



Tastes and sounds of fall

The Tablehopper yodels a welcome to the reopened Matterhorn. p. 8
Michael Snyder whistles a Halloween tune or two p. 11
Election 2019 — the candidates and ballot measures explained



Calendar

Check out our October calendar, from Hardly Strictly Bluegrass to Halloween events. p. 13

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Left: James Tissot's *October*, 1877, oil on canvas; Right: detail of *Holyday*, 1876, oil on canvas. IMAGES COURTESY: LEGION OF HONOR, MUSEE D'ORSAY

James Tissot: 'Fashion and Faith'

BY SHARON ANDERSON

THROUGH FEB. 9, THE LEGION of Honor will present the first reassessment of the paintings of James Tissot in over 20 years. The French painter and illustrator became known for genre paintings of society

women in which he told the stories of modern life through portraiture.

"The work of James Tissot provides a fascinating lens onto society at the dawn of the modern era. Long recognized as a keen observer of contemporary life and fashion, this exhibition brings new light to his

narrative strengths and his skills in portraying the emotional and spiritual undercurrents that exist below the surface appearances," states Thomas P. Campbell, director and CEO of the Fine Arts Museums of San Francisco. Co-organized by the
ART WORLD, continued on 10

REYNOLDS RAP

Are the candidates for San Francisco district attorney tough enough?

BY SUSAN DYER REYNOLDS

CURRENT SAN FRANCISCO DISTRICT ATTORNEY George Gascón's decision not to run for reelection makes this Nov. 5 more important than ever. Not since William Langdon stepped aside in 1909 has the city had a district attorney race without an incumbent. As I wrote in my last Reynolds Rap ("State of emergency," *Marina Times*, Sept. 2019), San Francisco is in the midst of a full-blown crisis, with rampant drugs, homelessness, and mental illness — and violent crimes as well as "quality of life" crimes resulting from various combinations of the three. The new district attorney will inherit this mess, and he or she must be willing to go after drug dealers relentlessly, hold drug users accountable for their bad behavior, and send a clear message to auto burglars that they will be prosecuted to the fullest extent of the law. The new district attorney will also need to lead a robust effort to conserve people so mentally ill they can't care for themselves or negatively impact the lives of others.

I saw a few glimmers of hope while watching a recent district attorney debate, but I don't feel any of the four candidates, other than San Francisco deputy public defender Chesa Boudin, really distinguished themselves.

REYNOLDS RAP, continued on 4

POLITICS AS USUAL

Why Republicans keep winning

BY JOHN ZIPPERER

IN LATE SEPTEMBER, CALIFORNIANS GOT NEWS THAT shocked absolutely nobody. A federal judge ruled as unconstitutional a California law that would remove Donald Trump from the state's primary ballot unless he releases his tax returns. If you felt even a twinge of sadness at that news, then you know firsthand why Republicans keep winning, even though they garner millions fewer votes in presidential elections, and why they controlled Congress even despite having fewer total votes than Democrats. They know how to win and use power, while Democrats know how to feel good.

A few of things to note. First, most people apparently didn't understand the tax return law. The law would only have kept Trump off the primary ballot, not the general election ballot. Second, Trump didn't need to be on the primary ballot anyway; he would get more than enough delegates in other states to secure the nomination of his party, whose apparatus is now completely controlled by him. Third, the GOP has been dispensing with primaries altogether in some states, despite at least three declared Republican challengers. So the national GOP isn't terribly concerned about getting grassroots primary buy-in for their candidate.

All of that could have been foreseen, so why did our heavily Democratic state legislature pass and our Dem-

POLITICS AS USUAL, continued on 6

GREENS



Greens chef du jour Denise St. Onge, Reem Assil, Tanya Holland, Greens executive chef Annie Somerville, and Suzette Gresham.

PHOTO: NADER KHOURI

Greens restaurant celebrates 40 years in Fort Mason

BY LYNETTE MAJER

GREENS RESTAURANT, THE INTERNATIONALLY praised, Michelin starred, and Zagat recommended vegetarian restaurant in Fort Mason, is celebrating its 40th anniversary with an acclaimed chef dinner series. Six renowned chefs have set out to explore vegetarian cuisine

focused on the six values of generosity, patience, virtue, energy, focus, and connection by preparing a four-course, prix-fixe meal each month. Launched in July with Reem Assil of Reem's California, followed by Alice Waters of Chez Panisse in August, and Suzette Gresham in September, celebrating her own milestone of 30 years as executive chef and co-owner

of the Michelin-starred Acquerello. The series continues through December.

THE BUDDHIST CONNECTION

Conceived as a place where Zen students could work together and practice Buddhist values of attentiveness, taking care, and service to the community and visitors, Greens provided the opportunity to extend these Buddhist values in the workplace. In turn the restaurant provided a means of financial support for the San Francisco Zen Center. Supplied by produce from the Zen Center's Green Gulch Farm in Marin, and providing only vegetarian cuisine, the restaurant was a forerunner of farm-driven cooking. The timing in 1979 was right to be on the cutting edge of a new food movement: Alice Waters had just opened Chez Panisse in 1971, ushering in a new interest in fresh produce. Greens would contribute to change the way we thought of vegetarian cooking, elevating it beyond tofu and steamed vegetables to tasteful, creative cuisine.

THE CHEFS AND FOOD

All the generations of Greens chefs have remained true to the original-

GREENS, continued on 9

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



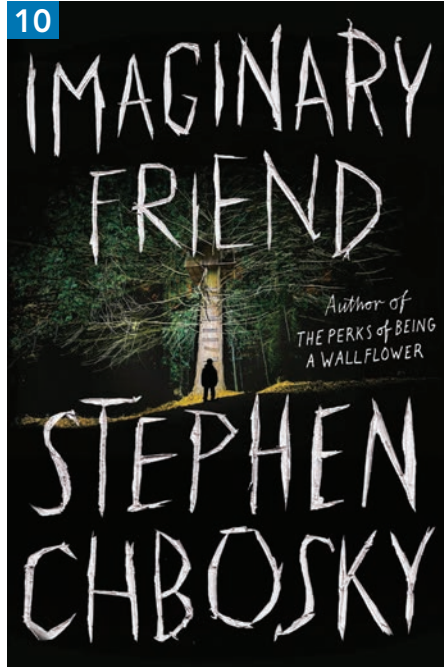
Osso STEAKHOUSE is a romantic hideaway tucked in the landmark Gramercy Towers, near The Fairmont, Mark Hopkins and Huntington Hotels. The stylish Art Deco-inspired design provides an elegant yet relaxed ambiance. The Bone-In Filet Mignon is their signature steak and has a flavor that is nothing short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

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NEWS BRIEFS :: Northside happenings



The Presidio Theatre is opening its doors again after 24 years.
PHOTO: FRANK SCHULENBURG

It's showtime at the Presidio again

PRESIDIO THEATRE REOPENS

On Sept. 21, the Presidio Theatre was open for business once again, following a \$30 million renovation. The 600-seat venue will be used for a range of activities, including live music, theater, dance, films, lectures, and live events.

The building was constructed in 1939 by the U.S. Army with Works Progress Administration money. It is located near the parade grounds on the Main Post. For decades it was used as a cinema for service members stationed at the Presidio, but when the Army left in 1994, it was left vacant. (For trivia fans, the final film shown there was *Maverick*, on Aug. 28.) Now, nearly a quarter century later, the theatre is back in action, thanks to a donation from the Margaret E. Haas Fund and in partnership with the Presidio Trust.

Find out more at presidiotheatre.org.

CRIME UPDATE

Last year, the city enjoyed a significant drop in its epidemic of auto burglaries. The news so far this year is not so good. From January through mid-September, Northern Station reports that there were 3,974 auto burglaries, up nearly 200 from the 3,789 for the same period in 2018.

Burglaries also rose, reaching 651 for the year to date, compared to 614 in 2018; but robberies dropped slightly to 240 in 2019 from 260 in 2018.

CHINATOWN CAMERAS

District 3 Supervisor Aaron Peskin, Mayor London Breed, and the Office of Economic and Workforce Development announced the installation of 18 new public safety cameras along Stockton Street in Chinatown.

Breed said the cameras were part of a broader public safety effort in Chinatown, including expanding the number of beat police and making it easier for people to report crimes. The high-definition cameras cover Stockton from the tunnel at Sacramento Street to Washington Street.

Peskin said he was pleased that the city installed the cameras. "Two years ago, I funded increased public safety resources at the Ping Yuen housing projects, including security cameras. Building on the success of that camera program, I allocated \$45,000 from the Chinatown Central Subway Mitigation Fund to outfit the Stockton corridor with state-of-the-art security cameras," said Peskin. "Central Station has also committed an increased police presence on Stockton Street. We know that the best way to ensure the public feels safe in their neighborhoods is to listen to the feedback from residents and merchants."

BEST CITY FOR WORKING WOMEN?

Nationwide, according to one study, women earn an average of 80 cents for every dollar that a man earns for comparable work, but here in San Francisco the gap is more than half that, and women earn 90.9 cents to the dollar earned by men. That's just one of the statistics assembled by SmartAsset that led to their listing of San Francisco as the "Best City for Women's Pay."

The company reported in September that earnings by women in San Francisco "grew 14.3 percent from 2015 to 2017," and the median salary for a woman in this city was \$76,568 in 2017. According to Census Bureau data, "The change in women's earnings as a percentage of men's has increased by 8.1 percent from 2015 to 2017," SmartAsset noted.

California and Texas dominated the list. Besides San Francisco, the top 10 includes Oakland and Glendale, Calif.; and Texas was noted for Arlington, Austin, and Houston. The others were Richmond, Va.; Madison, Wisc.; Boston; and Chandler, Ariz.

POWERING SAN FRANCISCO

In September, supervisors unanimously approved a bill to force all private commercial buildings of at least 50,000 square feet to use 100 percent renewable energy. Mayor London Breed praised it as "an important step" toward the city reaching its sustainability goals.

Just a week earlier, San Francisco submitted an offer to PG&E to purchase electric distribution and transmission assets that serve the city; the city offered to pay \$2.5 billion. Breed and City Attorney Dennis Herrera said they thought their offer was fair and that it would also help the city's clean energy plans.

FACTS AND FIGURES

4,000: people expected to be helped by the mayor's plan to increase services for people suffering from severe mental illness and substance abuse . . . **3.1 percent:** amount San Francisco rents rose from August 2018 to August 2019, according to RentCafe . . . **more than \$1 million:** money District 2 Supervisor Catherine Stefani successfully fought to keep in the budget to prevent cutbacks to police beat patrols . . . **\$1.3 billion:** amount the state collects annually in bottle deposits, though consumers and recycling companies redeem a little more than \$1 billion . . . **\$14 million:** amount Salesforce and Postmates will contribute to the city's homelessness services under Proposition C; the companies waived their rights to a refund of the money if courts overturn the ballot measure.

News tips? Email: john@marinatimes.com



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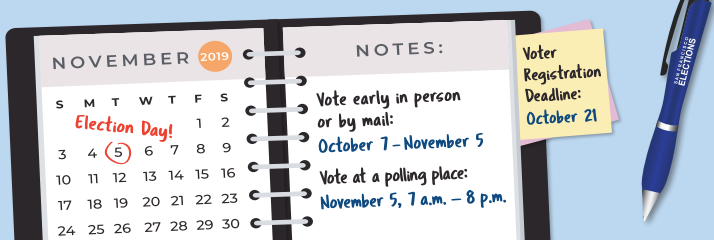
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Nancy Tung was the toughest-talking candidate for DA. PHOTO: NANCYTUNG2019.COM

Reynolds Rap continued from cover

Of course, the reason Boudin stands out is by virtue of being the “only person on the stage to never prosecute a case.” He proudly mentioned that several times, which I found odd. The job he’s vying for is “top cop” — by definition, a fierce prosecutor — so Boudin basically disqualified himself. Boudin is unapologetically sympathetic to defendants, favoring a “help them, don’t jail them” system, which stems from firsthand experience. When he was a baby, his parents — members of the militant group Weather Underground — were involved in the infamous 1981 Brinks armored car robbery outside New York City where two police officers and a security guard were killed. His mother served 22 years in prison and his father is still incarcerated. The issue Boudin is most passionate about, though, is ending cash bail, which I totally get. Bail should be based on the seriousness of the crime and flight risk, not on the defendant’s wallet. How big a priority is cash bail for San Francisco voters? I’d say pretty low.

Front-runner Suzy Loftus has endorsements from a who’s who of current and former San Francisco politicians, including Senators Kamala Harris and Dianne Feinstein, Assemblyman David Chiu, state Senator Scott Wiener, and Mayor London Breed. Critics say she’s too entrenched in that circle to be independent. Currently an attorney for the sheriff’s office, Loftus has served on the Police Commission (something she frequently touts) and as a prosecutor in the district attorney’s office under Harris. Loftus did have a standout moment during the debate: After Boudin talked about moving the city away from “mass incarceration,” she noted that San Francisco has the nation’s lowest incarceration rates (half that of California and one-third that of the rest of the country). With drug dealers and car burglars released by judges within hours of being arrested, I think most San Franciscans would say lax incarceration is the problem. But Loftus doesn’t talk very tough on crime. She supports Supervisor Matt Haney’s desire for a task force to study the Tenderloin’s open-air drug bazaar. She also wants to bring drug dealers before a neighborhood panel to hear about the impact of their crimes. Frankly, most San Franciscans are tired of task forces, studies, and criminal coddling — they just want a district attorney who puts drug dealers in jail.

With Leif Dautch, a fresh face belies an impressive resume. A 34-year-old deputy attorney general for California, he served as president of the San Francisco’s Juvenile Probation Commission from 2016 to 2018 and has tried more than 400 cases, from

trials to arguing before the California Supreme Court. While he lives in Cow Hollow, his office is in the Tenderloin, so he’s well aware of the catastrophic effect drugs and mental illness are having on that neighborhood. He also has firsthand knowledge of the juvenile justice system — his mother was a juvenile hall nurse who brought 12 foster kids home (they adopted two). He wants to turn San Francisco’s juvenile hall (set to shutter in 2021) into a mental health justice center with short-term care as well as a locked facility for those who have been conserved. He’s tougher than Loftus on dealers, saying they should be prosecuted to the fullest degree, but he’s soft on users, supporting optional treatment and safe injection sites. I prefer a model like Austin’s Community First Village (“Dignity through accountability,” *Marina Times*, Aug. 2019), where residents, many of them addicts or recovering addicts, must work and pay rent. They have an 89 percent success rate, which is more than we can say after years of letting addicts chart their own course.

Nancy Tung worked in the state attorney general’s office before spending 11 years as a San Francisco prosecutor, where she served under Gascón (she recently moved to the Alameda County district attorney’s office). Tung was the only candidate at the debate to criticize the failure of Judge Christine Van Aken to keep the Watermark condo attack suspect in jail. I am a longtime advocate of holding lenient judges accountable, so for me that was key. Tung also supports the federal government’s crackdown on open-air drug dealing, and believes police should take passed out users off the streets and to treatment facilities. Of the four candidates, Tung talks the toughest.

When it comes to the Tenderloin drug epidemic, however, only Boudin didn’t contradict himself. As an unwavering supporter of all things sanctuary city, Boudin wants help and understanding for the Hondos — a nickname given to young undocumented Honduran men commuting mostly from the East Bay to flood the Tenderloin with meth and heroin. All three prosecutors said they wanted to stop drug dealers, but also declared support for sanctuary city policies (like not cooperating with U.S. Immigration and Customs Enforcement) that inadvertently protect criminals like the Hondos. While Tung and Dautch earn my ranked choice votes (one and two, respectively) I might feel more strongly about one of them had they said, “If I’m elected district attorney, the Feds won’t have to get rid of the Hondos, because I’ll do it myself.”

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A simple sign might have accomplished the same thing. PHOTO: DSGETCH

Politics as Usual continued from cover

ocratic governor sign the legislation?

Why? It made them *look* like they were doing something, and it made their voters feel good. It didn't *actually* do anything, and even if this federal judge is overruled by a higher court, it won't do anything for the reasons stated above. The only acceptable answer is that it was feel-good politics.

Because the other answer is too depressing to consider: They didn't understand the bill or the way politics work, in which case they are merely the lead lemmings marching fellow Democrats off a cliff, while patting themselves on the back for sharing great Facebook memes.

POWER SHARING

In President Obama's final year in office, Senate Majority Leader Mitch McConnell refused to allow a vote on the president's pick for an open Supreme Court seat. Why? Because he could. Because he had the raw power to do so, and the Democrats lacked the power to do anything other than complain and call him mean. For a simpler example, google "lib tears."

Conservatives love that. There is a company selling — I am not making this up — "Liberal Tears bacon scented gun oil."

Speaking of which, San Francisco recently

passed some feelgood legislation that will do nothing but make lawyers happy. The Board of Supervisors unanimously passed a nonbinding resolution that declared the National Rifle Association a domestic terrorist organization. The NRA, as is its wont, immediately filed a hyperventilating lawsuit against San Francisco and the supervisors.

Though the resolution calls for the city to "assess the financial and contractual relationships our vendors and contractors have with this domestic terrorist organization" and try to limit those vendors' business with the NRA, it's a non-binding resolution. Mayor London Breed neither signed it nor vetoed it. Nonbinding resolutions are useless, so why make people think you've accomplished something when you've done nothing more concrete than the U.S. House of Representatives declaring March 15, 2009 as National Pi Day?

Let's be clear: These are great times to be opposed to the NRA. That organization has been imploding in spectacular fashion, lawsuits a-flyin' between current and former NRA leaders, investigation by New York state, firing and then suing for \$40 million its longtime P.R. agency (which bizarrely ran the organization's television channel — who hires a P.R. firm to run their TV channel anyway?), getting sued for \$100 million by that longtime P.R. agency, claims about Russian funding, and sundry details about overspending and infighting. The Germans invented the word *schadenfreude* for times like this.

But even more delicious is that the gun control forces have been winning. Shannon Watts, the founder of Moms Demand Action, has pointed out that groups such as hers have had successes in statehouse after statehouse, even in red states, passing common-sense gun laws, which polls show are supported by the overwhelming majority of Americans, even Republicans.

District 2 Supervisor Catherine Stefani, who authored the NRA resolution (in 20 minutes, as she told the *San Francisco Chronicle's* Heather Knight), is correct to say this wasn't a waste of her time, because she can indeed walk and chew gum at the same time. But it was a waste

The other answer is too depressing: They didn't understand the bill or how politics work.

of energy even at that, because it really accomplishes nothing. "Non-binding" is a pretty crucial part of a "nonbinding resolution."

Stefani also knows where the

real work on ending gun violence is getting done; she has done a lot of it as a longtime leader in Moms Demand Action, and is a brave and outspoken opponent of the gun lobby. She is to be respected for all of that. But let's not make nonbinding resolutions a career high for anyone.

San Francisco is known as the city of sharp political elbows — it's a rough training ground that helps local politicians become some of the most successful politicians in the state (and the base of both of the state's U.S. senators, the speaker of the House of Representatives, the governor, and others). So San Francisco liberals do know how to exercise actual power, but too often they reserve that for their fights with fellow liberals. For the Republicans, they reserve their nonbinding resolutions and street protests, which don't scare Mitch McConnell in the least.

Email: john@marinatimes.com

From the District 3 Supervisor ∴ Election day is Nov. 5

Election rundown: What's on your ballot and why?

BY AARON PESKIN

WELCOME BACK FROM WHATEVER summer adventures you may have embarked on!

You have no doubt already started receiving campaign literature in the mail and are waking up to yet another election this Nov. 5. For those who are registered absentee voters, you should be getting your absentee ballots the first week of October. For your consideration, here are my humble recommendations for the November 2019 ballot:

Proposition A: Experts agree that money is the single biggest obstacle to addressing our housing crisis, as state and federal funding have dried up. Proposition A is a \$600 million affordable housing bond, the largest the city has ever undertaken. A joint effort between the mayor and the Board of Supervisors, there are many housing projects outlined in the bond plan, including dedicated funding for the first time for senior and teacher housing projects. By working with the city controller, passage of this measure will not increase property taxes. Proposition A will help us make considerable progress on our shared priorities to produce and preserve low- and middle-income housing. **Yes on A.**

Proposition B: Community feedback from the senior and disabled communities led my colleague, Supervisor Norman Yee, to put this charter amendment on the ballot. Proposition B would change the

name of the city's Aging and Adult Services Department and Commission to Disability and Aging Services, to more accurately reflect who the department serves. It would also change the appointment criteria of the seven-member commission and require that one member be over 60 years old, one member be disabled, and one member be a U.S. military veteran. **Yes on B.**

Proposition C: As Big Tobacco loses its core clientele to smoking-related death and illness, they have made a concerted push to hook younger customers through "kid-friendly" marketing of e-cigarettes. The testimonials from parents, public health officials, and school administrations jive with the numbers from the National Youth Tobacco Survey: E-cigarette use among high-schoolers has risen every year, with 27.5 percent of all high school students vaping. With the most recent vaping death bringing the total to eight so far this year, it's time to regulate an industry that has invested millions of dollars lobbying against common-sense public health reforms.

Proposition C was put on the ballot by Big Tobacco company Juul to rewrite a local law authored by Supervisor Shamann Walton and City Attorney Dennis Herrera that cracks down on e-cigarettes, which are unregulated and unauthorized by the FDA. Instead of getting FDA authorization — which would allow Juul to continue selling e-cigarettes in San Francisco — Juul decided to fund Proposition C, a cynical ploy to rewrite the San Francisco Health

Code to suit its own business model and tie the hands of the city to regulate addictive nicotine products in the future. Wherever you stand on the issue of vaping, no corporation should be allowed to buy an election so they can make public policy. **No on C.**

Proposition D: The *Marina Times* has long covered the debilitating impact of Transportation Network Companies (TNCs) on the city's street safety and congestion. Multiple studies have affirmed what we know anecdotally to be true: Uber and Lyft vehicles (the vast majority of which come from out of county) have contributed well over 50 percent of the city's increase in traffic gridlock in the last several years. Because of state law, we can't regulate them, require them to take the same safety classes as taxi drivers, or cap the number of vehicles on the street, but we can levy an appropriate per-ride fee to pay for their impacts. Proposition D would impose a modest business fee on TNC trip revenue, which would be dedicated to hiring more Muni drivers, increasing our Muni fleet, and funding pedestrian and bike safety projects. Even the TNC companies acknowledge it's time for them to pay their fair share to mitigate the impacts they are having on our public streets and infrastructure. We would be the first city in California to implement this program, following in the footsteps of Portland, New York City, and the Massachusetts. **Yes on D.**

Proposition E: If funding is the top obstacle to building affordable housing,

the second is developable land. Proposition E would immediately rezone hundreds of large developable parcels and public land for affordable housing and pilot a new category of affordable housing for teachers and educators on SFUSD and City College land. One of our Garfield Elementary teachers recently broke down in tears sharing her struggle to keep herself, her teacher husband, and baby girl off the streets as they prepare to move yet again from a friend's garage to an RV — while still paying off student loans and teaching full-time. I'm a proud co-author of this legislation, along with Supervisors Fewer, Walton and Haney — and we developed the legislation in partnership with the folks most impacted: our teachers. Join United Educators of San Francisco in voting: **Yes on E.**

Proposition F: Since the devastating 2010 Supreme Court decision in *Citizens United v. FEC*, corporate money has flooded San Francisco elections like never before. Proposition F would strengthen the San Francisco Campaign Finance Reform Ordinance and limit corruption or the appearance of corruption by restoring transparent campaign disclosure requirements, and curb pay-to-play politics of developers with land use approvals before the city. **Yes on F.**

As always, please feel free to reach out directly with questions and feedback — and sign up for my District 3 newsletter to get updates on community meetings and events for the rest of the year!

E-mail: aaron.peskin@sfgov.org



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Get ready for a cozy winter at Matterhorn. PHOTO: © TABLEHOPPER.COM.

Matterhorn reopens with new owners, plant-based Wildseed opens on Union

BY MARCIA GAGLIARDI

THE MATTERHORN IS HAVING A wonderful comeback, and the former Belga has transformed into the plant-based Wildseed.

COW HOLLOW

It's pretty wonderful when a San Francisco classic can transition into new hands and get the right kind of careful update. This is how things are playing out for the Matterhorn, a Swiss fondue restaurant that was holding it down on Van Ness Street for over 25 years. Original owners Brigitte and Andrew Thorpe have passed the fondue fork to another couple, Natalie and Jason Horwath, who are big lovers of Switzerland — they lived there for a while, and Natalie staged at a couple bakeries there, which is why the new name is now **Matterhorn Restaurant and Bakery** (2323 Van Ness Avenue, 415-829-7362, matterhornsf.com).

They definitely fell in love with fondue while they lived in Switzerland, and are lovingly showcasing it in three kinds at the restaurant: Fondue Moitié-Moitié (traditional fondue made with two cheeses from Switzerland: 12-month aged Gruyère and Vacherin Fribourgeois); Fondue Emmental (a nontraditional fondue made with three cheeses from Switzerland: 18-month aged Emmental, L'Étivaz, and Vacherin Fribourgeois); and Meat Fondue (spice-rubbed beef tenderloin cooked at the table in a beef and red wine stock, served with dipping sauces, pickled vegetables, and rösti potatoes). The first cheese fondues will be served with house-made (and naturally leavened) bread, pickled vegetables, and potatoes. I got a peek at their walk-in, and was blown away with the huge 200-pound wheels of Emmental and Gruyère they had imported. Natalie is so committed to their sourcing, it's admirable and exciting.

They are also serving three kinds of melted-to-order raclette (Swiss, French, or American), served with pickled vegetables and potatoes. (You've seen raclette melty magic before, yes?) Like the fondue, you can even order a single portion (I can easily see swinging by the bar on a rainy night for a glass of wine and a raclette, oh yes). There are American and European beers on tap and in bottle, and the wine list leans Old World, with careful consideration paid to what pairs best with all the cheesy dishes.

The menu also features a charcuterie or Swiss cheese board (served with house-made pretzels), Swiss potato rösti (a heavenly dish of grated and skillet-fried

potatoes, with your choice of three toppings, like bacon, ham, egg, Chällerhocker cheese, roasted mushrooms, or tomato); veal Zürich-style with house-made spätzle and vegetables; and because they have a child, there's also a thoughtful kid's menu. Desserts include some pastries and treats from the bakery. They are making everything by hand and with such attention here.

The space looks great — there's all that original knotty pine, and plenty of booths and cozy tables with custom pillows made from Swiss Army blankets. They painted the space, installed a new chandelier of antlers, and lugged back drapes from Switzerland, and there's even a real Swiss gondola you can reserve to dine in (it has a set menu). And then there's the entire Rhaetian Railway train scene installed outside the back of the restaurant, which you can see through the windows. *Dinner Tuesday–Saturday 5:30–10 p.m.*

Big changes at the former Belga on Union Street, which closed to become **Wildseed** (2000 Union Street, 415-872-7350, wildseedsf.com), a plant-based restaurant and bar. This is Adriano Paganini's Back of the House restaurant group's twelfth concept, and was designed to serve the health-conscious needs of the neighborhood (not unlike the changes currently happening at The Greenwich, formerly Cow Marlowe) and the larger plant-based movement happening in food and wellness.

Chef Blair Warsham is overseeing the menu of seasonal, healthful, flavorful, satisfying dishes, with some global influences, like a Vietnamese rice noodle salad, Japanese donburi, and Indian-inspired "neatballs." Many of the dishes are designed to share, like Mexican corn cakes, king trumpet mushroom ceviche, and a mezze plate. Other dishes include a couple kinds of vegetarian hamburgers, rigatoni Bolognese with Impossible ground, and a paella for two. The cocktails were also freshened up, with fresh juices, herbs, house-made extracts, shrubs, and tinctures in the cocktails. In a commitment to keeping a minimal carbon footprint, all wines are local, vegan, organic, and biodynamic.

It's a great location, full of light and with a fun sidewalk scene, offering all-day service. Hannah Collins of Roy Hospitality Design Studio is behind the update. *Dinner Tuesday–Sunday 5:30–10 p.m., with lunch weekend brunch coming soon.*

Marcia Gagliardi writes a popular insider weekly e-column, Tablehopper; subscribe for free at tablehopper.com. Follow @tablehopper on Twitter and Instagram.

Greens
continued from cover

Buddhist values, starting with Deborah Madison, Zen student and cook at Tassajara Zen Mountain Center, the Zen Center's outpost in Carmel Valley. She handed over the reins to Annie Sommerville, also from Tassajara, in 1985 after four years of training. Sommerville credits Madison for "taking produce and turning it into something very beautiful on the plate" and "prov[ing] that it could be delicious," thereby establishing the culinary tone of restaurant.

This is carried forward today by Greens chef du jour Denise St. Onge, on board since 2018, and who would like to incorporate vegan options in future menus while still maintaining the restaurant's Zen heritage. Green Gulch Farm still supplies the restaurant, supplemented by other local farms.

THE INTERIOR

Housed in a former machine warehouse, and one of the first tenants at the prior army base Fort Mason, the restaurant seems rather unlikely located with an unassuming small sign hanging from the roof at the end of a long building housing other businesses.

The interior was designed and constructed by Zen Center carpenters, including an ordained priest. It incorporates 12 types of wood, much of it reclaimed: the massive entry doors are made from black walnut; entry area stairs from hickory; the curved bar from Port Orford cedar; and the dining tables from maple, walnut, and cherry. A three-ton redwood woodcarving installation by JB Blunk shares the focal point with the floor-to-ceiling windows framing a view

of the Golden Gate Bridge and Marin headlands. Original landscapes painted by Bay Area artist and (San Francisco Art Institute graduate) Willard Dixon soften the warehouse bones.

THE EXPERIENCE

The number of restaurants that have come and gone in the city in the past 40 years is too numerous to count, so what is Greens secret to success? Whether the iconic view of the Golden Gate with sailboats and lounging sea lions and diving seagulls, attentive waitstaff, and the calm, Zen-like approach, the restaurant functions like a well-oiled machine, as if taking inspiration from the space's former function as a machine warehouse. The many waitstaff move about efficiently and quietly, are polite, friendly, and accommodating, delivering food that is meticulously prepared and presented.

Perhaps not unlike many, I've been to Greens a handful of times, celebrating an anniversary, meeting friends for brunch, sharing with out-of-town family, and popping in for a Grab-and-Go impromptu lunch to enjoy on a bench overlooking the bay. The combined experience is hard to beat.

THE DINNER SERIES

A visit last month afforded the opportunity to taste a menu prepared by Suzette Gresham, recognized as one of the most influential chefs in Italian fine dining, known for her elegant and understated approach, evident in her September menu. It began with an amuse bouche of a creamy cucumber gazpacho with an almond milk base served in a tealike ceramic vessel, followed by the first course of tomato (from Gresham's own



A busy dinner scene at Greens restaurant. PHOTO: COURTESY GREENS

garden) and burrata with basil and Oregon sea salt. The dish was artfully presented on a rectangular turquoise plate, which highlighted the bright small heirloom tomatoes of all shapes, the round red ones invisibly stuffed with burrata, and topped with a basil jelly resembling tomato seeds.

Saffron-braised fennel topped with fig followed, piled atop a crumbly, savory hazelnut cookie and topped ever so delicately with bee pollen-laced fennel fronds. A Swiss chard-stuffed raviolo with parmiggiano and brown butter, scattered with tiny chanterelle mushrooms along the rim of the dish was a delicious and satisfying third course.

Dessert, fittingly from an Italian chef, was vanilla gelato served atop crumbled Amaretti and garnished with roasted strawberries. Immediately after it was served, another server appeared to present a 40-year balsamic in a lovely bottle from which she topped the dessert.

My dining companion, who consistently and earnestly says he welcomes a meat-free meal, had joked as we entered about whether he could get chicken on the side, and I suspect he would have taken up the offer if available. But no matter, he's still talking about the meal being one of the best ever, and I have to agree.

Greens 40th Anniversary Acclaimed Chef Dinner Series: *Kim Alter (Nightbird, Oct. 7), Tanya Holland (Brown Sugar Kitchen, Nov. 4), and Pam Mazzola (Prospect, Dec. 11). Previous dinners have sold out.*

Greens Restaurant: Fort Mason Center Building A, 2 Marina Boulevard, 415-771-6222, greensrestaurant.com. Lunch Tuesday-Friday 11:30 a.m.-2:30 p.m., dinner Monday-Thursday 5:30-9 p.m., Friday-Sunday, 5-9 p.m., brunch Saturday-Sunday 10:30 a.m.-2:30 p.m., Greens to Go daily 10 a.m.-3 p.m.

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Art World

continued from cover

Musées d'Orsay et de l'Orangerie, Paris and drawing from holdings of private and public collections throughout the world, the exhibition will include approximately 60 paintings as well as drawings, prints, photographs, and cloisonné enamels to comprise an extensive study of Tisso's techniques.

LIGHT AND COLOR MASTERY

The exhibition is arranged thematically, reflecting the phases of the artist's career. Tisso began painting historic medieval scenes in France, would later come to Anglicize his first name, Jacques, and expatriate to London. There he began a relationship with Kathleen Newton, who became a model and muse. Her early death from consumption was triggered Tisso's return to Paris after a 10-year absence.

Declining his friend and mentee Edgar Degas's invitation to exhibit with the Impressionists, he turned instead to social events, balls, and painting metropolitan life with attention to detail, humor, and pathos. The narratives of contemporary life are reflected in society pictures including *The Ball on Shipboard* (1874), *London Visitors* (ca. 1874), *Holyday* (also known as *The Picnic*, 1876), *The Prodigal Son in Modern Life Suite* (1882), and examples from his series *La Femme a Paris* (1883-85). Paintings like *La Femme a Paris: The Shop Girl*, (1883-85) show Tisso's incredible command of light — the shop girl, eyes facing the viewer, is backlit in muted tones inside a store, and through the windows a brightly lit, busy street.

Holyday is another example of Tisso's mastery for composition and subtle uses of color — figures under lush, articulated trees in diffused light, the perfectly balanced still life of the picnic blanket in the foreground backed by a still, green pond. *Hide and Seek* (ca. 1877) depicts the peaceful life of a young family in another dark interior backlit by the bright outdoor scene through the windows, and in the center of the paint-



James Tissot's *The Ball on Shipboard*, ca. 1874, Oil on canvas. IMAGES COURTESY: LEGION OF HONOR, MUSEE D'ORSAY

ing a toddler crawls on a wrinkled rug, a halo of light surrounding her golden curls.

MYSTICISM AND PHOTOGRAPHY

Influenced by the trends of his time, Tisso was drawn to Japanese art and mysticism. He attended spiritualist séances, and his work *The Apparition* (1885) depicts the ghost of Kathleen Newton with a spirit guide. Executed as both a mezzotint and painting, Newton is illuminated by a mysterious light source reminiscent of the dramatic light seen in Renaissance paintings. This work was believed to be lost but was recently uncovered during the research process of assembling this collection for the exhibition and will be on display.

Tisso was also an early adopter of photography as source material for painting. He used the medium to cata-

log his works and record the lives of his family and friends in carefully arranged albums. Extensive photos from his estate will be on view, including those of his home, studio, paints, and brushes.

THE TISSOT BIBLE

Tisso's later years were devoted to his Catholic faith and representations from the Old Testament in watercolor, including a critically acclaimed series of 365 representations of the life of Christ in gouache. During this time, he made three trips to the Holy Land leading to hundreds of illustrations based on the Bible that came to be known as the Tisso Bible. He approached the themes of the Bible with original compositions. In an unusual twist, *What Our Lord Saw from the Cross* (1886-94), an opaque watercolor over graphite on gray-green wove paper, shows the crucifixion from the perspective of

Jesus on the cross. In *Portrait of the Pilgrim* (1886-96), the Pilgrim looks directly at the viewer and is surrounded by sacred objects in the foreground of the painting in a cream-colored trompe l'oeil composition.

Though he was a significant talent and was famous in his lifetime, Tisso remains one of the lesser-known French painters of his era. In this new presentation, which includes a 300-page catalogue, this reexamination will transform the public's view of the life and career of James Tisso.

James Tisso: "Fashion and Faith": Tue.-Sun. 9:30 a.m.-5:15 p.m. through Feb. 9, \$28, Legion of Honor, Lincoln Park, 100 34th Ave., 415-750-3600, famsf.org

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

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

The Marina Books Inc. best-seller list

COMPILED BY BRIAN PETTUS

- The Goldfinch: A Novel**, by Donna Tartt (paperback)
- Super Pumped: The Battle for Uber**, by Mike Isaac (hardcover)
- A Gentleman in Moscow: A Novel**, by Amor Towles (paperback)
- Where the Crawdads Sing**, by Delia Owens (hardcover)
- Sapiens: Brief History of Humankind**, by Yuval Hariri (paperback)
- Talking to Strangers: What We Should Know About the People We Don't Know**, by Malcolm Gladwell (hardcover)
- The Overstory: A Novel**, by Richard Powers (paperback)
- Conversations with Friends**, by Sally Rooney, (paperback)
- Testaments: The Sequel to The Handmaid's Tale**, by Margaret Atwood (hardcover)

10. Three Women, by Lisa Taddeo (hardcover)

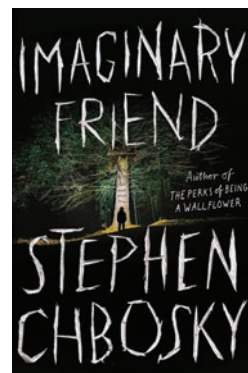
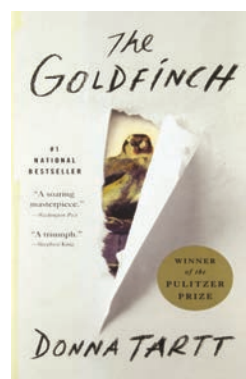
NEW RELEASES IN OCTOBER

Royal Holiday, by Jasmine Guillory (Oct. 1): Vivian Forest has been out of the country only once, so when she gets the chance to tag along on her daughter Maddie's work trip to England to style a royal family member, she can't refuse. She's excited to take in the British sights, but what she doesn't expect is to become instantly attracted to a certain private secretary, his charming accent, and unyielding formality. *Launch week event, Oct. 3, 7 p.m., Books Inc., 2251 Chestnut Street.*

Imaginary Friend, by Steven Chbosky (Oct. 1): Kate Reese flees an abusive relationship in the night with her son, Christopher, and finds her way to the tight-knit community of Mill Grove, which seems like the perfect place to finally settle down. Then Christopher van-

ishes for six days. He emerges from the woods, unharmed but not unchanged, with a voice in his head only he can hear, and a mission: Build a tree house in the woods, or his mother and everyone in the town will be changed. This epic work of literary horror with rich emotion redefines the genre. Read it with the lights on.

Letters from an Astrophysicist (Oct. 8), by Neil Degrasse Tyson: Tyson invites us to go behind the scenes of his public fame by revealing his correspondence with people across the globe who have sought him out in search of answers. In this hand-picked collection of 101 letters, Tyson draws upon cosmic perspectives to address a vast array of questions about science, faith, philosophy, life, and of course, Pluto. His succinct, opinionated, passionate, and often funny responses reflect his popularity and standing as a leading educator.



Me: Elton John Official Autobiography, by Elton John (Oct. 15): Elton John reveals the truth about his extraordinary life, from his rollercoaster lifestyle as shown in the film *Rocketman*, to becoming a living legend. John writes powerfully about getting clean and changing his life, finding love with David Furnish, and

becoming a father. In a voice that is warm, humble, and open, this is John on his music and his relationships, his passions, and his mistakes.

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

Spooky, scary, and silly tunes

BY MICHAEL SNYDER

SOME MIGHT SUGGEST THAT MUSIC inspired by All Hallows' Eve begins with Bobby "Boris" Pickett & the Crypt-Kickers's whimsical 1962 rock 'n' roll novelty number "Monster Mash" and ends with "This Is Halloween" from the witty stop-motion animated special *The Nightmare Before Christmas*. But that would be wrong. In truth, the only celebration other than Christmas to be associated with a sizeable catalog of music is Halloween.

Unlike Christmas tunes that start hitting the shopping mall sound systems and radio airwaves by late November and can be heard all the way through December, Halloween songs generally get played at parties and events around the actual day or the weekend before. Although there may not be many songs that are specifically about the magical, mystical Oct. 31 festivities, more than a few Halloween albums are dedicated to creepy-crawly music with occasionally humorous lyrics in the spirit of the celebration.

Two of the coolest Halloween-anthologies are *Elvira Presents Haunted Hits*, courtesy of buxom, double-entendre-tossing TV horror-movie hostess Elvira, and *Dr. Demento Presents: Spooky Tunes & Scary Melodies*, compiled by that impresario of musical oddities Dr. Demento. Both collections are programmed with familiar and obscure

numbers to conjure up witches, demons, and ghouls. For instance, the Elvira release features "Monster Mash," of course; plus "The Purple People Eater," Sheb Wooley's doo-wop style novelty number about a strange creature from beyond; and the bone-chilling, blues-fueled wail "I Put a Spell on You," written and sung by Screamin' Jay Hawkins way back in 1956.

SOUNDS TO MAKE YOU SHIVER AND SHAKE

Movie and television music is represented by Ray Parker Jr.'s "Ghostbusters," a beloved chart-topper from the classic supernatural film comedy of the same name, and the themes to the TV shows *The Addams Family* and *The Twilight Zone*, the latter written by master of suspense Alfred Hitchcock's favorite soundtrack composer, Bernard Herrmann.

Speaking of Hollywood-related material, there's "The Blob," a silly, lively Latin-flavored cha-cha actually written by Burt Bacharach and Mack David for the sci-fi B-movie of the same name and performed by what was probably a one-time studio ensemble dubbed The Five Blobs. And let's not forget the venerable rock cuts "Welcome to My Nightmare" by shock rocker Alice Cooper, "Dead Man's Party" by new-wavers Oingo Boingo, and "I Was a Teenage Werewolf" by punkabilly band The Cramps — all "spooktacular."

The one thing the songs on these

collections have in common is they're tried and true. Ditto for the original compositions on Andrew Gold's 1996 album *Halloween Howls*, a whimsical recording created with little trick-or-treaters and their parents in mind. The album has all the charm and good humor one might expect from the pop-rock purveyor of the perennial "Thank You for Being a Friend." Choice cuts address expected topics, including "Don't Scream (It's Only Halloween)," "Witches, Witches, Witches," and "In Our Haunted House." But there's one song from *Halloween Howls* that has crept out of the album to become a surprising viral hit over the past few years. It's "Spooky Scary Skeletons," the jaunty little ditty with the near-generic title that spawned enough remixes, covers, and tributes on YouTube alone to have racked up around 300 million views — and counting.

FRIGHTENINGLY POPULAR

That "300 million" is not a misprint. Led by the 91 million-plus views (and listens) of a bootleg electronic dance music remix of the song by a renegade D.J. who calls himself the Living Tombstone and may have triggered the boom, the various versions of "Spooky Scary Skeletons" continue to attract an astonishing number of eyes, with the count sure to increase by the end of October. You'll find a nifty video that syncs Gold's unembellished take with the

vintage 1929 "Silly Symphony" cartoon "The Skeleton Dance," as well as sing-alongs, heavy-metal interpretations, dubstep remixes, a lounge vocal, tutorials on how to play the piece, an animated spoof with Lego figures, and so on.

I wouldn't want to overlook a clip of funky rock 'n' rollers Red Hot Chili Peppers opening an unadvertised Halloween gig in Calabasas, Calif., last year with a rollicking version of the song. As for my personal favorites, they'd be the one that features a live-action woman wandering through a Manhattan overrun with dancing CGI skeletons that she eventually starts bashing apart; and the hilarious short promo for a Nebraska television station that shows a guy in a black leotard and pumpkin head mask dancing like a lunatic to the EDM remix.

How popular has "Spooky Scary Skeletons" become? Popular enough that Concord Records is releasing the officially sanctioned, extended "Undead Tombstone Remix" on Oct. 18 via Amazon and other outlets. And as of this past month, you can get a stuffed toy beagle that's decorated in Day of the Dead skeleton mode and will play the song and hop around when switched on.

Now that's scary.

Michael Snyder is a print and broadcast journalist. Follow Michael on Twitter: @cultureblaster.



OCTOBER EVENTS

NOT TO MISS THIS MONTH

MAJOR EVENTS

38th Annual S.F. Fall Art & Antiques Show

Thu.–Sun., Oct. 3–6

Festival Pavilion, Fort Mason Center

View glamorous decorative and fine arts from many styles and periods and designer vignettes incorporating pieces from the show floor and inspired by the show's theme, A Compass Rose: North, South, East & West. Attend lectures, book signings, and more. Visit website for schedule. \$10–\$100, 415-989-9019, sffas.org

Hardly Strictly Bluegrass Festival 19

Fri.–Sun., Oct. 4–6

Golden Gate Park

Over 100 bands and singers including Judy Collins, Emmylou Harris, Bill Frisell, Kronos Quartet's Music for Change: Pete Seeger @100, Tanya Tucker, Robert Plant and the Sensational Shape Shifters, and Moonalice will perform at this annual five-stage event. Free, hardlystrictlybluegrass.com



Fleet Week

Daily, Oct. 6–14

Various S.F. venues

Air Show: Fri.–Sun., Oct. 11–13, noon–4 p.m. Featuring the Navy's Blue Angels, also on the bill are the Navy Leap Frogs, the Patriot Jet Team, the USAF F-35 Demo Team, and others. Other events include the Parade of Ships, ship tours, K-9 heroes, a veterans' art show, bands, and more. Visit websites for details or download app. Most events free; Marina Green premium airshow seating \$75–\$325. 415-306-0911, fleetweeksf.org; pier39.com
PHOTO: FACEBOOK.COM/FLEETWEEKSF

20th Annual Litquake Festival

Daily, Oct. 10–30

Various Bay Area venues

Join over 860 authors at over 200 mostly free literary events including author conversations, discussion panels, and more. The event culminates with the highly anticipated Lit Crawl through bars, cafes, and galleries, and other unlikely venues, like tattoo parlors, laundromats, and police stations. Visit website for schedule/ticket info. 415-440-4177, litquake.org

151st Italian Heritage Parade

Sunday, Oct. 13, 12:30 p.m.

Fisherman's Wharf (Jefferson & Stockton Sts.) to Washington Square

This parade is the longest continuously running Italian Heritage Parade in the United States, and will feature Grand Marshalls Dave Dravecky and Joanne Hayes-White, Italian and Italian-American dignitaries, music, performances, floats, Queen Isabella and Her Court, and more. Free, 415-703-9888, sfitalianheritage.org

Madonna: Madame X

Thursday, Oct. 31, Friday, Nov. 2 &

Monday, Nov. 4, 8:30 p.m.

Golden Gate Theatre (1 Taylor St.)

This concert promises an "intimate theater" experience in support of the performer's 14th album. \$566–\$2,111, 888-746-1799, shnsf.com

HALLOWEEN

S.F. Ghost Hunt Walking Tour

Wed.–Mon. through Oct. 31, 7 p.m.

Starts: Healing Arts Center (1801 Bush St.)

Visit some of San Francisco's most notorious haunted places, hear thrilling stories based on documented research — and maybe even see a ghost. \$20, 415-754-8209, sfghosthunt.com

BATS Improv: Fright Day-Night

Fridays, Oct. 4–25, 8 p.m.

Bayfront Theater, Fort Mason Center

Enjoy an evening of thrills, chills, and dark fantasies as the BATS players are inspired by Night of the Living Dead, Dracula, and other spooky movies. Audience suggestions of creepy ideas to bring the undead to life on stage for a Halloween festival of unspeakable improv horror are welcomed. \$17 (online) & \$20 (door), 415-474-6776, improv.org

2nd Annual Costume Swap

Saturday, Oct. 12, 10:30 a.m.

Marina Branch Library (1890 Chestnut St.)

Save the environment and your wallet by donating your child's gently used costume, or pick up a costume without donating. Free, 415-355-2823, sfpl.org

Pumpkin Painting Workshop

Saturday, Oct. 19, noon–3 p.m.

Story at Macy's (1st floor, 170 O'Farrell St.)

Unleash your inner artist and get scary creative in time for Halloween. Add an artful twist to your seasonal decor by personalizing your pumpkin with bold patterns, bright colors, or glitter. Free, register at eventbrite.com

Foreverland Thriller Halloween Ball

Saturday, Oct. 26, 8 p.m.

Bimbo's 365 Club (1025 Columbus Ave.)

Celebrate with this 14-piece tribute band to Michael Jackson with four dynamic vocalists and a powerhouse rhythm and horn section. \$22, 415-474-0365, bimbos365club.com

Next Village Halloween Party

Sunday, Oct. 27, 6:30–9:30 p.m.

Italian Athletic Club (1630 Stockton St.)

Join in the fun with a costume contest, hors d'oeuvres, cash bar, and raffle, and sing and dance to the band Shake, performing a Motown tribute. Proceeds benefit Next Village, which supports older adults as they age-in-place in North-east San Francisco. \$85, 415-888-2868, rhnsf.org

Titanic Masquerade Halloween Cruise

Thu.–Fri., Oct. 31–Nov. 1, 7 p.m.–1:30 a.m.

Fume Blanc Commodore (Pier 40, 8 Embarcadero)

Enjoy a three-hour bay cruise with an open bar, D.J.s in two dance areas, and more. Costumes and masks required. Ages 21 & up. \$59 (packages available), 415-573-0740, sfhalloween.com

COMMUNITY CORNER

Yerba Buena Night

Saturday, Oct. 12, 6–10 p.m.

Jessie Square (Mission St. btw. Third & Fourth)

See, hear, and experience this exciting neighborhood come alive with music, performances (dance, ballet, circus), and many more surprises. Free, ybnight.org

Columbus Day Bazaar Cent'Anni Celebration

Sat.–Sun., Oct. 12–13

Ss. Peter & Paul School (660 Filbert St.)

The weekend event celebrates the neighborhood's heritage and features iconic American, Italian, and Asian foods; festive cocktails; games and activities; entertainment; and more. Don't miss the pasta and meatball dinner (Sunday, 4 p.m., \$45). Proceeds benefit Saints Peter and Paul School. Free, 415-421-5219, sspeterpaulsf.org/support/columbus-day-bazaar

GALAS & BENEFITS

Bummer's Ball featuring Emmylou Harris

Friday, Oct. 4, 7 p.m. (VIP cocktails 6 p.m.)

Castro Theatre (429 Castro St.)

A spectacular dreamland of delicious food, beautiful people, magic, and soul-healing music benefiting all-volunteer Rocket Dog Rescue's Urban Sanctuary and assisting animals in need, from after hours emergencies to supporting efforts to help victims of Northern California's fires. \$50–\$150, 415-576-8188, rocketdogrescue.org

15th Annual This Old Bag: The Power of the Purse

Friday, Oct. 25, 6:30–9:30 p.m.

Fairmont S.F. (950 Mason St.)

Join fashionistas, philanthropists, and those for whom breast cancer is a personal cause to bid on bags for women, men, children, and pets donated by celebrities, boutiques, designers, and civic and business leaders. Proceeds benefit low-income people battling breast cancer in S.F. and Silicon Valley. \$175, 415-558-6020, bcef.org

MUSEUMS & GALLERIES

Changing and Unchanging Things: Noguchi and Hasegawa in Postwar Japan

Tue.–Sun. through Dec. 8, 10 a.m.–5 p.m.

Asian Art Museum (200 Larkin St.)

This exhibition considers the consequential friendship of two artists, one Japanese American but drawn to Japan, the other Japanese but influenced by the West, both in search of a new direction for modern art in the aftermath of World War II. \$15, 415-581-3500, asianart.org



A Powerful Force: Working to End Homelessness Through Art

Wed.–Mon. through Jan. 6, 10 a.m.–6 p.m.

Walt Disney Family Museum (104 Montgomery St.)

This fourth annual community access exhibition features original artwork created by young people experiencing homelessness, many created through the museum's outreach program where the youth were encouraged to tell their stories and personal journeys through their work. Free, 415-345-6800, waltdisney.org

ARTWORK: COLLIN P. (@SAPONCHOTREES), HEART OF GRASS, 2019; COURTESY OF LARKIN STREET YOUTH SERVICES

ART & CULTURE

S.F. Open Studios

Sat.–Sun., Oct 12–13 through

Nov. 2–3, 11 a.m.–6 p.m.

Various S.F. locations

Explore the studios of 800 local artists throughout the city and collect their works in painting, ceramics, photography, printmaking, sculpture, jewelry, glass, and other media. Visit website for locations. Free, 415-861-9838, artspan.org

THEATER

Magic Theatre: The Chinese Lady

Wed.–Sun., Oct. 9–13

Tue.–Sun., Oct. 15–Nov. 3

Bldg. D, Fort Mason Center

Inspired by the true story of the first Chinese woman to arrive on American soil, The Chinese Lady, follows Afong Moy, after she is brought from China to America and put on display for an eager public yearning to learn of the exotic East. \$15–\$75, 415-441-8822, magictheatre.org

The Simon & Garfunkel Story

Fri.–Sat., Oct. 11–12

SHN Golden Gate Theatre (1 Taylor St.)

This immersive concert-style theater show chronicles the amazing journey shared by the folk-rock duo from their humble beginnings in the 1960s to their incredible success, to their dramatic split in 1970, culminating with their Central Park reunion in 1981. \$56–\$256, 888-746-1799, shnsf.com

AASC: Othello

Sat.–Sun., Oct. 12–27

Marines' Memorial Theatre (609 Sutter St.)

This classic Shakespeare tale of race is set in a contemporary time in Washington, D.C. and Syria. Othello, an outsider who grew up in Africa's military gang with a strong Muslim background marries a young white Christian woman. \$40, 415-762-2071, african-americanshakes.org

MUSIC: CLASSICAL

S.F. Opera: The Marriage of Figaro

Various days, Oct. 11–Nov. 1

War Memorial Opera House

Here comes the bride. And her rival. And the man trying seduce her. And his wife. Lust, power, and gossip threaten to throw all of Figaro's wedding plans into disarray. How will the wily servant save the day? Find out in this irresistible, new production of Mozart's masterpiece. \$26–\$408, 415-864-3330, sfopera.com

S.F. Bach Choir

Sunday, Oct. 20, 4 p.m.

Calvary Presbyterian Church

(2515 Fillmore St. St.)

"The Soul Rejoices, The Spirit Sings" is music of joy and thanksgiving from a variety of sacred traditions from the sweeping architecture of a Bach motet to the powerful expression of early American shape note hymns and spirituals. \$25 (through Oct. 15), 855-473-2224, sfbach.org

Lang Lang with the S.F. Symphony

Monday, Oct. 21

Davies Symphony Hall

Experience the musical fireworks of pianist Lang Lang in his much-anticipated return in a program of Glinka, Beethoven, and Tchaikovsky. \$155–\$345, 415-864-6000, sfsymphony.org

MUSIC: CONTEMPORARY

Dave Mason & Richie Furay

Thursday, Oct. 3, 8 p.m.

Palace of Fine Arts Theatre

Mason's Feelin' Alright Tour will feature all the classic songs fans love in addition to those that have inspired him as well as personal stories. \$50–\$85, palaceoffinearts.org

The Who: Moving On

Wednesday, Oct. 9, 7:30 p.m.

Chase Center

Special guest Liam Gallagher joins the band to perform an exciting mix of classics plus songs from the band's first new release in 13 years. \$50–\$70, 800-653-8000, chasecenter.com

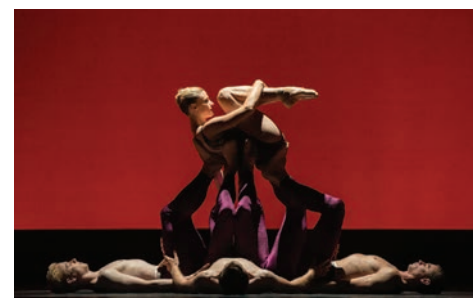
S.F. International Boogie Woogie Festival

Sunday, Oct. 20, 4 p.m.

SFJazz Center (201 Franklin St.)

This year's lineup features Luca Sestak from Germany; Balazs Daniel from Hungary; Wendy DeWitt, from the U.S.; Jean-Pierre Bertrand from France, and Silvan Zingg from Switzerland. \$25–\$65, 860-920-5299, sfjazz.org

DANCE



Smuin Ballet: Dance Series 1

Sat.–Sun., Sept. 28–29

Thursday, Oct. 3

Sat.–Sun. Oct. 5–6

Cowell Theater, Fort Mason Center

On the bill is James Kudelka's The Man in Black, set to the music of Johnny Cash and danced in cowboy boots; Rex Wheeler's Take Five, a delightfully witty work set to the jazzy beat of Dave Brubeck; and Michael Smuin's Carmina Burana, set to Carl Orff's score in program of classical ballet and contemporary dance. \$34–\$160, 415-912-1899, smuinballet.org

PHOTO: CHRIS HARDY, CBPR.CO

ODC/Dance: Path of Miracles
Friday, Oct. 11, 8 p.m.

Presidio Theatre (99 Moraga Ave.)
This critically acclaimed site-specific performance experience is an immersive, personal journey told through music and dance and was originally performed in Grace Cathedral. ODC brings this piece to The Presidio Theatre for audiences to discover this newly restored iconic Bay Area venue and experience a multi-sensory performance. \$50, 415-392-4400, presidiotheatre.org

Maurice Hines

Sunday, Oct. 13, 7:30 p.m.
Venetian Room, Fairmont Hotel (950 Mason St.)
In this very personal show, Hines taps audiences through his incredible career in a jazzy song-and-dance celebration that pays tribute to his late brother, Gregory, and other performers who inspired him from Frank Sinatra to Lena Horne. \$75, 415-392-4400, bayareacabaret.org

16th Annual S.F. Trolley Dances

Sat.–Sun., Oct. 19–20, 11 a.m.–2:45 p.m.
Starts: Int'l Art Museum (1023 Market St.)
Ends: Bethany United Methodist Church (1270 Sanchez St.)

Enjoy artists and ensembles who will perform at specific sites along the J-Church Muni Metro line with an eight-to 15-minute piece every 45 minutes in response to the physical environment, architecture, and history of the area. Visit website for details. Free with Muni fare, 415-226-1139, epiphanydance.org

NIGHTLIFE

Petty Theft: 7th Annual Bay Area Tom Petty Birthday Celebration

Friday, Oct. 18, 8 p.m.
Bimbo's 365 Club (1025 Columbus Ave.)
Six professional Bay Area musicians will perform Petty's songs true to the originals and in the spirit of his legendary band's live shows. \$22, 415-474-0365, bimbos365club.com

S.F. Decompression 2019: Black Top City

Sat.–Sun., Oct. 19–20, 2 p.m.–2 a.m.
Potrero Power Station (420 23rd St.)
Black Top City is an urban version of Burning Man's Black Rock City. Enjoy a microcosm of that storied temporary city, with art, mutant vehicles, theme camps, inner- and deep-playa, performance and discovery. \$25–\$38, burningman.org

Dinosaur Jr.

Mon.–Tue., Oct. 28–29, 8 p.m.
Slim's (333 11th St.)
Widely recognized as one of the most significant American rock bands of all time. Preceding Nirvana by several years, Dinosaur Jr. was instrumental in bringing the crashing sounds of lead guitar back to indie rock. \$35, 415-255-0333, slimpresents.com

FILMS & LECTURES

42nd Mill Valley Film Festival

Daily, Oct. 3–13
Multiple Marin County venues
Over 200 films independent and international films will be screened at this prestigious festival. \$17 (individual films), \$2,750–\$5,500 (festival pass), 877-874-6833, mvff.com

Japan Film Festival 2019

Daily, Oct. 4–13
New People Cinema (1746 Post St.)
This festival is the first and only fully dedicated annual Japanese film celebration for the San Francisco Bay Area. Visit website for schedule and films. \$15 (individual films), \$175 (festival pass), jffsf.org/2019

16th Annual S.F. Greek Film Festival

Daily, Oct. 20–26
Multiple S.F. venues
The festival will present 23 feature-length films and shorts by Greek and Cypriot filmmakers from around the globe. \$15–\$50 (individual films), \$170 (festival passes), grfilm.com

Governor Jerry Brown & Miriam Pawel

Friday, Oct. 25, 7:30 p.m.
Sydney Goldstein Theater (275 Hayes St.)
Join Brown and Pawel in conversation with Lara Bazelon about The Browns of California, a history of California and its impact on the nation, from the Gold Rush to Silicon Valley-told through the lens of the family dynasty that led the state for nearly a quarter century. \$29, 415-392-4400, cityarts.net

SCIENCE & THE ENVIRONMENT

S.F. City Star Party

Sunday, Oct. 6, 7:30–10:30 p.m.
Pier 17 (adjacent to the Exploratorium)
Join the monthly San Francisco Amateur Astronomers viewing party — SFAA members provide telescopes for your viewing pleasure. Check website for updates; bad/overcast weather cancels. Free, sfaa-astronomy.org

Protecting Wild Salmon Runs of the Pacific Northwest

Tuesday, Oct. 8, 6 p.m.
The Commonwealth Club (110 The Embarcadero)
Learn about the salmon's fate and campaign to save critical stronghold rivers, from Japan to the wilds of the Russian Far East to Alaska, British Columbia and the U.S. Pacific Northwest. \$20, 415-597-6705, commonwealthclub.org

POTABLES & EDIBLES

16th Annual Wine & Spirits Top 100 Tasting

Thursday, Oct. 10, 6:30–8:30 p.m.
City View at Metreon (135 Fourth St.)
Taste acclaimed wines from the top 100 wineries paired with delicious bites and meet winemakers from some of the greatest vineyards in the world. Proceeds benefit San Francisco Baykeeper in its efforts to fight water pollution. \$135, 415-255-7736 ext. 2, wineandspiritsmagazine.com

S.F. International Tea Festival

Saturday, Oct. 19, 11 a.m.–5 p.m.
Palace of Fine Arts
Enjoy tastings, conversations, and presentations. Includes porcelain tasting cup. \$25, eventbrite.com

16th Annual Brews on the Bay

Saturday, Oct. 19, 1–5 p.m.
S.S. Jeremiah O'Brien (Pier 45)
Tasts over 50 local craft beers aboard a historic World War II merchant ship at this popular and intimate beer festival. \$50–\$95, eventbrite.com

SPORTS & HEALTH

12th Annual Presidio Golf Tournament

Friday, Oct. 11, 12:30 p.m.
Presidio Golf Course (300 Finley Rd.)
Support the Y's youth programs and receive \$100 gift certificate to spend at the pro shop. Includes lunch and access to post-tournament social. \$250–\$900, ymca.org, 415-447-9648

A Comprehensive Roadmap to Heart Health

Tuesday, Oct. 29, 6 p.m.
The Commonwealth Club (110 The Embarcadero)
Harvard-trained physician Akil Palanisamy will share practical tips on what to eat to maintain lifelong cardiovascular well-being and vitality, along with detailed and practical information about implementing these concepts in your daily life. \$20, 415-597-6705, commonwealthclub.org

CHILD'S PLAY

YPT: Rumpelstiltskin

Sat.–Sun., Oct. 5–6
Young Performers Theatre (Bldg. C, Fort Mason Center)
If only it were true that straw could be spun into gold without consequences. This old fairytale of peasants, royalty, creatures, and offspring is sure to delight all in its hilarity. \$15, 415-346-5550, ypt.org

E-mail: calendar@marinatimes.com

WorldWideWomen

Girls' Festival

A day-long celebration for girls!

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- 40+ interactive exhibitors
- 20+ engaging workshops
- Career mentoring sessions
- Makerspace featuring everything S.T.E.A.M.
- Girlpreneur competition
- Fun fashion show with young female designers
- Girl entrepreneur Pop-Up Shop
- Sports & activity arena
- Contests and more!

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October 2019 Outreach Ads

GET FREE, TRUSTED HELP WITH YOUR CITIZENSHIP APPLICATION!

The San Francisco Pathways to Citizenship Initiative provides free legal help from community immigration service providers at our free workshops. Resources for the citizenship application fee are available onsite. Learn more at sfcitizenship.org

When: Sunday, November 24, 2019. Registration is open from 9:30 am - 12:30 pm. No appointment needed!

Where: Chinatown YMCA, 855 Sacramento Street, San Francisco, CA 94108

APPLY TO BECOME A CENSUS TAKER!

Every 10 years, the U.S. Census Bureau is responsible for conducting the nationwide census. While the next census will be taken in 2020, the Census Bureau is recruiting now to fill important temporary positions with great pay and flexible hours. Be a Census Taker and make a difference in your community! Apply online at 2020census.gov/jobs.

Child support matters can be complicated, stressful, and confusing. The Department of Child Support Services helps parents understand the process so they know their rights and options for making and receiving support payments. Call us today at (866) 901-3212 or visit our office at 617 Mission Street to learn how we can help you. Information is also available online at www.sfgov.org/dcss.

COME JOIN THE SAN FRANCISCO FIRE DEPARTMENT!

The mission of the Fire Department is to protect the lives and property of the people of San Francisco from fires, natural disasters, and hazardous materials incidents; to save lives by providing emergency medical services; to prevent fires through prevention and education programs; and to provide a work environment that values health, wellness and cultural diversity and is free of harassment and discrimination.

Chief Jeanine Nicholson invites you to join a highly respected Fire Department and serve the community of one of the most beautiful cities in the country.

San Francisco's first citywide American Indian Initiative celebrates the culture and contributions of local Indigenous Peoples. Spanning three months, **The Continuous Thread: Celebrating Our Interwoven Histories, Identities and Contributions** will include over 20 public events including exhibitions, a temporary light-art project, community celebrations, concerts, a film festival, a fashion show and more. The ambitious Initiative coincides with the **50th Anniversary of the Occupation of Alcatraz**, the one-year anniversary of the City's first Indigenous Peoples Day and the anniversary of the removal of the *Early Days* sculpture in the Civic Center after decades of community objections to its racist and historically inaccurate content. Dates: October 4 - December 15. Visit sfartscommission.org for more information.

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

CNS-3294254#

Political Animal ∴ Feline fury



Kittens born wild must be brought inside for socialization, adoption, and spaying/neutering so they don't repeat the breeding cycle. PHOTO: SUSAN DYER REYNOLDS

S.F. SPCA using underhanded tactics to push controversial feral cat policy

BY SUSAN DYER REYNOLDS

WHEN SAN FRANCISCO SPCA volunteer Amy Jones attended the June 20 hearing of the Animal Welfare Commission regarding the SPCA's controversial new feral cat program, she had no intention of speaking. That's because the SPCA had told volunteers not to do so. Then the SPCA used a photo of a mother and kittens she had fostered as an example of how cruel it was to keep mother cats in captivity.

"They said she was kept in a cage — she was not, she was in a condo [with a] whole room to herself — and that she was highly stressed. In reality, she was totally fine. She took amazing care of her seven babies, and none of them, including her, got sick," Jones wrote in an email. "She looked stressed in the photo they showed because I had a camera in her face ... I was so mad."

Jones attached two nanny cam videos showing the family in her care. The mother grooms her kittens, comes out of the crate to eat, and grooms her kittens some more (watch the videos at marinatimes.com). She's not the wild, stressed-out beast the SPCA claimed; in fact, she appears calm and content.

In an email to Jones dated June 21 (the day after the hearing), SPCA director of volunteer services Laura Kahn attempts damage control. "When we asked volunteers not to speak at the meeting it was not to censor anyone and was not meant to be a threat against anyone's volunteer status," Kahn said. "Our reason for asking volunteers not to speak were based [on] our efforts to build a new relationship with the SFSPCA cat trapping team based on mutual trust, respect, and understanding."

That's ironic, considering the SPCA implemented their new plan ("Leaving feral kittens outside longer is a bad idea," *Marina Times*, Sept. 2019) with zero input from those volunteers or local rescue groups. Instead, they say they based their decision on a study by Dr. Kate Hurley of the UC Davis Koret Shelter Medicine Program — a person who admitted to killing cats she deemed feral as a Santa Cruz animal control officer in the 1990s.

To further prove how much they trust and respect their volunteers, the SPCA went all the way to Maryland to get input from the divisive "advocacy group" Alley Cat Allies. A 2018 exposé of Alley Cat Allies by journalist Marc Gunther high-

lighted widespread violations of tax law, a negligent board of directors that hadn't met once that year, and funds siphoned toward nonmission oriented purchases — like real estate for founder Becky Robinson.

Give Me Shelter Cat Rescue, an all-volunteer San Francisco nonprofit founded in 2003, runs on a bare-bones budget of \$150,000 annually, with veterinary costs eating up \$86,000 (contrast that to the SPCA's net assets of over \$81,700,000). Lana Bajsel, Give Me Shelter's founder, says the new policy is a slap in the face. "They never conferred with us — the people sitting outside at 2 a.m. trying to trap a mom with eight kittens running around. They just implemented this policy without our input, based on fraudulent data by people who haven't done the work."

Bajsel says cat mortality rates in the wild are incredibly high. "They face cars, predators, disease; the moms can get killed and the kittens are left. Moms also move their kittens frequently. The longer you leave them out there, the harder they are to catch. Now you have the kittens breeding and you can't find them."

As far as stress goes, Bajsel says it's all relative. "When the mom is in a safe foster environment and doesn't have to leave kittens three to four hours scrounging for food, that's a lot less stressful. Are they unhappy being in a cage at the shelter for a few weeks? Yeah. That's stressful for any cat, period. But it's a small price to pay to raise kittens that are adopted and the entire family gets spayed and neutered. I just picked up a cat that wouldn't let me near him. Now he follows me around and is on me like a cheap suit. [The SPCA] is making these broad decisions, but many of these cats aren't feral, they're abandoned."

In one case, the SPCA decided to return a 3-year-old black cat named Shelby to the parking lot of Safeway on Market Street. "They wouldn't give her to us," Bajsel says. "She wasn't going back to a colony — she was tame. We had to do a clandestine meeting with the trapper, like a drug deal, to get the cat." And thanks to San Francisco's devoted cat volunteers, Shelby, like so many others, has been adopted into a loving home.

E-mail: susan@marinatimes.com. Follow the *Marina Times* on Twitter @TheMarinaTimes and like us on Facebook @MarinaTimes.

Popular apps and what parents need to know

BY LIZ FARRELL

LAST YEAR AT THIS TIME TWEENS and teens were talking about or playing Fortnite, much to the chagrin of many parents. There is always new technology, especially when it comes to what our kids are playing or watching. This is why I encourage parents not to have rules or boundaries for a specific game or app, but to teach their children how to be good digital citizens and how to manage their screen use. While Snapchat and Instagram are still the most popular apps among teens, there are a few others that have captured the attention of a younger demographic. Here are three apps your kids may be begging for and what parents need to know.

TIKTOK

Formerly known as Musical.ly, TikTok is a video-sharing app primarily showcasing lip-synching and dances to famous songs, and the app collects “likes” and “followers.” Technically, you have to be 13 to get an account, but many have figured out a way around this. My concern is there is no way to filter what you see, and there is a lot of iffy content ranging from language to provocative dancing. My daughter has a private account, which limits who can see what she posts, but there is pressure for a public account

to get more followers and likes, so it is important to talk to your children about what they are posting and who can see it.

This app is not all bad — it can be a lot of fun. We had a family TikTok challenge this summer to see who could make the best video — none were posted, but we had a lot of fun making them, and it was a great example of how technology can be experienced as a family.

CLASH OF CLANS

This 2013 game has recently reemerged in popularity. It is a multiplayer online strategy game that is free to play, but beware of the lure of in-app purchases of resources that allow you to upgrade quicker. Players must be at least 13 and need a guardian to agree to the terms, but this is an honor system so unfortunately this step is often bypassed.

To play, you start by building a community (your clan), then you train troops and attack other players to attain resources such as gold and elixir. You then use these items to upgrade buildings that will help you to defend your town or community. In one of my “tech fails” this summer, I let my 6-year-old download the app without my researching it. A few days later after he was sufficiently addicted, I went on Common Sense Media and realized they recommend the game for children 13 and over. I don’t often make this mistake, but



Asking questions is one of the best things parents can do. PHOTO: MONKEYBUSINESSIMAGES

it is one that once made, is hard to reverse — not impossible but much harder.

YOUTUBE

YouTube continues to gain popularity with kids. It is where they are getting their news, watching how-to videos, or watching other people play their favorite video games. Because all the content is user-generated, there is no way to filter or control what your kids see. You never know what is going to pop up next in an ad or the next video. And just last month YouTube was fined a record \$170 million for illegally collecting personal information from children without their parents’ consent and using that information in targeted advertising campaigns.

But YouTube also isn’t all bad. Just last week I watched a video to fix an issue with my dishwasher, which saved me from calling a plumber. There are some parental controls you can use, but they don’t filter out everything. It’s best to know what your kids are watching and when possible to watch with them. My son loves to watch “epic fails” and my daughter is interested

in some fashion and skincare tutorials. These are painful for me to watch, but the app did spark some creativity this summer when they both made their own vlogging videos ranging from how to mountain bike, how to braid hair, and a video tour of our vacation. None of them were posted for the outside world, but it was fun and made them each feel like a YouTube star without actually being one.

The best thing parents can do is set limits, ask questions about how our kids are using screen time, and then hope and pray we have given them all the tools to make smart decisions. This is especially true when it comes to shared pictures and videos, reminding them that what they are putting out there is forever — even if they tell you it goes away in 30 seconds.

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

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 SF Latino Democratic Club
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Ad Paid for by Affordable Communities Now! Yes on E! Committee major funding from Yerba Buena Consortium LLC, American Federation of Teachers, California Federation of Teachers, and California Barrel Company LLC. Financial disclosures are available at sfethics.org

The Marina Times Real Estate Market Report: August 2019

By Compass

SINGLE FAMILY HOME SALES

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow (no sales)					
Lake St. (no sales)					
Laurel Heights	67 Jordan Avenue	5BR/3+BA	\$4,375,000	Above	12
Lone Mountain (no sales)					
Marina	220 Richardson Way	2BR/1BA	\$1,501,000	Above	27
	135 Avila Street	3BR/2BA	\$3,525,000	Above	21
	1655 Beach Street	5BR/5+BA	\$6,000,000	Below	0
Nob Hill	1 McCormick Street	4BR/4BA	\$3,550,000	Below	40
North Beach (no sales)					
Pacific Heights	2104 Divisadero Street	4BR/3BA	\$3,650,000	Below	38
	2440 Scott Street	4BR/3+BA	\$5,700,000	Below	74
Presidio Heights (no sales)					
Russian Hill	5 North View Court	4BR/2BA	\$3,200,000	Below	63
Sea Cliff (no sales)					
Telegraph Hill (no sales)					

CONDOS

NEIGHBORHOOD	ADDRESS	BEDROOMS/ BATHROOMS	SALE PRICE	ABOVE/AT/BELOW ASKING PRICE	DAYS ON MARKET
Cow Hollow	3040 Pierce Street	1BR/1BA	\$850,000	Above	12
	2369 Union Street #2	1BR/1BA	\$1,150,000	Above	14
	3031 Octavia Street	3BR/1BA	\$1,400,000	Above	9
	1924 Filbert Street #2	3BR/3BA	\$3,200,000	Above	7
Lake St.	249 27 th Avenue #A	3BR/2BA	\$1,355,000	At	0
	261 26 th Avenue #3	3BR/2BA	\$1,621,000	Above	13
	68 7 th Avenue	2BR/2+BA	\$2,210,000	Above	13
	229 Arguello Blvd.	4BR/3BA	\$2,235,000	Above	77
Laurel Heights	8 Jordan Avenue #2	2BR/1BA	\$1,060,000	Above	14
	8 Jordan Avenue #3	2BR/2BA	\$1,625,000	Above	7
Lone Mountain	1 Stanyan Street #4	2BR/2BA	\$1,649,000	At	11
	141 Willard North Street	4BR/3BA	\$2,400,000	Above	19
Marina	2165 Beach Street #6	2BR/2BA	\$1,575,000	Below	114
	1343 Francisco Street	2BR/1BA	\$1,980,000	Above	0
	1342 Francisco Street	3BR/1+BA	\$2,025,000	Above	11
	3653 Buchanan Street #1	3BR/2BA	\$2,200,000	Above	0
	2330 Francisco Street	3BR/2+BA	\$2,750,000	Below	74
Nob Hill	1201 California Street #303	1BR/1BA	\$1,010,000	At	0
	850 Powell Street #203	2BR/1BA	\$1,128,000	Below	72
	1255 California Street #504	1BR/1+BA	\$1,160,000	Below	54
	1230 Clay Street #104	1BR/1BA	\$1,300,000	Above	11
	1170 Sacramento Street #5D	2BR/2+BA	\$4,500,000	At	0
North Beach	1731 Powell Street #403	2BR/2+BA	\$3,200,000	At	54
Pacific Heights	2315 Divisadero Street #B	1BR/1BA	\$825,000	Above	48
	1950 Gough Street #106	1BR/1BA	\$1,000,000	Above	20
	1973 Clay Street	1BR/1BA	\$1,025,000	Above	27
	1701 Jackson Street #101	2BR/2BA	\$1,335,000	Above	21
	2935 Sacramento Street	3BR/2BA	\$1,825,000	Above	32
	2539 Clay street #4	2BR/2BA	\$2,000,000	Above	37
	2780 Jackson Street	3BR/2BA	\$2,050,000	Below	0
	2928 Washington Street	3BR/2BA	\$2,095,000	At	9
	1951 Jackson Street	3BR/3BA	\$2,200,000	At	0
	2447 Jackson Street	3BR/2BA	\$2,650,000	Above	2
	3063 Washington Street #3	4BR/2+BA	\$2,800,000	Below	111
	2441 Vallejo Street	4BR/2+BA	\$2,900,000	Below	65
	2121 Webster Street #609	3BR/3BA	\$5,750,000	Below	19
Presidio Heights	3416 California Street	2BR/2+BA	\$1,585,000	Above	12
Russian Hill	1097 Green Street #10	2BR/1+BA	\$1,580,000	Above	14
	1000 North Point Street #1101	2BR/2BA	\$2,050,000	Below	66
	832 Bay Street	3BR/3BA	\$2,075,000	Above	12
	999 Green Street #1901	2BR/2BA	\$2,700,000	Below	67
Sea Cliff (no sales)					
Telegraph Hill	475 Lombard Street #1	3BR/2BA	\$1,885,000	Above	29

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

Real Estate Reporter :: Voting for housing

Tackling housing affordability at the ballot box

BY JOHN ZIPPERER

ONCE AGAIN, SAN FRANCISCO VOTERS will tear open their ballot envelopes or step into the voting booth and start to mark their choices for various officeholders and ballot measures in October and culminating on Nov. 5, election day. This election includes two — well, two and a half — propositions that have an impact on the city’s housing and real estate markets.

The first two propositions we’ll cover try to address the severe lack of affordable housing in the city; the “half” proposition is more quixotic.

PROPOSITION A

This ordinance would let the city raise \$600 million from the sale of bonds, with the proceeds going to building, rehabilitating or buying affordable housing. The measure would allow landlords to pass on to tenants 50 percent of the property tax increase resulting from improvements to their units. Over four years, it could lead to an estimated 2,800 new affordable units.

The writers of the ballot measure note that this city has arguably (pick your sources) the nation’s highest median rents, hitting \$3,700 for a one bedroom apartment, in Zumper’s estimate.

If the measure passes, \$150 million of the proceeds would be used to repair and reconstruct public housing; \$220 million would be allocated to build, buy, and rehabilitate housing for extremely low- and low-income renters; \$30 million would go to preserve units at risk of being removed from the affordable market either due to market forces or because of disrepair; \$30 million would be used to help middle-income residents obtain affordable housing; \$150 million would help acquire and build senior housing; and \$20 million would be used for projects serving public school teachers and employees.

According to city Controller Ben Rosenfield, the taxes necessary to fund the bond issuance would average \$11.72 per \$100,000 of assessed valuation between fiscal year 2020–21 and 2041–42. “Based on these estimates, the highest estimated annual property tax cost for these bonds for the owner of a home with an assessed value of \$600,000 would be approximately \$101.57,” Rosenfield wrote in his analysis.

Why is it on the ballot? Because general obligation bonds can only be issued with the support of two-thirds of voters who vote on the proposition.

Will it dramatically change things? No, but it is one dent in the big problem of a lack of affordable housing.

Proposition A is supported by the Board of Supervisors and Mayor London Breed. It is opposed by the Libertarian Party of San Francisco.

PROPOSITION E

If passed by voters, this measure would try to address affordability challenges faced by employees of the San Francisco Unified School District and the San Francisco Community College District by allowing affordable housing on publicly owned land. The units would be deed restricted for 55 years for tenants who qualify as very low-, low-, or moderate-income households. Each household must include at least one employee of the school or college district. By my reading, this leaves out educators and other school employees who work for private schools, unless they marry a public school teacher. (And, I may have missed it,

but if that one employee quits, retires, or is fired, does the family have to move out?)

Controller Rosenfield estimated that the ordinance would favorably impact government costs in a minor way, with expenses trimmed by a reduction in development and construction times.

Proposition E is supported by Mayor Breed and Supervisors Sandra Lee Fewer, Matt Haney, Aaron Peskin, and Shamann Walton; again, opposition is courtesy of the Libertarian Party of San Francisco.

PROPOSITION F

This bill would require SuperPACs to more fully disclose the names of their funders and would restrict campaign donations from real estate interests. Though this mostly seems like a political transparency act that would be attractive to all of us who want to know the Koch-types behind massive national dark money campaign operations, the *San Francisco Chronicle* notes that “the measure would also place strict limits on contributions by people or companies that have major land use matters — worth \$5 million or more — before the city.” That sounds like a rather targeted pet peeve.

Indeed, Rosenfield says it will have little impact on city spending, but notes that “the ordinance includes a new section of the Campaign and Governmental Conduct Code prohibiting any contribution to a member of the Board of Supervisors, a candidate for the Board of Supervisors, the Mayor, a candidate for Mayor, the City Attorney, or a candidate for City Attorney from a person, or the persons affiliated entities, with a financial interest of at least \$5 million in a land use matter before various specified boards within 12 months from the date of the final resolution of the matter.”

Why single out developers and real estate interests? An attempt to regulate the free political speech of specific groups would seem to be a big magnet for a lawsuit. Some voters might be tempted by it because they agree with the anti-developer politics that are so popular right now or because they don’t pay enough attention to the proposition and they wrongly think it will expose dark money of all types. Unfortunately, the ballot question aides this misconception, asking simply, “Shall the City establish new restrictions on campaign contributions to local elected officials and candidates, and apply new disclaimer requirements to campaign advertisements?”

Proposition F was put on the ballot by Supervisors Gordon Mar, Matt Haney, Sandra Lee Fewer, Hillary Ronan, and Rafael Mandelman. According to Ballotpedia, it is supported by additional Supervisors Norman Yee, Shamann Walton, and Vallie Brown, as well as the San Francisco Democratic Party, Represent.US, the San Francisco Tenants Union, and the San Francisco Labor Council. The San Francisco Republican Party is the opponent of record with the city’s election department; apparently the Libertarians took a pass on this one.

VOTE

Whatever your views on these propositions and the other measures and candidates on the ballot, remember that the deadline to register to vote is Oct. 21, and election day is Nov. 5. If you don’t know where your voting location is or you have questions about voting by mail or early voting at City Hall, visit sfelections.sfgov.org.

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