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Joe Cole in *The Ipcress File*. PHOTO: COURTESY AMC NETWORKS

## A revised 'File' worth investigating

BY MICHAEL SNYDER

THE LATEST BATCH OF SEQUELS and prequels and remakes have reached screens big and small, as the movie and television industries continue to eagerly finance the tried and true — often at the expense of taking a flyer on a fresher endeavor.

Last year, director Steven Spielberg's new film version of the Broadway musical *West Side Story* was released, and more recently, we endured the latest redo of the blended family comedy *Cheaper by the Dozen* and yet another take on the grisly *Texas Chainsaw Massacre* horror franchise. Meanwhile, Paramount continues to

mine its durable *Star Trek* franchise for new streaming shows, including the time-slipping prequel *Discovery* and the sequel *Picard*, the latter catching up with former starship captain Jean-Luc Picard from the series *Star Trek: The Next Generation*. It's business as usual.

SNYDER, continued on 8

REYNOLDS RAP :: Opinion

## Victimizers over victims

Chesa Boudin didn't need a crystal ball to see Troy McAlister would reoffend — so why did the district attorney release him?

BY SUSAN DYER REYNOLDS

LET'S GIVE CREDIT WHERE IT'S DUE. THERE ARE A few things San Francisco District Attorney Chesa Boudin does very well — like dodging questions, blaming others, and making excuses. He repeats the same talking points over and over. "Restorative justice," "mass incarceration," "charging cases," blah, blah, blah. If I sound cynical, that's because I believe actions speak louder than words. Don't get me wrong — Boudin is a good talker. The problem is, he can't back it up. The embattled district attorney is currently facing a recall election June 7, and if a recent poll is accurate, he's in trouble: Nearly 70 percent of San Franciscans say they would vote to recall him if the election were held today.

At an online recall debate held March 21, the elephant in the Zoom was the absence of the man facing the recall. Boudin sent surrogates to argue against his ouster, choosing instead to attend a town hall meeting at Manny's in the Mission, where he faced a decidedly friendlier crowd. It also meant he didn't have to confront two of his former assistant district attorneys, Brooke Jenkins and Don Du Bain; both left Boudin's

REYNOLDS RAP, continued on 4

SUPERVISOR :: Opinion

## Board of Education recalled

If you don't do the job you were elected to do, the voters will make their voices heard

BY CATHERINE STEFANI

IN FEBRUARY, SAN FRANCISCANS RESOUNDINGLY voted to recall Commissioners Alison Collins, Gabriela Lopez, and Fauuga Moliga from the San Francisco Board of Education. Nowhere was this more true than here in District 2, where more than 86 percent of residents voted in favor of recall. Elections in San Francisco are rarely decided so overwhelmingly, and the result reflects San Franciscans' rightful frustration at the school board's catastrophic mismanagement during the pandemic.

Recall campaigns are necessary when elected officials fail to serve the public they have sworn to represent, and that was certainly true in this case. Too many families were left stranded during the pandemic, and instead of focusing on how to open schools safely, the Board of Education spent a year bickering with staff, filing frivolous lawsuits, and wasting precious time on short-term political distractions.

SUPERVISOR, continued on 2

ART WORLD :: Jim Henson



Jim Henson, David Bowie, and Jennifer Connelly on the set of *Labyrinth* (1986). PHOTO BY JOHN BROWN; COURTESY THE JIM HENSON COMPANY / MOMI

## 'The Jim Henson Exhibition: Imagination Unlimited' at the CJM

BY SHARON ANDERSON

JIM HENSON'S GROUNDBREAKING work in film and television will be the subject of an exhibition at the Contemporary Jewish Museum, on display now through Aug. 14. His

beloved puppets continue to make an impact in popular culture and with fans of all ages. This comprehensive exhibition explains how his characters came to life with Henson in collaboration with his team of builders, performers, and writers.

### THE EARLY YEARS

Early drawings and sketches plus handwritten scripts provide a glimpse into Henson's ideas as they began to grow into larger media projects. Materials on display include early experimental film projects, such as the handwritten scripts from his first television series, *Sam and Friends* (1955–61), when his character Kermit the Frog made his first debut; a clip from Henson's Academy Award-nominated experimental film *Time Piece* (1965); along with a selection of related puppetry and artifacts.

Prior to Henson, puppetry on film allowed the viewer to see strings being pulled and the workings of the design were not necessarily hidden from the viewer. Henson's innovations transformed the industry to create imagery that was more cinematic and allowed the viewer a certain level of escapism, placing more emphasis on the storytelling than the visible mechanics of puppetry. Henson used the full television screen for his puppets and in this way the performer animating the characters could not be seen. Using arm holes instead of

ART WORLD, continued on 9



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The school board's inaction left San Francisco as one of the last systems to return its children to in-person instruction. PHOTO: KING OF HEARTS / WIKIMEDIA COMMONS

Supervisor continued from cover

LOST TIME

The members of the Board of Education routinely made decisions that harmed the students they were entrusted to protect. They rejected free consulting services to create a safe school reopening plan. As a result, they continued to keep schools closed long after public health guidance allowed and encouraged reopening.

When presented with data showing that students suffered enormous learning loss in math and reading during the pandemic, the Board of Education absolutely failed to take responsibility. In fact, the former president shockingly said the students were “just having different learning experiences.” San Francisco students are now in the bottom 5 percent in the state for academic performance, according to the California Reading Report Card.

All across the country, schools were reopening safely, but our Board of Education was doing just the opposite:

- They wasted time and millions of dollars engaged in a school renaming project that was based on false information and faulty reasoning.
- They routinely showed incredible disdain for parents and families, including humiliating a gay father who had applied to be on the parent advisory committee, and
- Worst of all, they ignored the rapidly expanding budget deficit, which grew to about \$125 million, and became such a significant issue that the state is now threatening to take over the district.

Commissioner Collins's hateful behavior, in particular, has no place in public life. Her past statements about Asian families were cruel, demeaning, and deeply misinformed. Her comments resurfaced in a time when violent acts of anti-Asian

hate were on the rise, and the Asian community was rightfully terrified for their own safety. Instead of taking responsibility for her actions, she refused to apologize. When her colleagues stripped her of her vice presidency for her actions, she sued them and the already cash-strapped district for \$87 million because she felt that she had been slandered.

The consequences of this mismanagement could not be more severe. The education, health, and well-being of our public school students should be the first priority and focus of our Board of Education. Instead, the former members consistently tried to score cheap political points and engaged in wasteful, destructive, and ego-driven side projects while San Francisco families suffered.

LEADERSHIP NEEDED

It's impossible to overstate the importance public schools have on the lives of our children. Education is one of the best investments we can make as a society to ensure that our children have the brightest futures possible. San Francisco has thousands of families in our public school system, and they depend on our Board of Education to make sound decisions focused on supporting our children's access to academic achievement.

Last month, Mayor London Breed appointed Ann Hsu, Lainie Motamedi, and Lisa Weissman-Ward to fill the vacancies left by the recalled members. These three talented women all have children in the public school system and have significant experience in education, budget management, and public policy. Though significant challenges remain, San Francisco families have good reason for optimism for the first time in two years. I'm so grateful to all the voters, parents, and advocates who worked tirelessly to make these appointments possible.

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A rendering of the new Battery Bluff in the Presidio. PHOTO: PRESIDIO TRUST

# Newest Presidio park space Battery Bluff to make April debut

BY JOHN ZIPPERER

## BATTERY BLUFF OPENS

The new six-acre site on the Presidio Promenade trail will finally open Saturday, April 23, according to Presidio Trust. Known as Battery Bluff, the site was named for the gun batteries built between 1899 and 1902 on the hillside above Crissy Field.

Now, in addition to visiting the historic gun batteries, you'll be able to enjoy a picnic, take in views of the Golden Gate, Angel Island, and Alcatraz, and look at the 60,000 colorful plants.

Battery Bluff is just the latest result to come of the major reworking of transportation in the area that includes the restoration of 50 acres of parkland. Doyle Drive was replaced by the Presidio Parkway, with part of the roadway covered by tunnels; additional parkland has been created on top of those tunnels.

A short distance away from Battery Bluff, the 14-acre Presidio Tunnel Tops is due to open later in 2022.

## SHARED SPACES PERMITS EXTENDED

While the pandemic appears to be winding down (knock on wood), the Board of Supervisors unanimously voted to extend the pandemic-era Shared Spaces program through March 31, 2023. The legislation will extend the program and existing valid permits for shared spaces sidewalk dining and merchandising, parklets, open streets events, and private lots; issue permit decisions within 30 days of application; delay effective date of many design and operating rules (and fines and fees) to April 1, 2023; and require that design and operating rules for ADA, emergency response, pedestrian safety, and neglect are addressed now, before the program's end.

"The pandemic has turned small businesses inside out, literally," said District 3 Supervisor Aaron Peskin, who sponsored the legislation. "We've gone from throwing barricades in the street to crafting a balanced program that will allow Shared Spaces to thrive, and it could not have been done without the patience and collaboration of senior and disability advocates and the small business community."

## BRIEFLY NOTED

The Presidio Trust says "dates are going fast so book soon" to make your reservation for the **Rob Hill Campground** for the April–October 2022 season. You can make your reservation at [recreation.gov/camping/gateways/RA1014](https://recreation.gov/camping/gateways/RA1014) . . . **Mari-**

**na resident Megan Bull**, a survivor of the July 2019 Gilroy Garlic Festival shooting, is a finalist for KRON-TV's Remarkable Women award, due to be announced on April 5. She is the president and founder of the nonprofit Reclaim Foundation ([reclaimfoundation.org](https://reclaimfoundation.org)), which connects survivors of traumatic events with other survivors to help nurture healing . . . Republicans in Sacramento are complaining about Democratic opposition to their plan to suspend the state's **51 cent per gallon gas tax** in light of the spike in gas prices. Sensing the public mood, The Save Mart Companies (of Save Mart, Lucky, and FoodMaxx fame) issued a press release saying people can save money by buying its newly expanded line of private label brands. But you still probably need to drive to the store . . . In southeastern San Francisco, McLaren Park now sports what's being touted as the city's first public space "designed and dedicated" for the practice of tai chi. The **Mansell Tai Chi Court** opened March 18, and features berms for wind protection and sweeping downtown views. It's located at John F. Shelley Drive near Mansell Street.

## FACTS AND FIGURES

**First and second:** The ranking of San Francisco and San Jose, respectively, on a Fractl report of cities with the highest employment of data scientists . . . **\$149,000:** annual income of data scientists in San Francisco, also the highest in the nation; it's \$146,000 in San Jose, according to Fractl . . . **\$27 million:** cost of the second phase of the India Basin Waterfront Park Project in the Bayview; San Francisco Recreation and Park Department says it will be the city's "next great park" . . . **28 percent:** decrease in processing time for "over the counter" building permits issued by the Department of Building Inspection in February 2022 compared to a year earlier, according to the city . . . **April 2:** Earth Day, also the day when the Walt Disney Family Museum kicks off its new exhibition, Creative Conservation: The Art of Endangered Animals, part of its new Cause Awareness series . . . **\$500,000:** the modern equivalent of the income earned during the 1904 World's Fair from the sale of the first cotton candy — a confection co-invented by William J. Morrison, who worked as a dentist. After his patent expired, the next person to take over the cotton candy empire was Josef Lascaux — another dentist.

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Reynolds Rap  
continued from cover

office to join the recall effort because they believe his policies are dangerous. Representing Boudin were Tinisch Hollins, director of Californians for Safety and Justice, and retired San Francisco Police commander Richard Corriea. Inevitably, Troy McAlister came up. Just two months into his term, Boudin gave McAlister a sweetheart deal that set the repeat felon free. On Dec. 31, 2020, while fleeing a robbery in a stolen car, McAlister ran a red light and killed Hanako Abe and Elizabeth Platt. The tragic and ultimately infuriating case made international headlines, setting the stage for Boudin’s recall.

During the debate, Du Bain pointed out that Boudin made the deal, as well as the fact McAlister was arrested multiple times after his release. Corriea repeated Boudin’s original story that “Daly City Police could have gone to his house and arrested him that night but chose not to.” McAlister was driving a car stolen two days earlier from a woman he met on a dating app while the two were at a Daly City fast-food restaurant. But the Daly City Police, in a Jan. 4, 2021, press release, refuted Boudin’s assertion, saying “Officers and investigators conducted passing checks and surveillance at associated addresses in an attempt to locate Troy McAlister or the stolen vehicle,” but they were unable to do so.

In a response to one of my Tweets during the debate, Hanako’s mother, Hiroko Abe, who lives in Japan, made it clear who she blames for her daughter’s death: “Hanako should be alive if Boudin properly processed it.”

NO CRYSTAL BALL NEEDED

While Boudin frequently answers questions about repeat offenders with, “I don’t have a crystal ball to see who is going to reoffend,” McAlister was a textbook example of someone who would. I obtained a 253-page document detailing McAlister’s 25-year criminal record that reveals a clear pattern of drug addiction and escalating violence. In 2015, after McAlister robbed two women at gunpoint, even

Boudin’s left-of-progressive predecessor, George Gascón, was recommending a lengthy prison sentence under California’s “three strikes” law.

In the nine months after Boudin’s plea deal set McAlister free, he was arrested five times for multiple felonies, including a burglary where police located him inside the victim’s apartment. After an arrest on Nov. 6, 2020, SFSU police officers were so alarmed by McAlister’s file they added a note to their report for Boudin that read: “This suspect is dangerous. He has 73 felonies and 34 misdemeanors in S.F. alone.” Even that didn’t work. McAlister was taken into custody again just days before the Dec. 31 tragedy — 11 days, to be exact, the same number of days he spent in county jail for all five arrests.

In my January 2022 Reynolds Rap (“Hanako loved San Francisco”), I wrote about my nearly two-hour Zoom meeting with Hiroko Abe through a Japanese translator. During our interview, Mrs. Abe explained that when she asked Boudin why he made the decision to free McAlister, he said, “Because he worked hard and got his GED in jail.” Mrs. Abe told Boudin that a GED, which certifies that someone has high school level academic skills, “has nothing to do with whether this person is rehabilitated and ready to be put back into society.” She asked, “Didn’t you know how the system as a whole works? And knowing how the system works, why would you release him?” Boudin, she said, had no answer.

To add to the Abe family’s heartbreak, Boudin only plans to charge one of McAlister’s previous three strikes so as not to break his campaign promise or his own rules: After telling supporters he would forbid the use of sentencing enhancements for gang affiliation, firearms, and strikes, Boudin did just that in one of his first acts as district attorney.

BLAME THE JUDGES

After months of requests for appearances were routinely ignored, producers at KGO Radio raised a ruckus with Boudin’s staff and managed to secure 30



Hanako Abe before her death on New Year’s Eve, 2020.  
PHOTO: INSTAGRAM.COM/HANAKO\_ABE

minutes of his time. During the *Mark Thompson Show* on March 23, Boudin stuck to the script while answering questions from the audience. “No one cares more about the safety of San Franciscans than my office,” he said. “We can’t prosecute who the police don’t arrest,” he told one caller. When asked to name a single drug dealer serving prison time under his leadership, Boudin blurted, “I can’t go into specific cases or give names ...” That’s not true, of course — the names and cases are public record. He couldn’t name anyone because under Boudin not a single drug dealer has gone to jail.

In the closing moments, Thompson asked Boudin about the release of repeat offenders. “This is as long as my arm,” Thompson said as he read off a list of felony charges, “and this is just one individual.” Boudin shot back, “I don’t make the decisions about who gets released. That’s up to the judges, and I can show you a list long as your arm of people they’ve released when we asked them not to.” But it wasn’t the judge’s decision to release Troy McAlister, it was Boudin’s.

“All right. Mr. McAlister, sir, I wish you the best of luck,” Judge Loretta Giorgi said in her courtroom on April 10, one month after McAlister accepted a plea from Boudin for second degree robbery.

“I’d like to get my ankle monitor off today,” McAlister replied.

“Oh, yes. I’m going to order your ankle monitor removed as well,” Judge Giorgi said.

“I did, like, a lot of extra time, like maybe a year extra. So, what happens with that credit?” McAlister pushed. “Will they take it off my parole?”

“That you’ll have to ask the parole agent about.” And with that, McAlister was a free man.

The other problem with Boudin’s statement is that prosecutors are supposed to convince judges why they shouldn’t release someone. I’m not letting San Francisco’s notoriously lenient judges off the hook (or the voters who elected them), but when I read transcripts of current cases, I have a hard time telling the prosecutor and the public defender apart. That’s not true when I read transcripts of older cases during Gascón’s tenure, where prosecutors like

Mike Swart and Thomas Ostly argued brilliantly on the people’s behalf. Boudin fired his most seasoned prosecutors early on, including Swart and Ostly, and since then nearly half the legal staff has quit or left the office. Boudin has replaced them with former public defenders and defense attorneys, and in court transcripts it is clear they have no idea what they’re doing.

It’s gotten so bad that even judges are complaining. “I cannot express in any more certain terms my disapproval of the manner in which the Office of the District Attorney is being managed,” Superior Court Judge Bruce Chan said during a hearing last fall. “We simply cannot have the current levels of inadvertence, disorganization, and expect there to be any confidence in what we do here collectively ... Constant turnover, constant managerial reorganization, all these things, whether it’s intentional, whether it’s reckless, whether it’s excusable neglect ... I hope that people in the District Attorney’s Office will shift their focus from some of the bigger issues and concern themselves with the unglamorous yet necessary work of public prosecution. It’s time to really take care of business at home instead of thinking about the national or state stage.”

Meanwhile, Troy McAlister and other high profile murder defendants, like Zion Young and Jerry Lyons, languish in county jail — not only because Boudin doesn’t want to try them prior to the June 7 recall election, but also because he doesn’t have a single prosecutor left with homicide experience. Many of the defense attorneys he brought over from the San Francisco Public Defender’s Office, where he too once worked, are inexperienced at trial to begin with. To make things even tougher for victims and their families, ideology often looms large in the courtroom, because, let’s face it, you don’t walk across the hallway and change your allegiance — just ask their boss.

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# The lieutenant, a panda, and the abominable snowman

## Finding a hill to defend

BY JOHN ZIPPERER

**I**N 1974, JAPANESE SOLDIER HIROO Onoda finally ended World War II. It had lasted about 30 years for him, because he refused to believe that Japan had actually surrendered in 1945. He had stayed in the Philippine jungle, waging guerilla war against innocent local farmers.

He was befriended by a young Japanese traveler named Norio Suzuki who was “going to look for Lieutenant Onoda, a panda, and the abominable snowman, in that order.” Onoda eventually was convinced that the war was indeed over and returned to Japan to a hero’s welcome. Lieutenant Onoda returned nine years after he was the basis of a (fairly racist) *Gilligan’s Island* character, a Japanese sailor who didn’t know the second world war was over.

He sacrificed three decades of his life for a lost cause. You can't say that about most chest-beating patriots in the United States. For every American who bravely went off to fight the huns/Nazis/communists/terrorists, there are a thousand homebodies who take aim at domestic enemies in the name of fighting the foreign enemy.

---

**Eighty-four  
they would be**

We're at it again, as Russia's brutal invasion of Ukraine left people scrambling to show their anger

at Russia and their support for Ukraine. I share those feelings. But this scramble to demonstrate resolve has quickly spawned ridiculous efforts to stamp out Russian cultural influence here.

For example, a number of orchestras have opted to not play the music of Tchaikovsky. Which is ridiculous. Pyotr Ilyich Tchaikovsky did not invade Ukraine. He's, you know, dead.

This is different from the orchestras that have fired Russian conductors who are pals of Putin and who refuse to denounce his war. You want to suck up to a power-mad dictator, that's your decision, but we don't have to pay you for it.

I suspect my reasoning will be lost, as we blur the lines between taking targeted and reasoned actions and just making hysterical attacks on anything Russian. The end result will be a leaching of Russian culture from our larger society. It could last a long time.

Just ask the Germans. There's a reason you eat a hot dog and not a frankfurter at the ballpark.

## FREEDOM CHOCOLATE CAKE

True patriotism is demonstrated in showing devotion to the country's ideals, sacrificing to support those ideals and the country itself. Cheap patriotism comes from renaming foods and punching downward — attacking people who have nothing to do with a conflict in question but are nonetheless representative of the “other.”

We've seen it before. In the runup to the invasion of Iraq, many restaurants decided French fries would be called freedom fries. Sikh Americans were attacked because yahoos thought they

were Muslim. Back in World War II, Japanese Americans were interned in camps.

Further back, in World War I, German American businesses were attacked, and the country went crazy renaming things with German origin. Germantown, Neb., became Garland; East Germantown, Ind., became Pershing; Berlin, Iowa became Lincoln. And so on. More ridiculous was that people called sauerkraut liberty cabbage, hamburgers were liberty steaks, and even German measles became liberty measles. There were also people who said symphonies should stop playing Beethoven, Bach, and Mozart.

Luckily, the genius of those classical composers has survived and thrived on American stages and radios in the decades since, though we could have used some good anti-German cancel culture when Kraftwerk came along.

## FREEDOM HILL?

Associated Press reports that “a recent poll of 1,200 U.S. shoppers found 84 percent on a bipartisan basis indicated they would boycott Russian brands as a sign of solidarity with Ukraine. Still, only 8 percent of them could correctly name any Russian consumer brands without being assisted.”

Ah, at least we're consistent.

The news report also includes tales

of profane calls to stores and restaurants with Russian names. San Franciscans pride themselves on being ahead of the curve, so maybe it's time we think about renaming Russian Hill.

We are told by the sages — er, Wikipedia — that Russian Hill gets its name because back in those gold-nugget-grubbing days of yore, there was a Russian cemetery atop the hill. (You can still find a plaque in a park there, erected by the Russian government.) Russian sailors were buried on the site; they had visited the area since the early 1800s, with later settlers discovering the crosses marking their graves on what would come to be known as Russian Hill.

There's nothing to be gained by calling it Liberty Hill or Freedom Hill. If we really want to show we're reliably all-American, let's name it Oracle Hill, or the Bill and Melinda Gates Hill.

Luckily, there are a few people out there defending the name of Russia. In mid-March, while Russia's invasion of Ukraine was bogged down — literally, with tanks and transport vehicles getting stuck in muck — a heroine emerged. A Russian journalist named Marina Ovsyannikova walked behind an on-the-air newscaster and held up an anti-war sign, telling people they were being lied to.

Here, all Americans are really being asked to do is endure a bump in oil prices without trying to overthrow the government.

So, yeah, let's oppose Russia's insane and illegal war in Ukraine. But less audience participation, please.

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# APRIL EVENTS

## NOT TO MISS THIS MONTH

Editor's note: Covid protocols vary by event; visit individual websites for up-to-date information.

### MAJOR EVENTS

**S.F. Giants Opening Weekend**  
**Fri.–Sun., April 8–10**  
**Oracle Park**  
Don't miss the home opener as the Giants take on the Miami Marlins. Take the kids on Sunday for Little League Day. \$15–\$985, [mlb.com/giants](http://mlb.com/giants)

**55th Northern California Cherry Blossom Festival**  
**Sat.–Sun., April 9–10 & 16–17, 11 a.m.–6 p.m.**  
**Japantown**  
Enjoy cultural performances, highlights of Japanese and Japanese American communities, and view the cherry blossoms blooming in neighborhoods throughout the city. *Free*, 415-563-2313, [nccbf.org](http://nccbf.org)

**S.F. Jazz | Keb' Mo'**  
**Thu.–Sun., April 21–24, 5 p.m.**  
**201 Franklin St.**  
This iconic guitarist, singer, songwriter, and four-time Grammy-award winner performs his iconic style of country-modern blues, R&B, and soul. \$45–\$125, 866-920-5299, [sfjazz.org](http://sfjazz.org)

**65th S.F. International Film Festival**  
**Daily, April 21–May 1**  
**Livestream and drive-in**  
Past festivals have featured new films and events with drive-in and streaming programs, and plenty of fun and welcoming opportunities to connect with filmmakers and other attendees. Program unavailable at press time. 415-561-5006, [sffilm.org](http://sffilm.org)



#### Annual Opening Day on the Bay

**Sunday, April 24, 8 a.m.–5 p.m.**  
**Golden Gate Bridge to Pier 39**  
Boating season kicks off with the blessing of the fleet and a festive parade featuring over 100 historic workboats, fireboats, towboats, classic, and contemporary craft. *Free viewing, \$95 parade admission*, [picya.org](http://picya.org)  
PHOTO: [PICYA.ORG/EVENT/OPENING-DAY-ON-THE-BAY](http://PICYA.ORG/EVENT/OPENING-DAY-ON-THE-BAY)

### GALAS & BENEFITS

**Art Bash**  
**Friday, April 8, 6 p.m.–1 a.m.**  
**SFMOMA**  
Celebrate contemporary art and artists with cocktails and dinner highlighted by an art auction, then join the after party with immersive art experiences and live music, followed by a late-night party. Proceeds support SFMOMA's education and community programs. \$95 & up, 415-618-3263, [sfmoma.org](http://sfmoma.org)

**21st Annual Benefit Festa di Primavera**  
**Sunday, April 24, 4–8 p.m.**  
**Terraza, Sts. Peter and Paul Church**  
Celebrate North Beach Citizens' 20 years of positive impact in the community and its successful model of serving people living in extreme poverty with hope, compassion, and generosity. Hosted by founder and Honorary Chair Francis Ford Coppola. \$175 & up, 415-772-0918, [northbeachcitizens.org](http://northbeachcitizens.org)

### MUSEUMS & GALLERIES

**Haines Gallery | Andrew Goldsworthy**  
**Tue.–Sat. through May 28, 10:30 a.m.–5:30 p.m.**  
**Bldg. C, Fort Mason Center**  
This solo exhibition of new and recent works by the renowned British artist inaugurates Haines Gallery's new location. *Free*, 415-397-8114, [hainesgallery.com](http://hainesgallery.com)

**Asian Art Museum | Memento: Jayashree Chakravarty and Lam Tung Pang**  
**Fri.–Mon. through June 6, 10 a.m.–5 p.m.**  
**Thursday, 1–8 p.m.**  
**200 Larkin St.**  
Travel through Kolkata and Hong Kong with contemporary works from the collection that explore the modern city as both a personal and political landscape. \$15, 415-581-3500, [asianart.org](http://asianart.org)

**de Young Museum | Alice Neel: People Come First**  
**Tue.–Sun. through July 10, 9:30 a.m.–5:15 p.m.**  
**50 Hagiwara Tea Garden Dr.**  
This exhibition is the first comprehensive West Coast retrospective of one of the century's most radical painters, whose longstanding commitment to humanist principles inspired her life and her art. \$15–\$35 888-901-6645, [famsf.org](http://famsf.org)

**Randall Museum | Relmagine: The Art of Sustainable Thinking**  
**Tue.–Sat. through Aug. 31, 10 a.m.–5 p.m.**  
**199 Museum Way**  
This exhibition presents artists who use recycled materials in their work and explore the infinite possibilities of creating something new out of something previously discarded. *All ages. Free*, 415-554-9600, [randallmuseum.org](http://randallmuseum.org)

**Legion of Honor Museum | Guo Pei: Couture Fantasy**  
**Tue.–Sun., April 16–Sept. 5, 9:30 a.m.–5:15 p.m.**  
**100 34th Ave., Lincoln Park**  
This exhibition celebrates the designs of Guo Pei — hailed as China's first couturier — and includes more than 80 works from the past two decades highlighting her most important collections shown on Beijing and Paris runways. \$15–\$28, 888-901-6645, [famsf.org](http://famsf.org)



#### Walt Disney Family Museum | Creative Conservation: The Art of Endangered Animals

**Thu.–Sun., April 22–Fall, 10 a.m.–4:30 p.m.**  
**Lower Lobby & Theater Gallery**  
**104 Montgomery St., the Presidio**  
This original exhibition features painted creations by rescued and rehabilitated animals and wildlife-inspired artwork contributed by human collaborators. \$25, 415-345-6800, [waltdisney.org](http://waltdisney.org)  
PHOTO: TCHIMPOUNGA CHIMPANZEE REHABILITATION CENTER

**Contemporary Jewish Museum | Tikkun: For the Cosmos, the Community, and Ourselves**  
**Thu.–Sun. through Jan. 8, 11 a.m.–5 p.m.**  
**736 Mission St.**  
This exhibition presents works by 30 Bay Area-based contemporary artists reflecting on the Jewish concept of tikkun (Hebrew for “to repair”) and reexamines the term as a phenomenon of care grounded in personal action, environmental responsibility, and community. *Free (first Fridays)*–\$16, 415-655-7800, [thecjm.org](http://thecjm.org)

### THEATER

**Lorraine Hansberry Theatre | Intimate Apparel**  
**Fri.–Sun. through April 16**  
**Magic Theater, Fort Mason Center**  
Esther, a proud-but-shy African American seamstress in 1905 New York, embarks on a journey to find love, discovering unexpected friendships that defy race, class, and religion. But when an egregious deception cuts short her heartfelt desires, can class, culture, and circumstance outmatch the strength of the human spirit? \$30–\$35, [lhtsf.org](http://lhtsf.org)



#### S.F. Playhouse | Water by the Spoonful

**Tue.–Sun. through April 23**  
**450 Post St. (in the Kensington Park Hotel)**  
In this drama by Quiara Alegria Hudes (In the Heights), the boundaries of family and community are stretched across continents and cyberspace as birth families splinter and online families collide in a heartfelt meditation on lives on the brink of redemption. \$30–\$100, 415-677-9596, [sfplayhouse.org](http://sfplayhouse.org)  
PHOTO: JESSICA PALOPOLI; SFPLAYHOUSE.ORG

**ACT | Fefu and Her Friends**  
**Tue.–Sun. through May 1**  
**Strand Theater (1127 Market St.)**  
This immersive comedy-drama by Cuban-American playwright María Irene Fornés allows the audience to be “a fly on many walls” in this unconventional tale of eight women gathering at a New England country home in 1935. \$25–\$60, 415-749-2228, [act-sf.org](http://act-sf.org)

### DANCE

**S.F. Ballet | Program 5, Helgi Tomasson: A Celebration, Sarah Van Patten Farewell Performance**  
**Various days through April 16**  
**War Memorial Opera House**  
This program features three performances: Helgi Tomasson's *The Fifth Season*, which contrasts sophisticated movements with passionate interludes and minimalistic romantic melodies; a world premiere of Tomasson's *Harmony*, created after the ballet's return following shelter in place (which will also be Tomasson's final premier before retiring); and Yuri Possokhov's *Magritomania*, inspired by René Magritte, which questions whether life is something we create or encounter. \$29–\$448, 415-865-2000, [sfballet.org](http://sfballet.org)

### MUSIC

**An Evening With Lindsey Buckingham**  
**Tuesday, April 5, 7:30 p.m.**  
**Palace of Fine Arts Theater**  
The former lead guitarist and male lead singer from Fleetwood Mac performs his solo music in addition to those he wrote for the group. \$70–\$280, 800-943-4327, [palaceoffinearts.org](http://palaceoffinearts.org)

**S.F. Symphony | An Evening with Itzhak Perlman**  
**Monday, April 18, 7:30 p.m.**  
**201 Van Ness Avenue**  
This multimedia program interweaves storytelling by Perlman alongside personal photos, clips pulled from the Grammy-nominated *Itzhak* documentary, and music making with Perlman's longtime pianist and friend, Rohan De Silva. \$175–\$350, 415-864-6000, [sfsymphony.org](http://sfsymphony.org)

### FILMS & LECTURES



#### 19th Annual International Ocean Film Festival

**Thu.–Sun., April 7–10**  
**Cowell Theater, Fort Mason Center**  
**Livestream April 11–24**  
This acclaimed festival of independent ocean-related films ranges in themes from adventure, science, marine life, sports, and ocean coastal cultures and seeks to educate and encourage active participation in ocean-specific environmental efforts and better ocean stewardship. \$20–\$250, 415-561-6251, [oceanfilmfest.org](http://oceanfilmfest.org)  
PHOTO: JESSICA PALOPOLI; SFPLAYHOUSE.ORG

**19th Annual S.F. Greek Film Festival**  
**Daily, April 8–16 & Sat.–Sun., April 30–May 1**  
**Virtual, drive in, and in person**  
The festival will present feature-length films and shorts by Greek and Cypriot filmmakers from around the globe. Visit website for details and up-to-date information. *Free*, [grfilm.com](http://grfilm.com)

**Billy Collins**  
**Wednesday, April 20, 7:30 p.m.**  
**Sidney Goldstein Theater (275 Hayes St.)**  
Collins is famous for conversational poems that welcome readers with humor but often slip into profound observations on the everyday, reading and writing, and poetry itself. He'll talk about his work, and read from his newest collection, *Whale Day*, and other books. \$36, 415-392-4400, [cityarts.net](http://cityarts.net)

### NIGHTLIFE

**Lucie Arnaz in Concert**  
**Fri.–Sat., April 22–23**  
**Feinstein's at the Nikko**  
Lucie Arnaz returns to the Nikko, where she recorded her live CD. For nearly three decades, she has toured her critically acclaimed nightclub acts throughout the United States and Europe, and has performed at the Academy Awards and the White House. \$52–\$65, 866-663-1063, [feinsteinsf.com](http://feinsteinsf.com)

### SCIENCE & ENVIRONMENT

**Earth Day San Francisco 52nd Anniversary**  
**Saturday, April 23, 11 a.m.–7 p.m.**  
**Valencia Street (btw. 19th & 20th Sts.)**  
The festival features speakers and panel discussions, demos, and workshops on conservation, climate change, recycling, and the intersection of politics, technology, and the environment. Enjoy live music, art, a chef zone, and more. *Free*, [earthdaysf.org](http://earthdaysf.org)

### POTABLES & EDIBLES

**Spring S.F. Restaurant Week**  
**Daily through April 10**  
**S.F. County Fair Bldg. (1199 Ninth Ave.)**  
Celebrate the flavors of San Francisco's unique and diverse neighborhoods through special prix-fixe menus. Pricing unavailable at press time. [sfrestaurantweek.com](http://sfrestaurantweek.com)

### SPORTS & HEALTH

**Commonwealth Club | Recent Brain Research on the Rejuvenating Power of Sleep**  
**Tuesday, April 26, 3 p.m.**  
**Livestream**  
Join the discussion about the most recent brain research confirming the indispensable value of the “downstate” (sleep) — the key to cellular rejuvenation — and how to use the downstate to maximize your physical and mental vitality. \$5 & \$30, 415-597-6705, [commonwealthclub.org](http://commonwealthclub.org)

For additional calendar events, visit [marinatimes.com](http://marinatimes.com). Email: [calendar@marinatimes.com](mailto:calendar@marinatimes.com)



Snyder  
continued *from cover*

Certainly, bold development divisions will bet on something newish as long as there's proof of concept — for instance, a best-selling book. But so many revisions, reinventions, or continuations of preexisting properties are given the green light that it smacks of laziness or creative bankruptcy. As a result, it's always surprising when sometimes, whether through timing, original point of view, or confluence of talent and project, the ploy results in something of high quality and resonance, such as *The Ipcress File* — a six-episode miniseries based on novelist Len Deighton's Cold War espionage thriller.

In 1965, Deighton's novel was turned into a taut and gritty movie depicting the dark, more realistic side of the spy game, rather than aping the flamboyance and glamour of the contemporaneous James Bond films. *The Ipcress File* was the first of three film adaptations of the author's work to feature Michael Caine in the lead role of reluctant agent Harry Palmer, and it helped make the actor a star. Made for the U.K.'s ITV network and slated to premiere May 19 in the U.S. on the AMC+ streaming platform, the new miniseries is expansive enough to be more of a faithful adaptation of the source material. Its running time of five-plus hours allows for scenes, settings, characters, and relationships from the novel that were absent from or significantly altered in the 1965 movie.

RECRUITED INTO THE SPY GAME

The boyish yet able Joe Cole (best known for the period crime drama *Peaky Blinders*) plays Palmer in the miniseries.



Lucy Boynton in *The Ipcress File*. PHOTO: COURTESY AMC NETWORKS

With the luxury of more time to tell Palmer's story, the first episode shows how he goes from a scam artist Army sergeant running shady deals in the partitioned Berlin of the early 1960s to being recruited by a spymaster in an off-the-books branch of England's intelligence service. His initial assignment is to help solve the kidnapping of an atomic physicist whose knowledge of weapons development is highly prized by all the players in the era's international conflict — including Britain and its allies, especially the United States, and their enemies in the Soviet Union. Russian villains? Yeah, that tracks.

Palmer's skill set and streetwise instincts prove invaluable as he interacts with his manipulative boss Major Dalby, whose push-and-pull dealings with the power brokers in the British govern-

ment's bureaucracy and on the Soviet side become significant plot threads; his lovely, enigmatic fellow agent Jean Courtney, who ignites a measure of romantic tension; and a collection of spooks who might or might not be on his side. The search for the missing scientist, his fate, and the identity of those responsible take Palmer and Courtney from London to Berlin, Beirut, and a Pacific atoll where a neutron bomb is set to be tested. Each stop has its threats to body and, as Palmer soon discovers, to mind.

PRESSURE AND PERIL

Despite his youthful air, Cole — sporting Palmer's trademark horn-rimmed spectacles — is a canny and effective choice to portray a clever, energetic working class guy whose recklessness


and affinity for the finer things in life thrust him into peril. The rest of the cast is just as good, especially Lucy Boynton and Tom Hollander. As Courtney, Boynton (*Bohemian Rhapsody*) is the embodiment of cool efficiency under pressure and a Carnaby Street vision in the mod fashion of the day. And Hollander (*The Night Manager*) is wonderfully complex as the buttoned-down Dalby, whose secrets turn out to have secrets.

Writer John Hodge (*Trainspotting*, *Shallow Grave*) honored the novel as well as utilizing a few elements of the 1965 movie with his scripts for *The Ipcress File*. It resulted in a tale that hangs together in satisfying fashion and promises further adventures with Cole as Palmer. From claustrophobic offices and labs to exotic and grimy locations, *The Ipcress File* also looks smashing. Director James Watkins (*McMafia*, *The Woman in Black*) clearly relished the options offered by the globetrotting plotline and, depending on the predicaments faced by the characters, employed occasional camera angles and cuts that harken back to specific genre movies from back in the day.

If nothing else, this *File* — with its central struggle echoed in today's geopolitical circumstances — makes a case for revisiting the right narrative when done right.

*The Ipcress File* premieres May 19 on AMC Plus.

Michael Snyder is a print and broadcast journalist who covers pop culture on Michael Snyder's Culture Blast, via GABNet.net, Roku, Spotify, and YouTube, and The Mark Thompson Show on KGO radio. You can follow Michael on Twitter: @cultureblaster




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Left: Jim and Jane Henson on the set during the filming of a Wilkins Coffee commercial in 1960. PHOTO: COURTESY THE JIM HENSON COMPANY / MoMI. Right: Richard Hunt, Jim Henson (center), and Frank Oz performing Ernie and Bert, on the set of *Sesame Street*. PHOTO: COURTESY SESAME WORKSHOP/MoMI

Art World  
continued from cover

strings also made the characters more lifelike.

MEET THE PUPPETS

The exhibition features more than 25 beloved puppets, including Henson's main alter-ego, Kermit the Frog (a 1978 version); Beaker and Scooter from *The Muppet Show*; Bert, Ernie, Grover, and Count von Count from *Sesame Street*; Red and Wembley from *Fraggle Rock*; Ludo and Fiery from *Labyrinth*; and Jen, Kira, and Aughra from *The Dark Crystal*. The exhibition also traces the evolution of *The Muppet Show* from its beginnings as a concept in the 1960s to a hit television show and feature films.

Senior curator Heidi Rabben added, "While Henson himself was not Jew-

ish, his life's work and legacy beautifully reflect the core values of the CJM. Henson sought to create a better world on-screen, which allowed people from all walks of life to see parts of themselves reflected through these beloved characters. Henson's enduring lessons around diversity, inclusion, representation, and coexistence continue to have a tremendously formative impact for children and families today."

PUBLIC PROGRAMS

During the duration of *Imagination Unlimited*, the CJM will present public

programs for the whole family, featuring screenings of a selection of Henson's most celebrated films and talks with friends, relatives, and colleagues. Included in

this series is **The Family Art Bash** on April 10, which invites the public to experience imaginative worlds developed by Henson in a museum-wide day of creativity. On April 24, producer Larry Mirkin (*Fraggle Rock* and the *Jim Henson Hour*) and puppeteer Dave Goel (Gonzo, Zoot, and Dr. Bunsen Honeydew) share insights into Henson's creative processes. On May 12, daughter Cheryl Henson discusses her father and the art of puppetry.

On July 10, Jim Henson Company archivist Karen Falk discusses the commercials and industrial films created by Henson in the 1950s and 1960s including humorous award-winning spots for Wilkins Coffee, Purina, La Choy, IBM, and others. A unique screening of the film *Labyrinth* will feature Karen Prell, a puppeteer who worked on *Fraggle Rock* and *Labyrinth*. Prell will discuss the beloved film starring David Bowie and Jennifer Connolly.

**"The Jim Henson Exhibition: Imagination Unlimited" at the Contemporary Jewish Museum, 736 Mission St., 415-655-7800, thecjm.org, \$16, Thu.-Sun., 11 a.m.-5 p.m. through Aug. 14**

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

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

The Marina Books Inc. best-seller list

COMPILED BY CHRIS HSIANG

HARDCOVER FICTION

1. **One Italian Summer: A Novel**, by Rebecca Serle
2. **The Paris Apartment: A Novel**, by Lucy Foley
3. **Violeta: A Novel**, by Isabel Allende

HARDCOVER NONFICTION

1. **San Fransicko: Why Progressives Ruin Cities**, by Michael Shellenberger
2. **Crying in H Mart**, by Michelle Zauner
3. **In the Margins: On the Pleasures of Reading and Writing**, by Elena Ferrante

PAPERBACK FICTION

1. **The Seven Husbands of Evelyn Hugo: A Novel**, by Taylor Jenkins
2. **Circe**, by Madeline Miller
3. **Woman on Fire: A Novel**, by Lisa Barr

PAPERBACK NONFICTION

1. **Talking to Strangers**, by Malcolm Gladwell
2. **Red Notice: A True Story of High Finance, Murder, and One Man's Fight for Justice**, by Bill Browder
3. **Neurodharma: New Science, Ancient Wisdom, and Seven Practices of the Highest Happiness**, by Rick Hanson

NEW AND NOTABLE RELEASES

**Bittersweet: How Sorrow and Longing Make Us Whole**, by Susan Cain

In her first adult book since 2012's best-selling *Quiet: The Power of Introverts in a World That Can't Stop Talking*, Cain explores how a bittersweet perspective can help people overcome individual and collective pain, while encouraging compassion and unity. Timely in

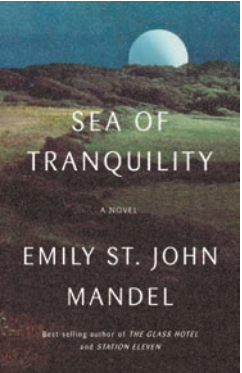
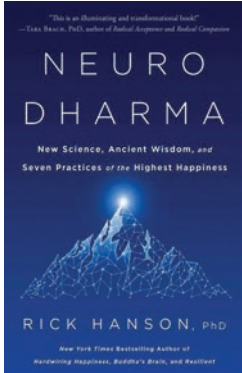
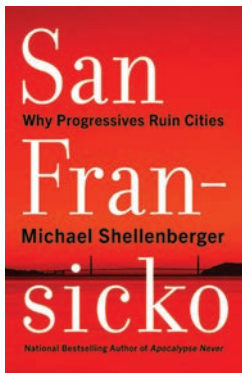
its focus, this latest work by Cain delivers an eloquent and compelling case supporting the transformative possibilities of embracing sorrow.

**The Candy House: A Novel**, by Jennifer Egan

Egan returns to the fertile territory and characters of *A Visit from the Goon Squad* with an electrifying and shape-shifting story that one-ups its Pulitzer-winning predecessor. Twisting through myriad points of view, narrative styles, and divergent voices, Egan proves herself as perceptive an interpreter of the necessity of human connection as ever, and her vision is as irresistible as the tech she describes. This is Egan's best yet.

**Sea of Tranquility: A Novel**, by Emily St. John Mandel

From the author of the curiously uplifting postapocalyptic



sensation *Station Eleven*, this captivating and imaginative tale involves a time traveler who must resist changing both the past and the future. Characters living centuries apart all have the same brief, puzzling experience. What does this mean about the nature of time? Mandel grounds her rich meta-

physical speculation in small, beautifully observed human moments. By turns playful, tragic, and tender, this should not be missed.

Chris Hsiang can help you find your next book at Books Inc., 2251 Chestnut Street, 415-931-3633, [booksinc.net](http://booksinc.net).



# Talking to kids about Ukraine

BY LIZ FARRELL

JUST WHEN THE WORLD WAS STARTING to feel a little more normal — Covid numbers were declining, and mask mandates were being lifted — the conflict between Russia and Ukraine was intensifying. It was a conflict we all hoped wouldn't end the way it has with Russia invading Ukraine, sending in troops, and bombing cities. The night of the invasion we were supposed to go to a basketball game together as a family, but after watching the news it felt strange to do something so normal while daily life for Ukrainians changed overnight. I felt that same heavy feeling that I had at the beginning of the pandemic return: fear, uncertainty, and sadness.

Young people have access to more news sources than ever, so it is important to talk with them, answer their questions, and understand what they are reading, seeing, and hearing. Here are some tips on how to do that:

### LESS IS MORE

Whenever a big news story breaks, I find myself reverting to my news producer days, wanting to consume and understand it all — CNN playing in the background while I'm making dinner, scrolling Twitter in the down moments, and news podcasts while driving. I don't think I am alone; it is completely understandable to want to stay up-to-date on the latest news, but we need to be aware of the effects this may be

having on our own mental well-being. We also need to be aware of when our children are around that they may be listening and watching, too. We need to find a way to turn it all off when it becomes too much so we can manage our own fear and anxiety. The same is true for our kids — we don't want to bombard them with news or images that are scary and only make them more anxious or fearful. This is easier to control when our kids are younger. As they grow older and have their own devices with access to the Internet and social media this can be harder, so make sure to talk to them about how to make smart media choices.

### KNOW YOUR SOURCES

One of the ways our kids can make smart media choices is by making sure they are getting their information from vetted sources. Ask them where they are getting their information. Much to their dismay, TikTok is not a reliable news source. Common Sense Media recommends several news apps and sites specifically designed for kids. For younger kids, KidNuz is a daily podcast that is age appropriate and has a quiz at the end to test their comprehension. For teens, have them try NPR or HuffPost Teen. If they are looking for more than a headline, one of my favorite podcasts is "The Daily" by the *New York Times*, where they take a deeper dive into one of the top stories of the day. It is only 20 minutes long and easy to fit in on a walk or while driving.



Ukraine presents an empathy teaching moment. PHOTO: ISTOCKPHOTO.COM/RUSLAN LYTVYN

### EMPOWER THEM

Whatever the ages of your children, empower them to talk about their feelings and ask questions. One of the best ways we can do this is by providing time and space for them to talk to us. One way to start the conversation is to ask them what they have seen or heard and then respond appropriately by considering their age, emotional readiness, and their personality. If they are very sensitive or get upset easily, then tailor your comments as needed. We also don't always have to have all the answers. If you don't know an answer, use the opportunity to look it up together.

Another way we can help empower them when the news is tough is to find a way to help or get involved. For Ukraine this could be putting care packages together or writing letters of support. For older children, it could be participating in a local march or going to a benefit concert. Teaching them that although on a map Ukraine is far away, there are things we can do here to help. This sense

of action or support makes it feel a little less scary.

For teens who by nature can be a bit self-absorbed, it is important to make sure they understand what is happening and that there is big world out there. They may feel the impact of gas, if they drive and pay for their own gas, but it is also important for them to be able to talk about how this compares to other conflicts in history. It can also be a teachable moment on empathy. Ask them to imagine how they would feel if their life was totally normal one day and the next, half of your family was fleeing the country and the other half was risking their lives to stay and fight. This can seem unimaginable to them but getting them to be aware of the bigger world around them is an important life lesson.

*Liz Farrell is the mother of three children and the founder of TechTalks, a consulting group to help schools and families have productive conversations around social media and technology. Email: liz@marinatimes.com*

cruise

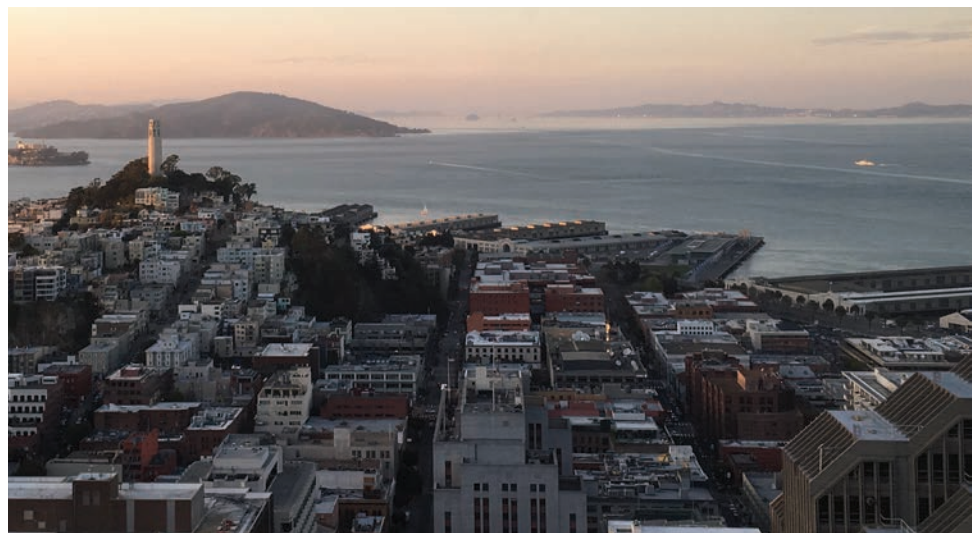
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Some glimmer of hope for buyers — but not a lot. PHOTO: HSANSONE17/PIXABAY

# The real estate market, two years after shelter in place began

BY GAREY DE MARTINI

A YEAR AGO I WROTE IN THIS COLUMN that it had been a little over 12 months since shelter in place protocols were initiated due to the coronavirus pandemic. I wrote, “At long last there truly seems to be some light at the end of this terrible Covid tunnel, as vaccinations are becoming more available and things seem to be opening up again.”

Well. Sure seemed like it at the time. That was of course before the omicron surge that afflicted us in December and January. Once again this spring, however, things are starting to look up, as long as you overlook the new Covid surges that have popped up recently in Asia and Europe. Sheesh. Will this thing never end?!

## NEVER A DULL MOMENT

And then, unlike last year, this year we have had a war to contend with. What has taken place in Ukraine in recent weeks is absolutely horrifying — the stuff of nightmares.

Add to that inflation, political turmoil, the drought, supply shortages, and any number of other thoroughly depressing crises, and it's a wonder that anyone sleeps, let alone thinks about buying a house.

And yet, that's exactly what's been going on. San Francisco's real estate market remains strong, and home sales are taking place unabated.

“It continues to surprise us how resilient the San Francisco market is: the pandemic, the war in Ukraine, and a fluctuating stock market have not kept buyers away,” said Missy Wyant Smit, a top producing agent with Compass. “Inventory remains comparatively low and buyer competition is hot again. For properties that are fully prepared for sale with cosmetic upgrades and staging we're seeing multi-offer situations return. It feels like 2016 all over again in most segments of the market.”

Nevertheless, the website SocketSite.com reported in mid-March that the number of homes on the market in San Francisco had ticked up to a 10-year seasonal high. According to the site, this was driven by a slowdown in the pace of sales and new contracts signed. Though this is certainly a departure from what many are experiencing in the city, it may offer a glimmer of hope for buyers.

Ted Andersen, with the *San Francisco Business Times*, recently wrote that Bay Area real estate markets, so far, remain largely insulated from the threat of rising interest rates, inflation, and market volatility based on the uncertainty surrounding Russia's invasion of Ukraine.

While some buyers and sellers have been affected by declines in stock portfolio

values, or have put their plans on hold while waiting to see what is going to happen abroad and domestically, the prevailing dynamic remains one of very high buyer demand with an inadequate supply of homes for sale.

## THE NUMBERS

Andersen adds that in February 2022 the city saw 290 new units come onto the market. The sales-price-to-list-price percentage during this period was 121.6 percent — the highest since before the pandemic — indicating multiple offers on each listing.

In early March San Francisco had close to 1,000 active units on the market, compared to about 500 in early January. Again, this should be a welcome sign for potential buyers competing against multiple offers, especially for single-family homes.

On the other less promising hand for buyers, a recent Redfin analysis reports that six of the top 10 metros in the nation where homes are selling for six figures above list price are in California. The Los Angeles metro area led the way, with 718 homes selling for at least \$100,000 over asking price, followed by Oakland with 580, San Jose at 490, and San Francisco with 335.

In terms of home values, Redfin found that 88.7 percent of the homes in San Francisco were worth at least \$1 million in February — the highest share among the 100 most populous U.S. metropolitan areas. San Jose was second, coming in at 85.9 percent.

According to Ashley Fahey with the *National Observer*, the nation's housing market is off to a busy start in 2022, and that's setting the stage for a busy spring — considered the kickoff to the prime housing market season.

She suggests that inflation and mortgage rates continue to be among the biggest indicators to watch in the housing market as it relates to where demand and home price appreciation will go in the coming months.

Inflation is a big concern right now for everyone. For homeowners, it is at least somewhat comforting to know that real estate has a long-held reputation for being a good hedge against inflation. It has a unique combination of appreciating value and depreciating debt that helps it keep up with rising costs.

Of course, predicting what the rest of this year will bring, or even what next month will bring, is anybody's guess. And having learned my lesson last year, I'm certainly not prepared to speculate.

Feedback: [letters@marinatimes.com](mailto:letters@marinatimes.com)

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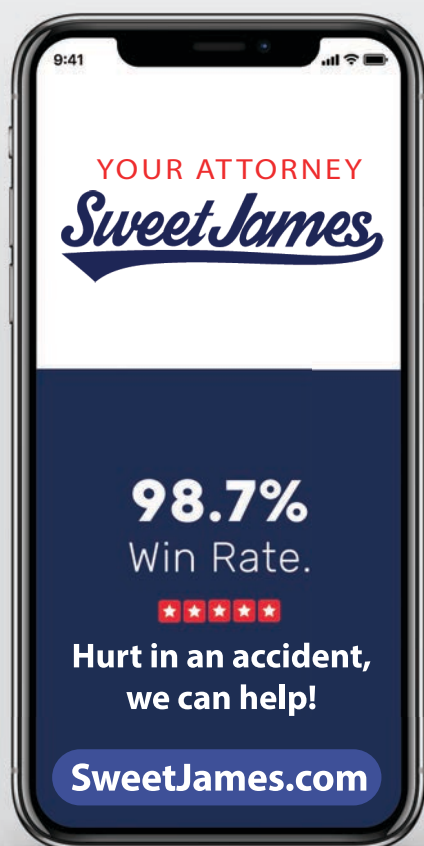
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