series of events beginning Wednesday, Aug. 14, with an all-star lineup of celebrity and guest bartenders who will serve classic Perry's cocktails nightly through Saturday, Aug. 17. Throwback menu offerings, including items from the original Perry's menu, will be offered throughout the summer, and the entire month of August will feature half-priced wine every day. It all culminates with a big block party Aug. 18, from 11 a.m.–5 p.m. on Union Street, between Buchanan and Laguna Streets. Open to the public, the block party will feature three live bands and signature Perry's fare, cocktails, beer, and wine. Perry's will donate all proceeds from the block party to Make a Wish Greater Bay Area.

### FISHERMAN'S WHARF

The next time you have some folks visiting from out of town and you want them nearby, there have been some big changes over at **Sheraton Fisherman's Wharf** (2500 Mason Street, [marriott.com](http://marriott.com), 415-362-5500) — they just completed a \$30 million property redesign, which includes a reconfigured lobby and bar, and the opening of **Northpoint Bar & Restaurant**, offering craft cocktails, local brews, and California wines. The menu from chef Robert Lyman pays tribute to the wharf's seafood with classic dishes like a San Francisco clam chowder; Dungeness crab bisque infused with sherry and cream; Dungeness crab cakes with chipotle lime aioli; San Francisco shrimp roll (fresh sourdough roll, savory dill and shrimp salad); and pan-fried Petrale sole on a bed of garlic-smashed potatoes and broccolini, lemon-tarragon aioli, and fried caper berries. There are also flatbreads, salads, and shared plates. Indoor seating includes an 18-seat U-shaped bar, and there's outdoor seating in a semi-enclosed area with six gas fireplaces, plus live entertainment in the lounge every Wednesday through Saturday from 4:30–6:30 p.m. *Restaurant open daily 6:30 a.m.–midnight; bar 11 a.m.–midnight.*

### NORTH BEACH

Over in North Beach, **The Showdown** (1268 Grant Avenue, 415-772-0933, [thepourguys.com](http://thepourguys.com)) has opened in the former Tamarind Hall from The Pour Guys (Tempest, Louie's, and Connecticut Yankee). It has a classic saloon atmosphere, with a pool table added, and there's a kitchen serving dishes that go beyond the usual bar food, like duck fat popcorn, Tempest potato skins, a variety of seasonal fruit dishes (like summer melon with Espelette, sea salt, and olive oil), salads, and larger dishes, including a burger, Thai chicken banh mi, and drunken noodles. *Bar open daily noon–2 a.m.; kitchen Monday–Tuesday 3 p.m.–1 a.m., Wednesday–Sunday noon–1 a.m.*

### EMBARCADERO

And just for fun, how about a **weekend happy hour?** **Waterbar** (399 The Embarcadero, 415-284-9922, [waterbarsf.com](http://waterbarsf.com)) has expanded their happy hour to Saturday and Sunday, from 2–5:30 p.m. You'll find \$4 beer, \$7 wine, \$8–\$9 cocktails, and dishes like Alaskan halibut crudo, oven-baked Golden Fog oysters, and more. And let's not forget the daily featured oyster, for just \$1.05 every day from 11:30 a.m.–5:30 p.m. Enjoy happy hour at the oyster bar or waterfront patio.

Marcia Gagliardi writes a popular insider weekly e-column, Tablehopper. Follow @tablehopper on Twitter and Instagram.



**Perry's**  
continued from cover

50th anniversary in August with a five-day celebration featuring celebrity and guest bartenders who will serve classic cocktails. And Perry Butler, 76, still runs the show.

**WHERE EVERYBODY KNOWS YOUR NAME**

Butler opened Perry's in 1969, and while there have been some updates, this classic bar and restaurant still sports its original blue-and-white checkered tablecloths, wood-paneled walls, hexagonal-tiled floors, and a classic American menu along with an inviting atmosphere that made it an instant neighborhood hang-out. The atmosphere at Perry's reminds me of the fictional bar on the television show "Cheers," where "everybody knows your name." Butler says, "It's a lot like that, actually. We have lots of regulars, and often when one of them comes into the bar, the bartender will have already mixed his or her cocktail by the time they sit down." The walls at Perry's are covered by a mix of celebrity photos, original artwork, and other memorabilia. "This is my personal art collection," says Butler.

After growing up in Waccabuc, N.Y., Butler followed in his father's footsteps and attended Dartmouth University as a sociology major. When he first visited San Francisco the summer



The walls in Perry's are lined with memories. PHOTO: COURTESY PERRY'S UNION STREET

before his senior year, he fell in love with the city and realized he wanted to live here. After a short career in advertising with J. Walter Thompson in New York, Butler and his now ex-wife had a very specific intention: to open a bar and bistro in San Francisco much like the one he frequented on New York's upper east side: Martell's. Butler bought an old, formerly residential property on Union Street and flew with an architect to Marcell's to show him exactly the look and feel he wanted Perry's to have. The building was gutted, and new plumbing went in underneath a concrete slab — something that caused issues as the structure aged. "We've had to jackhammer through the tile floor to fix the plumbing several times," says Butler. "At that time, in 1969, we spent \$200,000 on the building, an unheard-of cost today," he adds.

**STORYTELLERS AT AND BEHIND THE BAR**

When Perry was in New York, the owner of Martell's told him he needed to track down the bar's former bartender, Michael McCourt. At the time McCourt was tending bar in a spot called Chez Jay in Los Angeles. Butler convinced him to join the Perry's team. McCourt, brother of Pulitzer Prize-winning author Frank McCourt, was a fantastic yarn spinner, setting the tone for Perry's as a legitimate, welcoming place. Michael McCourt, along with Dubliner Seamus Coyle who joined him in pouring drinks and telling stories, entertained patrons and drew the likes of wordsmiths like Herb Caen, legendary *San Francisco Chronicle* columnist, and Armistead Maupin, author of the series of novels *Tales of the City*. One of the central characters

in the Maupin series, Brian, was a waiter at Perry's. Notable San Franciscans who have and still do frequent Perry's include former mayor Willie Brown, Senator Dianne Feinstein, football greats Joe Montana and the late Dwight Clark, and musician Huey Lewis. Butler has welcomed John Travolta, Clint Eastwood, Jimmy Buffet, Robert DeNiro, Wilt Chamberlain, and others over the years.

**COMFORT FOOD TO COUNT ON**

Along with traditional cocktails, wine, and beer, Perry's menu has always featured standard American food first created by chef Van Kilgore, who sought to serve high-quality food with consistency being the most important thing. "When people come to Perry's for a meal," says Butler, "they know exactly what they're getting; nothing will be off." Comfort fare at Perry's includes a traditional Cobb salad, its renowned hamburger, French onion soup, steaks, and at brunch, a variety of classic egg dishes with eggs Benedict a longtime favorite.

When asked about Perry's enduring popularity, Butler immediately credits the staff who have worked at the restaurant throughout his tenure. "Much of my success," says Butler, "I owe to the remarkable group of people who have worked here. They have embraced who and what we're all about. The business is made of many moving parts, 90 percent of it people." Butler is thrilled that

three of his five children are actively involved in the business. Aldy Butler and Margie Butler share the day-to-day oversight of Perry's on Union Street, as well as sister restaurants Perry's on the Embarcadero, which opened in 2008, and Perry's in Larkspur, which opened in 2015. Perry's in Santa Rosa is set to open in early 2020. Hannah Butler is the bar manager at Perry's in Larkspur and collaborates with Aldy on the cocktail menu and the wine list selections for all three restaurants.

**COMMUNITY MINDED**

Butler is as adamant about giving back to the community as he is about being part of it. "Every time Perry's has celebrated a major anniversary like this one, all the proceeds from the events go to support the Make-a-Wish Foundation," he says. "And we host an annual golf tournament each year at Harding Park with Make-a-Wish as its beneficiary."

Festivities for Perry's 50th anniversary will begin on Wednesday night, Aug. 14 and continue through the 18th, culminating in a block party from 11 a.m. to 5 p.m. on Union Street between Buchanan and Laguna Streets with live bands, Perry's fare, cocktails, wine, and beer. (See Tablehopper on page 8 for details.)

San Francisco may be changing in myriad ways, but Perry's on Union Street is very much a constant.

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Art World ∴ Pop art

# Richard Prince: 'High Times' at the Gagosian Gallery

BY SHARON ANDERSON

**R**ICHARD PRINCE'S "HIGH Times" paintings will be on exhibit at the Gagosian through Aug. 23. These whimsical, color-saturated character studies are the end result of years of figurative explorations and interest in marijuana culture.

Bic pen drawings of "dead" heads came first (not related to the band, the Grateful Dead). When Prince moved to New York in 1974, he brought 20 of these drawings that he had created in 1972–73. "They were probably the first things I did that ever had any soul," he said. After starting a new life in New York, he was attracted to anything that didn't remind him of Richard Prince.

Starting in the late 1970s, Prince made a name for himself with "rephotographs." Appropriating cigarette advertisements and found photography in already published magazines and newspapers, he took photos of photos as a new form of pop art where the artist's hand is removed, and all that remains is the artist's eye as a kind of new vantage point of culture.

## HIPPIE DRAWINGS

Prince quickly became a part of the pop culture he was appropriating. Images of nurses, cowboys, and fashion collaborations with designers like Marc Jacobs and Louis Vuitton took his art

in directions that eventually led back to his beginnings. After moving from New York City in 1998, Prince became a father and the straightforward, sincere nature of his child's drawings hearkened back to the Heads from the early 1970s. He still wasn't ready to "... use his own blood," as he put it, and fully return to that level of authenticity. The distance was created by asking a question — what would a hippie draw?

The question reappeared after Prince viewed a catalog of Willem de Kooning drawings. Inspiration arrived in the form of tearing into the catalog in a "hippified" alteration. Because the drawings reminded him of his own, he used his hippie/heads pose with a de Kooning-style in a mash-up. The catalog was something brand-new: heads, arms, and legs were added and heavily altered; he drew the word "HIPPIE" on the cover and collaged body parts onto de Kooning's women. Some he even turned into men. This new de Kooning-Prince hybrid outside of gender was all inclusive. Prince decided to return it to the Museum of Contemporary Art in Los Angeles, which considered buying it, but did not. "Hippie de Kooning" was put away and forgotten until Prince got a call from *High Times* magazine requesting cover art for an upcoming issue. Somehow they knew about the hippie book. Five different *Hippie Drawings* became five different covers for the special issue.

## RECORD ALBUM ART

The story continues with the rapper Q-Tip from the hip-hop group A Tribe Called Quest. Q-Tip had also, somehow, heard of the *Hippie Drawings* and requested one from Prince for the Tribe's new album cover. Once *We Got it from Here... Thank You 4 Your Service* came out, Prince started listening to the album on repeat. Working with *High Times* and the Tribe sent the *Hippie Drawings* into its next evolution. The Super Group series started when Prince began making art from album sleeves. Then, in 2016, Prince made a painting of four figures that he called his own *Super Group*. Based on his earlier *Hippie Drawings*, the four figures seemed like a fictitious band. He began writing names of bands on sleeves and drawing and painting his hippie figures.

## INKJET IMAGES

Inkjet reproductions were introduced in 2017. Almost any surface — paper, canvas, or linen — can be collaged with inkjet, the images rephotographed, reproduced, and altered. The artist started to make inkjet reproductions of his 1998–99 *Hippie Drawings*. *Untitled, 2019* is an example of the appropriation of inkjet reproductions of the hippie characters into the "High Times" exhibition. Oil stick, acrylic, and charcoal are combined with the collaged inkjet images to create a densely layered field of color comprised of twisting bodies and smiling faces



Richard Prince, *Untitled*, 2019. Oil stick, acrylic, and ink jet on layered canvas. 121 x 90 inches, (307.3 x 228.6 cm). CREDIT: ©RICHARD PRINCE. PHOTO: JENA CUMBO. COURTESY OF THE ARTIST AND GAGOSIAN.

in the foreground. The layered canvas effect brings to mind the influence of de Kooning — his thick brushstrokes and vibrant, sometimes strange, figures. The theme continues throughout the gallery with large-scale exuberant figures all created with this approach. A little pop culture nod to Prince's past is included in repurposed photography from Bob Dylan's album *Blonde on Blonde*, but added is a bottle of Heaven's Door whiskey, a humorous reference to Dylan's

popular song "Knockin' on Heaven's Door."

Emotion and fun reappeared in his approach to making art. Prince said, "Yeah, I was cool with that. It was time. It was time to go back, remind ... circle back to the 'dead' heads and do something that I was born to do." "High Times" is the real thing — Richard Prince coming back to himself.

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

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

## The Marina Books Inc. best-seller list

COMPILED BY BRIAN PETTUS

- The Wedding Party**, by Jasmine Guillory (paperback)
- Little Fires Everywhere: A Novel**, by Celeste Ng (paperback)
- Where the Crawdads Sing**, by Delia Owens (hardcover)
- A Woman in the Window: A Novel**, by A.J. Finn (paperback)
- The Mars Room: A Novel**, by Rachel Kushner (paperback)
- The Overstory: A Novel**, by Richard Powers (paperback)
- Conversations with Friends: A Novel**, by Sally Rooney (paperback)
- When Life Gives you Lululemons**, by Lauren Weisberger (paperback)
- Late Bloomers: The Power of Patience in a World Obsessed with Early Achievement**, by Rich Karlgaard (hardcover)

**10. Karl the Fog: San Francisco's Most Mysterious Resident**, by Karl the Fog (hardcover)

### NEW RELEASES IN AUGUST

**Dog Man #7: For Whom the Ball Rolls**, by Dav Pilkey

Howl with laughter with Dog Man, the internationally best-selling series from Dav Pilkey, the creator of Captain Underpants. The Supa Buddies have been working hard to help Dog Man overcome his bad habits. But when his obsessions turn to fears, Dog Man finds himself the target of an all-new supervillain. Meanwhile, Petey the Cat has been released from jail and starts a new life with Li'l Petey. But when Petey's own father arrives, Petey must face his past to understand the difference between being good and doing good.

**Inland**, by Tea Obreht

In the lawless, drought-ridden lands of the Arizona Territory

in 1893, two extraordinary lives unfold. Nora is an unflinching frontierswoman awaiting the return of the men in her life — her husband, who has gone in search of water for the parched household, and her elder sons, who have vanished after an explosive argument. Nora is bidding her time with her youngest son, who is convinced that a mysterious beast is stalking the land around their home. Meanwhile, Lurie is a former outlaw and a man haunted by ghosts. He sees lost souls who want something from him, and he finds reprieve from their longing in an unexpected relationship that inspires a momentous expedition across the West. The way in which Lurie's death-defying trek at last intersects with Nora's plight is the surprise and suspense of this brilliant novel.

**I'm Telling the Truth, But I'm Lying: Essays**, by Bassey Ikpi

Bassey Ikpi explores her life — as a Nigerian-American



immigrant, a black woman, a slam poet, a mother, a daughter, an artist — through the lens of her mental health and diagnosis of bipolar II and anxiety. Her remarkable memoir in essays implodes our preconceptions of the mind and normalcy as Bassey bares her own truths and lies for us all to

behold with radical honesty and brutal intimacy.

For more new releases in August, visit [marinatimes.com](http://marinatimes.com).

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



## Michael Snyder on ... Film



A still from the film *Love, Antosha*. PHOTO: COURTESY OF SUNDANCE INSTITUTE

## Love and loss with Anton Yelchin

BY MICHAEL SNYDER

**L**OVE, ANTOSHA IS A FORTHRIGHT, detailed documentary about the short, incandescent life of actor Anton Yelchin, and it's a heartbreaker. Directed by Garret Price, the movie uses copious footage, including interviews of Yelchin during his brief yet prolific career in film and television, clips of his performances, home video provided by his family, tributes from his colleagues, including Jennifer Lawrence, Chris Pine, Zoe Saldana, Kristen Stewart, Jodie Foster, Willem Dafoe, J. J. Abrams, Simon Pegg, and Martin Landau, and loving, sometimes painful, recollections and reflections from his parents and friends. Actor Nicolas Cage provides narration.

Over the course of *Love, Antosha*, Yelchin grows from an exuberant, imaginative child, son of successful Russian-Jewish ice dancers who immigrated to America to escape religious persecution and improve their lot, to a precocious pubescent, to the savvy, philosophical young man whose work in feature films included memorable parts in *Alpha Dog* and *Green Room*, among others, and a poignant star-making turn as the title character in the teen drama *Charlie Bartlett*. He's probably best-known for playing Ensign Pavel Chekov in the recent reboot of the *Star Trek* movie series, although Yelchin's acting career began when he was a kid and held his own opposite the likes of Sir Anthony Hopkins and Larry David. (For the record, Yelchin played a precocious boy whose mastery of card tricks infuriates eternal grouch David in a typically hilarious episode of *Curb Your Enthusiasm*.)

Although few outside of his family were aware, Yelchin was accomplishing so much, including playing guitar and writing songs as part of a band named the Hammerheads, while battling cystic fibrosis since birth. Still, he didn't miss a day of work due to the debilitating disease, and he would amass 68 acting credits before he died in a freak accident — not from the illness — on June 19, 2016 at the age of 27. He was just about to direct his first screenplay. All of that is addressed in *Love, Antosha*, as is the respect he earned from his peers, as well as the unflinching devotion he had for his mother and father, making his passing even more tragic.

### A MEMORABLE MEETING

His death was stunning to me as someone who admired his filmography and considered how much more he could have brought the world. It may have hit me particularly hard, given that I had occasion to spend some time with Yelchin a few years earlier and was granted a glimpse of what sort of person he was away from the lens.

If you write about and review movies, chances are that you will occasionally meet people working in the medium. The

experience can be polite business-as-usual, informative, and only occasionally testy, whether it's someone from behind or in front of the camera. And every so often, it can be a genuinely friendly and uplifting experience. Back in 2011, I had the good fortune to hang out with two young actors on the rise: Yelchin and Felicity Jones, who were co-starring in *Like Crazy*, a touching and remarkably realistic love story about a couple whose trans-Atlantic romance faces challenges that seriously test the relationship.

The encounter with Yelchin and Jones was part of a promotional tour that included an opportunity for the performers to meet and chat about the movie with critics in an informal setting. Jones, who would go on to star in such high-profile movies as *The Theory of Everything* and *Rogue One*, was charming and gracious. As much fun as it was to speak with her, I was more delighted by my conversation with Yelchin, who was surprisingly generous with his time.

### EULOGY AND CELEBRATION

Yelchin was completely devoid of pretension, despite displaying a sharp intellect and quick wit. We spoke about the collaborative process of making *Like Crazy*, then we veered off into a discussion of our favorite movies. His knowledge of cinema and his adoration of classic Hollywood and foreign fare were impressive. From there, we shifted to our preferences in music, cities, and Los Angeles night spots, floating plans to connect at the Varnish, a backroom bar in downtown Los Angeles when he was done with an upcoming location shoot. Although that never happened, it was the thought and intent on Yelchin's part that mattered.

In *Love, Antosha*, we see Yelchin struggle with the consequences of his cystic fibrosis diagnosis and refuse to give in to what the medical professionals say will be an inevitable fate. He never sways from his artistic pursuits, including an exploration of photography with dark, occasionally bizarre, and always compelling results. *Love, Antosha* may be sad, because it mourns the loss of a very talented and dedicated artist whose burgeoning career was cruelly curtailed, but ultimately it's uplifting and inspiring, because it celebrates his creativity and determination. As eulogies go, *Love, Antosha* does its subject justice while it honors him.

*Love, Antosha* opens at the Opera Plaza Cinema (415-771-0183, [landmarktheatres.com](http://landmarktheatres.com)) on Aug. 16.

Michael Snyder is a print and broadcast journalist who covers pop culture on Michael Snyder's Culture Blast, via [GABnet.net](http://GABnet.net), [Roku](http://Roku), [Spotify](http://Spotify), and [YouTube](http://YouTube). You can follow Michael on Twitter: [@cultureblaster](https://twitter.com/cultureblaster)



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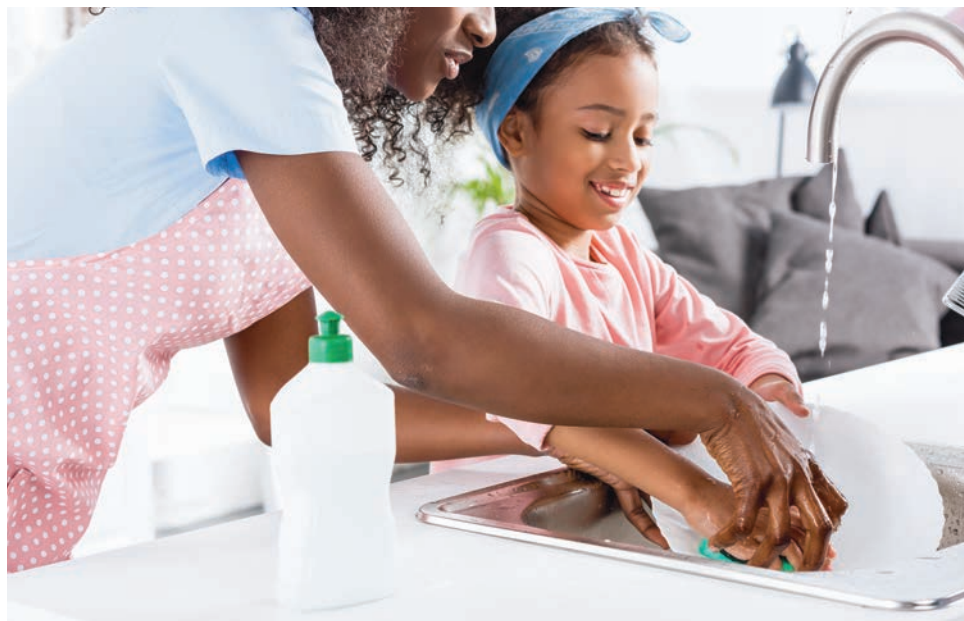
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## MomSense ∴ Doing it well



Put some thought into your time with your children. PHOTO: LIGHTFIELDSTUDIOS

## Summer lessons learned

BY LIZ FARRELL

IT'S HARD TO BELIEVE IN JUST A FEW short weeks school will be starting again. Summer always seems to come and go like the blink of an eye, and it feels like the older our kids get the quicker the time goes. Each summer brings a few tried-and-true favorites but also new adventures and challenges. At the end of each summer, I find it helpful to take some time to reflect on our activities, places we went, and most important, what worked and what did not. Here's what worked for me this summer:

### ORGANIZE, NOT OVERSCHEDULE

It can be a little daunting to think of having our children home all day for the whole summer; therefore, we may feel the need to plan fun days filled with outings, scheduled activities, and playdates. If you feel this way you are not alone: A recent study of 2,000 parents found that 60 percent of parents feel compelled to plan fun days with an average cost of over \$7,000 per kid. This adds up quickly financially as well as in extra pressure and stress for parents.

This summer, I realized that allowing some weeks for camp and some off weeks created a perfect balance. We made a bucket list of things we wanted to do — peach picking, Giants game, and swimming were tops. I also made sure to allot time for some of those lazy summer days that kids need. The school year is all about routine and schedule, so it's nice for everyone, parents included, to have a leisurely morning in pajamas or to cuddle up with a good book or game for an afternoon.

### SET EXPECTATIONS

I am all for a more relaxed schedule in the summer, but it quickly became clear it was time to set some expectations. Unfortunately, the default these days for our children (and even a lot of us) is to reach for a screen first thing in the morning, throughout the day, and before we go to bed. This can quickly add up to a lot of screen time and not a lot of anything else. One easy way I have found to combat this is with a "before screen time list" that the kids help create of everything they need to do before screen time — basic things like getting dressed, brushing teeth, and having breakfast, but it also includes

daily reading, math facts, and even a few chores.

Because my children are getting older, this was the summer to help make them a little more self-sufficient, like no more putting dishes in the sink for someone else to do. I took advantage of the extra time to teach them how to do laundry, stack a dishwasher, and clean a bathroom. These extra chores were great motivation to earn some extra screen time, but often I found they got involved in something else and forgot they wanted screen time to begin with.

### GET THEM INVOLVED

This summer our family vacation was to Cuba. We were looking for an intense cultural experience as a family, and that is exactly what we got. One of the reasons I believe the trip was so successful was

**I am all for a more relaxed schedule, but it became clear it was time to set expectations.**

the preparation. I found two age-appropriate books for our 6-year-old to read about Cuba, and for the older ones I created "Cuba Trivia," 20 questions on anything from the weather and cuisine to the government and its significance.

They had to research the questions and come up with the answers together. This was a great way for them to understand some of the basics of the country and to get excited about what they were about to experience. It was a packed itinerary, and with the heat and humidity, I was glad they had a basic understanding of what they were seeing. Having the children do some of their own research and come up with ideas of what they wanted to do while there helped ease the burden of a busy trip. We still had a few moments when they were "over it," but all in all, I think it was a trip and an experience they won't soon forget.

I hope these tips come in handy for either the last few weeks of summer, or you may even tuck them away for next year. In the meantime, try to avoid cramming in a summer's worth of fun in these last few weeks. Start slowly to ease back into a school-time routine — less screen time, earlier bedtime, and maybe fewer sugary snacks. Trust me, you will thank yourself later.

*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](mailto:liz@marinatimes.com)*





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# The Marina Times Real Estate Market Report: June 2019

By Compass

## SINGLE FAMILY HOME SALES

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
<b>Cow Hollow</b> (no sales)					
<b>Lake St.</b>	1621 Lake Street	3BR/1+BA	\$3,110,000	Above	10
	1544 Lake Street	4BR/2+BA	\$3,800,000	Above	10
<b>Laurel Heights</b> (no sales)					
<b>Lone Mountain</b> (no sales)					
<b>Marina</b>	1650 Bay Street	3BR/2+BA	\$3,115,000	Above	26
	3560 Baker Street	5BR/4+BA	\$8,700,000	At	46
<b>Nob Hill</b> (no sales)					
<b>North Beach</b> (no sales)					
<b>Pacific Heights</b>	2833 Vallejo Street	4BR/6+BA	\$17,000,000	Below	58
<b>Presidio Heights</b>	3804 Clay Street	6BR/3+BA	\$4,995,000	Below	13
	145 Presidio Avenue	4BR/4+BA	\$7,200,000	Below	39
	3731 Jackson Street	4BR/4+BA	\$8,582,000	Below	17
	3364 Washington Street	5BR/4+BA	\$9,500,000	Above	8
<b>Russian Hill</b>	2531 Larkin Street	4BR/2BA	\$2,430,000	Above	16
<b>Sea Cliff</b>	255 28th Avenue	4BR/3+BA	\$3,300,000	Below	124
<b>Telegraph Hill</b>	430 Green Street	3BR/1+BA	\$1,550,000	Above	14
	107 Alta Street	2BR/2BA	\$3,125,000	Above	21
	1707 Grant Avenue	3BR/2+BA	\$3,390,000	Below	64

## CONDOS

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
<b>Cow Hollow</b>	1541 Filbert Street #2	2BR/1BA	\$1,018,000	Above	0
	2722 Octavia Street	1BR/1BA	\$1,150,000	Above	7
	2510 Franklin Street	2BR/1BA	\$1,320,000	Above	12
	1501 Filbert Street #3D	3BR/2+BA	\$2,000,000	Above	18
	2353 Greenwich Street	3BR/2BA	\$2,205,000	Above	6
<b>Lake St.</b> (no sales)					
<b>Laurel Heights</b> (no sales)					
<b>Lone Mountain</b> (no sales)					
<b>Marina</b>	80 Retiro Way #4	1BR/1BA	\$1,000,000	Above	90
	3700 Divisadero Street #202	2BR/2BA	\$1,415,000	Above	19
	1738 Lombard Street #6	3BR/3BA	\$1,850,000	Above	28
	3439 Scott Street	3BR/2BA	\$2,400,000	Above	6
	2267 Francisco Street	3BR/3BA	\$2,975,000	Above	10
<b>Nob Hill</b>	1591 Jackson Street #7	1BR/1BA	\$1,000,000	Above	4
	1601 Pacific Avenue #401	2BR/2BA	\$1,750,000	Above	0
<b>North Beach</b>	444 Francisco Street #301	1BR/1BA	\$841,000	Above	13
	591 Francisco Street	2BR/1BA	\$1,188,000	Above	27
	1731 Powell Street #402	1BR/1BA	\$1,450,000	Below	0
	1731 Powell Street #502	3BR/3+BA	\$6,800,000	Below	27
<b>Pacific Heights</b>	2006 Broderick Street	1BR/1BA	\$810,000	Below	90
	2364 Pacific Avenue #7	1BR/1BA	\$824,500	Above	346
	2040 Franklin Street #1008	1BR/1+BA	\$929,000	Above	20
	2357 Jackson Street #6	1BR/1BA	\$1,007,500	Above	10
	3295 Clay Street #2	1BR/1BA	\$1,080,000	Above	30
	1855 Sacramento Street #9	1BR/1BA	\$1,100,000	Above	10
	2211 Broderick Street #6	1BR/1BA	\$1,125,000	Below	17
	1855 Sacramento St. #12	2BR/2BA	\$1,350,000	Above	13
	2040 Franklin Street #1209	2BR/2BA	\$1,505,000	Above	10
	1859 Green Street	2BR/1BA	\$2,025,000	Above	0
	2106 Scott Street #A	2BR/2BA	\$2,120,000	Above	5
	2539 Clay Street #6	2BR/2BA	\$2,150,000	Above	0
	2408 Green Street	2BR/2BA	\$2,200,000	Above	3
	1745 Broadway	3BR/2+BA	\$2,200,000	Below	90
	1710 Vallejo Street	3BR/2BA	\$2,350,000	Below	143
<b>Presidio Heights</b>	3439 Sacramento St. 3403	3BR/3+BA	\$4,250,000	Below	106
	3233 Jackson Street #1	4BR/3+BA	\$6,253,000	Below	126
<b>Russian Hill</b>	66 Macondray Lane	1BR/1BA	\$950,000	Above	8
	1425 Vallejo Street #102	1BR/1BA	\$950,000	Above	14
	2130 Leavenworth St. #14	1BR/2BA	\$1,430,000	Above	19
	1025 Lombard Street #1	1BR/2BA	\$1,714,500	Below	48
	1060 Green Street #1	2BR/2BA	\$1,825,000	Below	46
	2119 Larkin Street	2BR/2BA	\$1,875,000	Above	3
	2111 Hyde Street #601	2BR/2BA	\$2,200,000	Below	159
	1750 Taylor Street #502	2BR/2BA	\$2,200,000	Below	0
	1165 Filbert Street	3BR/2BA	\$2,268,000	Above	56
	904 Filbert Street	2BR/2+BA	\$3,012,500	Above	20
<b>Sea Cliff</b> (no sales)					
<b>Telegraph Hill</b>	475 Lombard Street #6	3BR/2BA	\$2,350,000	Below	93

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, Compass Real Estate, 1880 Lombard Street, 415.321.4274, jay.costello@compass.com. www.compass.com



The Federal Reserve is taking a cautious approach to interest rates as it juggles political pressure and threats to the long economic expansion. PHOTO: DAN SMITH

## The housing lottery

BY JOHN ZIPPERER

### MIDYEAR MARKET UPDATE

The economy remains strong, as does housing. Sounds simple enough, right? But the interesting stuff is in the details.

Leslie Appleton-Young and Jordan Levine, economists with the California Association of Realtors (CAR), shared their data in a midyear market forecast: Unemployment in the state is a low 3.7 percent as of June (and only 2.1 percent in San Francisco), GDP growth rate in the first quarter of the year was 3.1 percent. Job growth was 1.5 percent as of June, and consumer confidence remains high.

Despite all of that, there is growing expectation that the Federal Reserve could lower interest rates this year, an admittedly odd thing to do in an expanding economy that was described just two paragraphs ago as being “strong.” The reason is economic uncertainty created by the long-lasting economic expansion (it has to end sometime) and the president’s disruptive economic moves, particularly his tariff crusade earlier this year.

Interestingly, CAR points out that low interest rates “aren’t spurring even more home sales.” The reasons range from the obvious (inventory remains tight, there is a lot of competition, and home prices remain at record highs) to the less obvious (the change in federal tax law that limited state and local tax deductions reduced some of the advantages of buying).

I have often joked with colleagues that real estate agents will always be optimistic about the market. It is always a good time to buy, or it is always a good time to sell. They should be so optimistic, because it’s likely to always be a market that benefits one or the other of those parties. CAR shared some data showing that for roughly the past year, 21–27 percent of people surveyed said they thought it was a good time to buy a home in California, while 45–57 percent said it was a good time to sell in the state.

So if you’re a seller, you’re also happy to see that the median sales price in San Francisco rose by 4.8 percent in the first six months of the year, reaching \$1.62 million. If you’re a buyer, you don’t find that amusing. That’s because housing affordability remains terrible for all but the well-off. Statewide, only 32 percent of households can afford a median-priced home, compared to 57 percent nationwide (and less than 20 percent in San Francisco).

### SB 50 IS DEAD; LONG LIVE SB 50

SB 50, the bill to allow greater density of housing around transit points, is in limbo after being sidetracked for the rest of the 2019 legislative session.

(See Real Estate Reporter, *Marina Times*, June 2019.) But that didn’t stop activists opposed to the bill from raising the issue with the bill’s main sponsor, state Senator Scott Wiener, following a recent panel discussion at the private community center Manny’s. The panel discussion, however, had nothing to do with housing; it was a collection of notable LGBT politicians discussing, well, being LGBT politicians.

Anyway, look for SB 50 to live again as soon as the 2020 legislative session begins.

### IPO TSUNAMI FAILS TO MATERIALIZE

Include me in that group of observers who expected home prices to spike this year as various IPOs pumped billions of dollars into the city. But halfway through the year, prices have been muted, even dropping slightly in the spring before rebounding a bit.

“I have to assume that these IPOs will add some to buyer demand,” Patrick Carlisle, chief market analyst for Compass, told Bloomberg. However, “I find it extremely hard to believe that we will see a resurgence of the year-over-year appreciation rates that we saw last year.”

As for me? I’m not making any predictions.

### COMPASS CONTINUES TO ROLL

Speaking of Compass Inc., the technology-fueled real estate company is only seven years old, but it has already become a behemoth. The New York-based firm is valued at \$4.4 billion, and it is one of the biggest if not the biggest brokerage firm in California. Investors who have gotten on board with the company include everyone from Condé Nast’s Advance Publications to Salesforce CEO Marc Benioff.

### QUOTE UNQUOTE

“Over the next 10 years, we’ll repurpose at least \$750 million of Google’s land, most of which is currently zoned for office or commercial space, as residential housing. This will enable us to support the development of at least 15,000 new homes at all income levels in the Bay Area, including housing options for middle and low-income families. (By way of comparison, 3,000 total homes were built in the South Bay in 2018). We hope this plays a role in addressing the chronic shortage of affordable housing options for long-time middle and low income residents.”

—Sundar Pichai, Google CEO

Real estate news tips?

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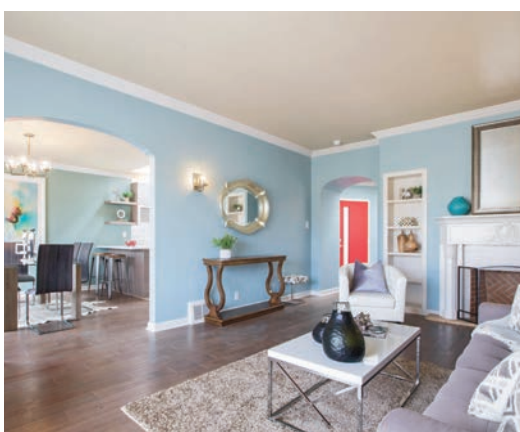
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