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WESTSIDE

Celebrating Our 28th Year



www.westsideobserver.com September 2015 **Exodus From Laguna Honda Hospital**

By Dr. Maria Rivero and Dr. Derek Kerr

the year ending May 2015, 80 patients fled from Laguna Honda Hospital (LHH). These runaways, who were AWOL (Absent Without Official Leave) or left AMA (Against Medical Advice) comprised 23.7% of LHH's reported



"community discharges" – a record high. This exodus is rooted in the Health Department's revamped Flow Project that flushes non-paying patients out of San Francisco General Hospital and into LHH.

Unlike the notorious 2004 Flow Project that generated an upsurge of violence and drug use at LHH, the current version relies on private rooms, electronic monitoring, additional activities, substance abuse counsellors and Psychologists to contain disruptive behaviors. Yet, in 2014 LHH reported 46 staff injuries from "resident aggression", 12 of which required medical treatment. LHH deploys additional staff as "coaches" to monitor rowdy residents, and drug-sniffing dogs to curtail drug use and dealing. Cigarettes and nicotine vaporizers are prohibited.

Too Late for the Eucalyptus?

By Jake Sigg

ost of the California eucalyptus groves, including the Tasmanian blue gum (Eucalyptus globulus)the tree synonymous with the word eucalyptus in the Bay Area—were planted in the late 19th century, meaning the older trees are around 130 years old. That may not seem old in a state boasting coastal redwoods, giant sequoias, and bristlecone pines, whose ages are in the thousands of years, but it is impressive enough, especially for a tree of such enormous proportions, majesty, and strength. For those and other reasons they command the affection of large numbers of people, including the writer. Two separate and overlapping problems have arrived that must be dealt with.

One subject is how to manage the lands, and there is a draft management plan due to come out of environmental review soon that is part of a process to address these problems. We will go into this aspect in the October issue of this newspaper. For this article, the focus will be on the more immediate concerns resulting from four dry years: the potential for outof-control fire, and the danger of falling trees and limbs. There are extensive plantations of blue gums scattered over the city, concentrated in groves of thousands of trees (there are >11,000 on Mt Davidson alone, and the city total must exceed 50,000 in The dense knots of foliage are epicormic shoots. Even if heavy rain comes soon, areas without irrigation). To hikers accustomed to mucky trails it is too late to save these trees. Just four years ago these mature eucalyptus with streams running down them in mid-summer (exclusive trees were so dense there was no sky visible through their canopy. On Johnstone,

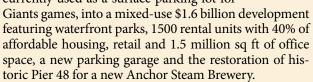


Cont. p. 2 Mount Sutro's East Ridge, August 2015. Photo: Craig Dawson

Too High. Or not too High. That is the Question!

By John Farrell

he San Francisco Giants organization wants to transform a 28-acre industrial site on Port property, currently used as a surface parking lot for



The Mission Rock Initiative on the November ballot would allow the Giants to increase the existing height limit of 40 feet on waterfront land to 90 to 190 feet for office and retail uses and 120 to 240 feet for rental housing, with 40% of the units dedicated for affordable housing. None of the 11 buildings will be built within 100 feet of the Bay and building heights will step down as they get closer to the water. In 2013, the voters rejected the 8 Washington Project — "The Wall on the Waterfront" which was 136 feet tall, over 100 feet less in height. But then again the developers were not the Giants.

Just think of the 18 story Fontana West at the end of Van Ness Áve and picture it 1/3 or 6 stories higher"

Last November, voters approved Prop F which increased the height limit from the existing 40 feet to 90 feet and, to move forward with the mixed use project on 28 acres at Pier 70. Forest City, the Pier 70 developer, had won the bid over three other competitors. There was no competitive bid for the Mission Rock project.

Since 1997, the China Basin Ballpark Company LLC (aka Giants organization) has leased land from the Port for parking. Their current lease expires in Nov 2017 and pays the Port a rent of \$2.4 million annually.

As a parking lot the value of this land, in my opinion, is worth approximately \$24 million (reflects the \$2.4 million annual rent with a 10% cap rate) since it had a restricted use as a parking lot. However the Port, along with City Hall, has approved the change of use in order for this new development to be built. Due to this use change, the property is now worth well over \$500 million (based on the proposed project of 28 acres less 8 acres of land designated for parks and open space x \$25 million an acre.) Keep in mind I am conservative in my

Cont. p. 4

Major S.F. Bayfront Developments Advance Despite Sea Rise Warnings

Best of the Net: SFPublicPress.org

By Kevin Stark, Winifred Bird and Michael Stoll

Builders plan to invest more than \$21 billion in offices and homes in flood-prone areas, where waters could climb 8 feet above today's high tide by the end of this century

Editor's Note: This is a truncated version of a SF Public Press exclusive. Go to sfpublicpress.org for the full report. ike every body of water that opens onto a global ocean, San Francisco Bay is virtually guaranteed to rise several feet in coming decades, climate scientists say. But that has not deterred real estate developers from proposing and building billions of dollars worth of new homes and offices in bayfront areas that current climate change predic-

Land-use records and environmental applications reveal that the building boom, fueled by a white-hot tech economy, is moving too fast for regulators to keep pace. Most cities and regional agencies have not yet adopted tools to address flooding in areas where thousands of acres are threatened by sea level rise.

tions show could flood by century's end.

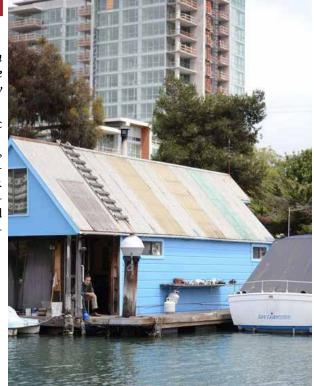
Developers say they have engineering and financial solutions to deal with any reasonable future flooding risk. But critics, including climate scientists, urban planners and environmental activists, say the current wave of construction might leave taxpayers on the hook for enormously expensive emergency protections and repairs.

Researchers studying climate change predict that the rise in ocean levels will accelerate later this century as the atmosphere heats the ocean and melts glaciers. Many of their models show that by 2100, occasional flooding could reach as high as 8 feet above current high tide, in the event of a severe coastal storm.

Even the scenario widely considered "most likely" — 3 feet of permanent rise — would put thousands of acres of the current shoreline underwater.

Developers are planning or currently building at least 27 major commercial and residential complexes around the bay on land lower than 8 feet above high tide, as estimated by recent aerial surveys. And more than a dozen Bay Area cities continue to issue permits for plans that address future flood risks vaguely, if at all.

Google, Microsoft, LinkedIn and Facebook are among the marquee corporate names driving the bayfront explosion. Some cities are even courting companies to build near sea level, often on landfill created in the mid-20th century in former salt marshes. Much of that



An apartment tower rises in Mission Bay, bringing new neighbors for Jack Wickert, 78, a retired music teacher and playwright who lives in a houseboat on Mission Creek. Asked if he was worried about sea level rise, he quipped: "I'll rise with it." Photo: Peter Snarr / San Francisco Public Press.

land could return to the sea, unless cities erect seawalls, levees and other monumental edifices.

In many areas new development includes desperately needed housing. Projects now in the pipeline in San Francisco would add 25,000 new apartments. On Treasure Island alone, developers are ready to break ground on a forest of residential towers that could house 12,000 people, and at Mission Rock and Pier 70, developers have pledged to build more affordable apartments than the city requires.

Public Costs

Corporate and government data show that the highest-profile building projects on the shorelines of San Francisco, Silicon Valley and the East Bay will cost more than \$21 billion to build, excluding the value of the land underneath them.

That does not account for the likely public cost, coming within decades, of protecting these settlements

Cont. p. 6



The situations on Mt Sutro and Mt Davidson are nearly identical, and their western sides receive copious fog drip. Photos reflect the conditions to the immediate east of the fog-drip zone. The epicormic shoots clothing main stems and branches, when ascending high up the stem, could theoretically keep a tree alive for a while if substantial rain comes soon. However, the shoots are weakly attached and are forever in danger of breaking off, so they become a permanent safety hazard, and the tree never resumes a normal tree shape. And the prognosis after several years' stress has weakened the root system and initiated core decay is poor.

Tasmanian Blue Gum — **Our Eucalyptus** (Cont. from p. 1)

to the west sides of the peaks) they must caught us by surprise, so we have no manthink talk of fire is laughable. But to those agement experience to guide us—and no time of year—and worse, the state's beleaworking in them (I volunteer with the San Francisco Recreation and Park Department's Natural Resources Division, as well as with the Sutro Stewards on Mt Sutro) it is a subject to be taken seriously. Even in wet years there are dry periods, and clearing ivy or blackberry reveals large quantities of organic matter—bark, leaves, branches, seed pods, whole limbs, whole trees, plus the buildup from ivy and blackberry debris. Once while working on Mt Sutro the ground gave way beneath me and I plunged into such debris up to my armpits. Don't be fooled by all that green ivy and blackberry; all that debris can burn. And what was just described was before the current four-year dry spell.

Some of the limbs may live what is certain to be very expensive. Up to now rainfall was fairly reliable, and fairly reliable, and summer's copious come loose and fall on someone the danger of falling cool climate, simu-, they live." lating the year-round

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gum's shedding bark have been documented carrying fire 12 miles. That could set fires across the city, leapfrogging from, say, Glen Canyon to the groves in McLaren Park, Bayview Hill, and Yerba Buena Island, each consisting of several thousand stressed blue gums—and even carrying the fire to the East Bay. Worst-case scenarios do happen, and this mere possibility is too awful to contemplate. From the perspective of fire, we are entering the most dangerous

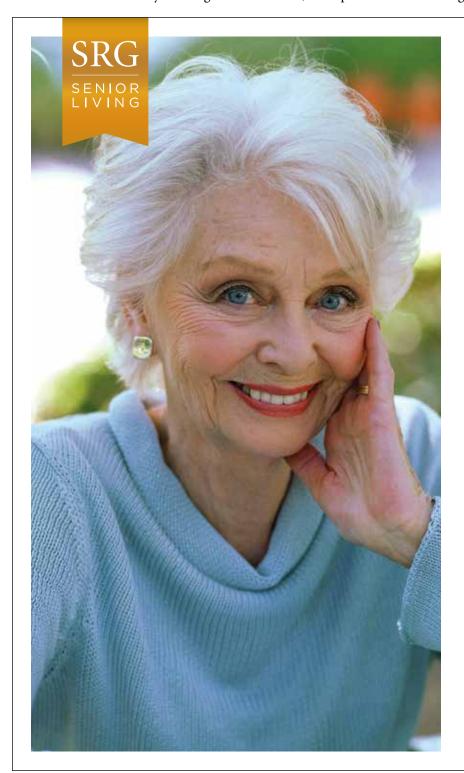
maintenance or capi- guered firefighters

rain the tree gets in its native Tasmania. It's a mature tree loses a large limb, or when a and can never be beyond danger of sudden a tough tree and its endurance in a four- tree is cut down, or injured by fire or freezyear dry spell is remarkable. However, even ing, it responds by producing epicormic a casual look at the groves reveals all is not shoots with blue-green juvenile leaves (as well when winter rains are deficient: dying opposed to the long, sickle-shaped adult vive even the first year; they are vulnerable tops, thinning and premature shedding leaves). This is a survival adaptation, and The tree's vulnerability to drought has of leaves, and epicormic shoots along the it responds to water stress the same way:

main stem all signal plants in crisis. This when the capillary columns transferring became apparent in the spring of 2014, and water to the treetop become broken, it has worsened since. If we get the hot days responds by producing epicormic shoots we usually get in autumn and/or dry winds lower down the trunk or limbs. It is a desfrom the north that sometimes occur in perate measure to keep the water column October/November (think Oakland, 1991) moving—once the column taking water the condition could become dangerous and nutrients from the ground upwards indeed. One hard fact: long strips of blue is broken, it cannot be reestablished and the tree dies from that point on up. If the tree doesn't die it still creates a problem, described in the next paragraphs.

Some background on the physiology of woody plants is helpful here. Limbs originate at the center of a plant stem or other branch. Both the main stem and the branch expand in diameter as successive layers of xylem are laid down annually. That means that when a limb becomes really large it is securely anchored deep in the main stem or trunk. It is like a tapered, deeply embedded bolt or screw. A limb produced in an epicormic shoot doesn't have this deep anchoring; it is weakly attached only in the outermost layer. Every year it survives the sprouted limb gets bigger and heavier. Although the attachment also gets slightly stronger, it does so only fog drip met the tree's below. There is no way around tree limbs—it helps proportionate to the limb getting heavier, water needs in our it: they will be hazards as long as to understand the so the young limb, lacking deep anchoring, blue gum's response is forever subject to tearing off and falling. to water stress. When The attachment is weak throughout its life failure. Ask an arborist about the difficulties of pruning large blue gums.

Many of these attachments don't surto even a gust of wind. Look at the trees



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WEST OF TWIN PEAKS CENTRAL COUNCIL By Mitch Bull

he West of Twin Peaks Central Council held a **special meeting** in August to hear about several important issues that will be on the **November ballot**. As the timing is very tight to deliberate and craft a ballot argument (if needed) the council shortened their traditional summer "recess" and called for the meeting.

WOTPCC President Roger Ritter opened the meeting, spoke about the agenda for the evening and following the roll call, the presentations started with Bill Barnes from the Mayor's office speaking on **Prop A**, the \$310,000,000 bond measure that the Mayor is sponsoring on the ballot. The dollars raised through the bond will be used to create and increase the pool of affordable housing within the city, as an extreme shortage of this type of housing is causing many people to relocate out of San Francisco, or in extreme cases become homeless, or be based in the few existing shelters that the city operates. While hoping for a large turnout from the Westside supporting the "Yes on A" campaign, Barnes asked the delegates to at least not have the homeowners mount an effort against the proposition.



Supervisor Katy Tang spoke for public land for affordable housingt

The ongoing discussion on "vacant and/or excess" properties owned by the city was the next topic as Supervisor Jane Kim and Housing advocate Francisco Marti addressed the 30 attendees at the meeting. Speaking "for" the ballot measure entitled' Public Lands for Affordable Housing", the supervisor explained how the new ballot measure complies and expands the surplus lands legislation that was enacted back in 2002, but

now will create an annual system of accountability and public hearings on the disposal or repurposing of land parcels that city departments specify as "excess." The goal of the measure is to set up a proper protocol for the process of disposing of public lands with public input, with the emphasis being to use the land for affordable housing (including homeless housing), as well as creating new parks and other public benefits when appropriate. When asked about the affordability of housing, Kim said that for a family of four, an income in the \$116,000 -\$150,000 would qualify under the guidelines crafted per the ballot measure. She stated there are several large "opportunity sites" within the city where the city owns the land or has a city use on the ground floor, but which could be built as a multi-story project that could serve both purposes as new housing units and the city services existing on the first floor.

The delegates next heard a rebuttal on the proposed proposition by **Chris Bow**man, who made the argument that in the method in which the proposition is crafted, homeless advocates will be the first groups considered for the parcels, and that with the number of homeless (and those living in SRO "hotels") there will not be a trickle down for parcels to be allocated to "affordable" housing construction. In addition, Bowman said there are no guidelines in the language of the proposition to address general density or the housing density in neighborhoods, where surplus land could possibly be reused.

Delegate **Dave Bisho** made the motion for the WOTPCC to oppose the measure. After a second from **Karen Breslin**, a vote was taken to approve the opposition to the measure. By a vote of 7-6 with 2 abstentions, the vote to oppose the measure failed.

The next discussion focused on the current legislation in effect to regulate the **Airbnb** operation within the city and the ballot initiative by "Sharebetter SF" to impose more stringent guidelines and regulations on those wanting to be Airbnb hosts.

Dale Carlson, the spokesperson for the Sharebetter SF movement spoke first

about the group's efforts to further regulate and tighten the basis of the "Chiu legislation" that was passed in October of 2014. Carlson shared information showing that currently, Airbnb has approximately 6000 listings on the web, with approximately 40% being homeowners/ renters renting out an extra room, while the remaining 60% are building owners/ managers who are renting out "full units, such as apartment buildings that are now





"Airbnb hotels." Carlson also said that Dale Carlson for the AirBnB reform, George Marshall spoke against

60 other websites are also advertising 6000 additional full units. Together, that constitutes more than 9600 full units being taken out of the rental housing stock. In defiance of the October legislation put in place by SF, Airtbnb is still listing units that have not been registered with the City of San Francisco. They have registered slightly more than 700 units within the city.

George Marshall spoke, giving the rebuttal to the Carlson argument, calling the "Sharebetter SF" proposition extreme. It is his belief that the current legislation, authored by David Chiu last year is working, but needs more time to be effective. He countered that his numbers show that over 90% of airbnb hosts are individuals, sharing their living space with Airbnb users and are using the income to assist them in paying their living expenses. He cited that the current measure on the books has the support of Assemblymember Chiu, SF Supervisors Weiner and Farrell, and Mayor Lee. He also stated that the city could lose up to \$500,000,000 per year in income if the existing law was strengthened or changed.

A motion was made, and seconded, following the presentations by Karen Breslin and Denise LaPointe respectively to support of the "Sharebetter SF" initiative. The motion passed by a margin of 11-0 with 1 abstention. A motion followed to draft a ballot argument for the legislation by **Dave Bisho**, was seconded and approved. WOTPCC President Roger Ritter will craft the ballot argument and submit it for the

In the final action of the evening, Lisa Spenali of the Sunnyside Neighborhood **Association** gave an update on the work by the citizens advisory committee (CAC) that is working on the Balboa Reservoir process and project. At this point a request for proposal (RFP) is being designed by the CAC that is intended to define a process map for the meetings, define the role and authority of the CAC, as well as to define the RFP itself and the oversight for the project, while also addressing questions such as: "Can we make housing work on this site?" and "What other amenities are required for the project to both the intended residents and for the surrounding neighborhoods?" Other areas of the CAC's work are to define the needs for items such as parking, open space and other housing related necessities.

The next regular meeting of the WOTPCC will be on Monday, September 28th 1 at 7:30 PM at the historic Forest Hills Clubhouse. INFO: www.westoftwinpeaks.org

Runinations From a Former Supervisor By Quentin Kopp



aybe it's summer and "the living is easy." At least, the living seems to be easy for high elected officials who feign innocence and operate hypocritically with virtually no critiquing, less condemnation, from "mainstream media." During The Observer's summer absence, a Mexican national accused of killing 32-year-old Kathryn Steinle at Pier 14 on July 1, 2015 was exposed as

an illegal alien convicted ten times before his unjustified release from county jail on April 15, 2015 by the Sheriff's Department. The Sheriff, however, is but one of many elected San Francisco officials who are complicit. The illegal alien's past crimes include four narcotic felonies (heroin possession, drug manufacturing) and three illegal reentry convictions after deportation to Mexico. Starting in 1991 in Arizona, the illegal alien had been deported five times and in federal prison approximately 15 years for illegal entry to the United States. The illegal alien (Juan Francisco Lopez-Sanchez) was arrested in December, 1995 by San Francisco police officers on two charges of trafficking in marijuana. He was released without bail pending trial and thereafter fled. A \$5,000 warrant for his arrest was thereupon issued in San Francisco Superior Court. Subsequently, the illegal alien continued to enter our country illegally, was arrested by federal law enforcers and served a 46-month sentence in a federal prison near San Bernardino. That ended in March, 2015. Still trying to enforce the San Francisco Superior Court arrest warrant of December, 1995, the San Francisco Sheriff's Department on March 23, 2015 requested the illegal alien be detained (or "held") by the U.S. Bureau of Prisons so the Sheriff's Department could obtain custody of him. That occurred on March 26, 2015, the Sheriff paying a private firm with taxpayer money to take custody of LopezSanchez. On March 27, 2015, the 20-yearold marijuana-trafficking case against Lopez-Sanchez was unsurprisingly dismissed at the Hall of Justice for lack of witnesses and other evidence.

ryn Steinle was shot

to death. Sheriff, the San Francisco Mayor, supervisors, and even a U.S. nance barring San Francisco police mously, actual arrest warrant. write that law." In a memorandum

iff's Department staff not to furnish I.C.E. personnel "information or access" to public records about County Jail inmates, such as status, citizenship, court arrest papers, or jail release dates. The Sheriff claimed publicly that a 2013 city ordinance adopted unanimously by the Board of Supervisors and signed, of course, by Mayor Edwin Lee, required discharge of the illegal alien once the marijuana trafficking accusations were dismissed. The Mayor, who detests the Sheriff, claimed the ordinance doesn't bar the Sheriff's Department from notifying I.C.E. agents on its own before a jailed illegal alien is released.

Then, to elevate the "hand washing," wrote the Mayor a two-page letter expressing her "deep concern about the release of convicted felon Juan Francisco Lopez-Sanchez, an action that led to last week's tragic death of Kathryn Steinle in San Francisco." She blames the Sheriff for not notifying I.C.E. before the criminal's release and recommends "participation in ICE's Priority Enforcement Program, ..."

Now, let's examine the history of San Francisco's virulent sanctuary law. When do you think it began? Would you be surprised that the local sanctuary law began in 1985, with a resolution urging Mayor Feinstein to declare San Francisco TO BE A CITY OF REFUGE. It recited the Geneva Convention, ratified by the U.S.A. in 1956, and the Refugee Act of 1980, referred to an estimated 100,000 Central American refugees in San Francisco and resolved that "city Departments . . . shall not jeopardize the safety and welfare of law-abiding

Instead of notifying U.S. Immigra- refugees by acting in a way that may cause tions and Customs Enforcement (I.C.E.) their deportation." (Emphasis added.) It so it could deport the illegal alien for yet a passed on December 23, 1985, 8-3, by the sixth time, as requested by I.C.E., the legal Board of Supervisors and was approved on division of the Sheriff's Department con- December 27, 1985 by Feinstein as Mayor. doned the illegal alien's release April 15, (Voting against the declaration of San Fran-2015. Two-and-a-half months later, Kath- cisco as a sanctuary city were Supervisors Bill Maher, Wendy

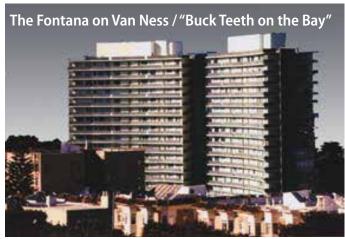
Steinle was shot leath.

The incumbent riff, the San Francio Mayor, supervious Mayor Senator all tried to officers from detaining any illegal Maher and Nelder, avoid responsibility alien on the basis of a federal civil nance affirming that May, 2014, the Sheriff immigration detainer after the ille- San Francisco is "a by press release had gal alien becomes eligible for city and county of publicly declared he wouldn't honor I.C.E. illustration convicted of a violent elected in Novemrequests to detain illegal alien convicted of a violent ber, 1986 to the County Jail inmates felony within the previous seven State Senate.) It also "unless ... supported years who is currently charged with prohibited any city by judicial determination of proba violent felony and poses a public mission, or employee able cause . . ." or an safety risk. Mayor Lee even helped from assisting in the enforcement of federal immigration law

dated March 13, 2015, he ordered Sher- or disseminating information about the immigration status of anyone "in the City and County of San Francisco, unless such assistance is required by federal or state statute, regulation or court decision." It forbade assistance or cooperation with any Immigration and Naturalization Service "investigation, detention, or arrest procedures, . . . relating to alleged violations of ... federal immigration law." In 1992 and 1993, then-Mayor Frank Jordan approved further ordinances which, among other things, reiterated the "serious concerns" of the Board of Supervisors (and him) about cooperation between San Francisco and the Immigration and Naturalization Service.

Elected San Francisco public offi U.S. Senator Dianne Feinstein on July 7, cials weren't through. In 2009, yet another 2015, after the so-called San Francisco ordinance was enacted with different "sanctuary" law became a national scandal, supervisors, some of whom are still in office. Aimed at the immigration status of a juvenile convicted of a felony as an adult in Superior Court, the ordinance emphatically states: "However, no officer, employee, or law enforcement agency of [San Francisco] shall stop, question, arrest, or detain any individual solely because of the individual's . . . immigration status." Finally, on October 8, 2013, the incumbent Mayor Lee approved an ordinance barring San Francisco police officers from detaining any illegal alien on the basis of a federal civil immigration detainer after the illegal alien becomes eligible for release from custody, except for an illegal alien convicted of a violent felony within the previous seven years who is currently charged with a violent felony and poses a public safety risk. Mayor Lee even helped write that law. No wonder San Francisco merits the embarrassing national denunciation of policies

Cont. p. 6



Too High? (Cont. from p. 1)

valuation. Even with the limited height requirement this choice piece of property is located in one of the most premium locations in the world.

The Port has aging facilities and is always looking for revenue and approved the Mission Rock development. Under the new agreement, the Port will receive \$3.4 million annually in rent, or \$1 million more than from the previous

payment on high-

premium locations in the world with no limits in effect as of January 1, 2014 competitive bid. I would take that and unless the City's voters approved the run just like the Giants did.

'The Mission Rock Initiative is the culmination of eight years of extensive neighborhood outreach and community planning to transform this surface parking lot into an asset for the community," said Giants President and CEO Larry Baer. "We are eager to engage with San Francisco voters to share our community's vision of open access along the waterfront, new jobs, neighborhood serving retail, new parks and an unprecedented level of affordable housing." Not to mention that the Giants will make a fortune which I have no problem with or do they.

In an Examiner article," Giants' Mission Rock initiative submits signatures for November election," dated June 30th, 2015, Jon Golinger, co-chair of No Wall on the Waterfront, said the buildings proposed for the Giants' development are too tall. "The vast majority of the buildings are still either offices or luxury housing, and five of the buildings would be taller than 8 Washington," Golinger said in reference to a contentious luxury condominium complex development along The Embarcadero waterfront that voters rejected in 2013. "If 8 Washingwaterfront," Golinger added.

believe they wouldn't even consider 130 ft but provided no affordable housgoing to the voters asking for such a large increase in the height. But it is not your typical developer. It is the Giants organization. A San Francisco Institution. The Mission Rock Initiative to increase the height is backed by the Mayor and by all members of the Board of Supervisors, several of whom voted against the 8 Washington project—increasing the height limit to 136 to preserve our water- heights of the eleven buildings and front for generations. Keep in mind the divided by eleven and made adjustments 8 Washington project had no affordable housing on site.

As I wrote in previous articles, the Giants ballpark is under assessed as well as AT&T's ballpark naming rights, which have never been assessed, costing the City millions in tax revenue annually. But as a top elected official at City Hall said, "But they won the World Series."

As a Giants fan since birth, I hope the team wins the Series again. If the organization can continue knocking it out of the ballpark as they did with their new agreement with the Port, then the team has a great shot again.

Over the next two months, the Giants organization and their political allies will stress the affordable housing, job creation, water-

front parks, and transforming a parking lot into a neighborhood asset. Which is fabulous and needed. But if they really care, than drop the height more. The Giants initially wanted the tallest buildings to be 380 ft and dropped them to 240 ft. This is an old City Hall department head ploy where you ask for more knowing that you are going to be reduced and end up where you wanted be in the

The bottom line is this. The only parking lot. Let's see, going from a \$2.4 reason that this initiative is being put to million annual rent payment on a lease the voters is because of the increase in that expires in 2017 on restricted land the waterfront height limits as required for parking that by Prop B. Prop B

is worth \$24 million to a \$3.4 million annual rent In 2013, the voters rejected was approved by the voters in June of 2014, which — "The Wall on the Water- prevented the City est and best use front" which was 136 feet tall, over from allowing any land worth over 100 feet *less* in height. But then again development on \$500 million in one of the most the developers were not the Giants" exceed the height

height limit increase.

As of the writing of this article, when you go the Mission Rock Initiative website at Missionrock.com you only see drawing renditions of the waterfront park, retail area and the brewery. Let's be honest and show what the 24 stories are going to look like from the Bay. Then let the voters decide.

I recommend everyone go to the actual site or Google maps. Now pan around the neighborhood. Now picture several buildings 24 stories high (Just think of the 18 story Fontana West at the end of Van Ness Ave and picture it 1/3 or 6 stories higher). There are currently no buildings even half that size in the neighborhood, including the proposed Warrior stadium and buildings on the UCSF Mission Bay campus. You decide.

If this initiative is passed than the Washington 8 project should have been built, and voting yes on Prop B and the height increase for the Pier 70 project was a waste of time since the proposed 240 height limit will set the precedent for height limits for waterfront property.

The 40 ft height limit was set to protect the waterfront. The voters approved ton was too big for the waterfront, then the Pier 70 development project which five 8 Washingtons are far too big for the increased the height to 90 ft. The voters rejected the 8 Washington project which If this were another developer I wanted to increase the height limit to ing on site. The Mission Rock Initiative by the Giants organization is asking for a height increase of buildings up to 240 ft (24 stories) is way out of line. But that is my opinion. I'm just a fool who loves this City and doesn't want another eyesore on our City landscape, especially not on our waterfront.

I have an idea. If you added all the for the bases of the buildings than you would accommodate all the space needed for the project with building heights of no more than 150 feet (15 stories). But that is my opinion. That's a win win.

John Farrell Broker/Realtor® – Farrell Real Estate, MBA, Former City Asst. Assessor-Budget/Special Projects, 5th Generation San Franciscan, Westside resident - farrellreinvestments@yahoo.com

San Francisco's November 2015 Election

Reject \$310M Housing Bond

Bu Patrick Monette-Shaw

oters last passed a housing bond 19 years ago in 1996, but rejected housi ng ballot measures in 2002 and 2004. They would be wise to reject the \$310 million Proposition A bond measure on November 3 as well.

Prop. A is riddled with many significant over the final bond amount to be placed problems. And it doesn't openly inform voters that \$25 million or more of the planned \$80 million portion of the bond set aside for middle-income housing is targeted to "developer incentives."

Really? Voters are being lured into issuing bonded debt interest on Prop. A to fund developer incentives? For that reason alone, voters should reject this bond. But there's much more to dislike about Prop. A, starting with the Mayor's Office of Housing and Community Development (MOHCD), which has a deplorable track record in its own right.

The Mayor wants you to approve handing him another \$310 million. But he doesn't want to tell you that as of June no Commission providing oversight. 30, 2015 he's already sitting on \$95.7 million in unencumbered — unspent — funds between the Housing Trust Fund and the separate Affordable Housing Fund.

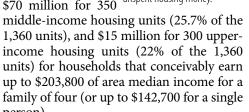
Evolving Proposed Bond Uses

Like the eroding sand on Ocean Beach, the planned uses for the Affordable Housing dizzying speed since its unveiling in January

The Initial \$250 Million Bond Proposal As I wrote in "Mayor's Housing Scam, Redux" in the Westside Observer's March 2015 issue, MOHCD's Deputy Director Kate

Hartley outlined proposed uses of the then \$250 million bond measure in a January 27, 2015 e-mail.

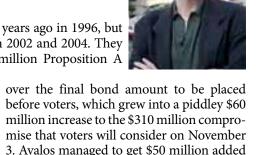
Α series obtained e-mails under public records requests included a chart in Hartley's e-mail showing MOHCD had proposed allocating \$166 million (66% of the \$250 million bond) for approximately 710 low- to middle-income



A week after Hartley's January 27 e-mail, the Mayor's Budget Director pro- diversion or loan of funds [from the Housduring a meeting with the Mayor on February 3. An extract from a presentation to the Mayor a week later on February 3 shows a second proposal that revealed a different picture of the planned use of the \$250 million bond. For starters, while MOHCD proposed spending \$30 million to accelerate and shorten the HOPE SF housing program schedule from 20 years to 17 years, the Mayor's Budget Director's presentation proposed spending \$80 million on the same acceleration of HOPE SF. After soaring from now \$310 million November bond measure. A Competing \$500 Million Housing Bond

Although Supervisor John Avalos introduced in late Spring 2015 an Affordable Housing Bond measure for \$500 million to compete against the Mayor's \$250 million measure, scant details ever surfaced detailing how Avalos' measure would allocate proceeds of the doubled bond amount.

Avalos' measure, however, forced the Mayor and Board of Supervisors to negotiate



3. Avalos managed to get \$50 million added for a fourth proposed use to acquire sites in the Mission District, and he managed to get MOHCD to specify maximum amounts for each of four categories. Unfortunately, language in the official ballot measure is completely vague and does not itemize precisely or accurately how the bond will eventually be spent. Prop. A's legal

ing broad spending discretion to the Mayor's Office of Housing (MOHCD) — which has The Mayor's official Proponent argument that will be printed in the November 2015 voter guide ims that "not one cent" will

text says \$310 million "may be allocated" to

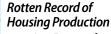
various uses, not "shall be spent on ..." hand-

be spent on luxury housing from the \$310 million bond. Don't believe the Mayor's "not one cent for luxury housing" claim. Background documents to the bond

Bond have shifted considerably, often with now claim \$80 million will be expended for public housing, \$50 million is targeted for site acquisition and unit rehabilitation in the Mission District, \$100 million will be spent for low-income housing, and \$80 million will be spent for middle-income housing.

The Mayor's first draft of Prop. "A"

indicated it would mostly fund public housing and market rate housing. Without the word "shall" included in Prop. A's legal text, market rate - not affordable — housing will more than likely be built.



As I noted in "Housing Withers on the Vine" in the Westside Observer's May 2015 issue, Civil Grand the Jury released a report in June 2014 titled "The Mayor's Office of Housing:

middle-income housing units (25.7% of the Under Pressure and Challenged to Preserve 1,360 units), and \$15 million for 300 upper- Diversity. In discussing challenges facing MOHCD, the Grand Jury wrongly noted that the Housing Trust Fund (HTF) — "may up to \$203,800 of area median income for a need to provide stabilization funding to the Housing Authority for emergency repairs," but then offered a caveat:

"The Jury supports the notion that any posed a different allocation of the bond ing Trust Fund] to the Housing Authority plan should not result in a permanent loss in HTF funds available to MOHCD to achieve new affordable housing goals for traditional low and moderate income populations as originally voted on in 2012.

The Jury's report noted its policy concerns for affordable housing parity and fair distribution of housing built for all income tiers. Looking at it by household income as a percentage of AMI, the Jury noted in Table 1 that the City achieved 113% of market rate housing (those earning greater than 120% \$30 million, it remains at \$80 million in the of Area Median Income, or AMI) between 2007 and 2014 identified in the Regional Housing Needs Allocation goals, a statemandated planning document.

During the same eight-year period in which Mayor Lee has served for five of those eight years — the City achieved 65% of housing for extremely-low and very-low households (those earning less than 50% of AMI). But the City only produced 16% of the housing goal for low-income earners





of the proposed 1,360 units), just \$70 million for 350 city Hall under Mayor Ed Lee and Olson Lee — Director of the Mayor's Office of Housing and Community Development — are swimming in unspent housing money.

Commentary

Revenues Down—Rates Up!

By Steve Lawrence

n July 1 the rate for water and sewer service rose again at well above the rate of inflation. Get used to that; rates will rise much faster than inflation for the foreseeable future. Yet your bill probably remained about the same. Addressing drought San Franciscans have conserved lots, more than requested.

Yet for now there are no course risk. changes in the works. Reserves have been tapped, one-time revenues taken (such as Tunnel as a headline in the daily papers. sale of surplus property), and officials are hanging on, betting that nothing major probably not noticeably higher, you are rocks the boat. Alternatives on what to do and will definitely be paying more for in the longer term are to be presented soon. water and sewage. The revenue shortfall

So much conservation means that blocked, it could be months before it is revenues are coming in short. The budget operable. While less water is being used report for the fiscal year that ended June 30 by all customers, the water conveyance came up short over \$41 million for water, system from the Sierras cannot be out of \$16.6 million for sewer, and \$17.3 million service for months. Suburban customers are pressuring San Francisco to reduce the

Hope that you do not see Mountain

Understand that while your bill is

So much conservation means that revenues are coming in short. The budget report for the fiscal year that ended June 30 came up short over \$41 million for water, \$16.6 million for sewer, and \$17.3 million for power"

One matter that could rock the boat must be made up. in a major way is collapse of the Mountain Sierras. A dozen years ago the Mountain System Improvement Program (know then as Capital Improvement Program for water). The 2002 explanation reads, "Mountain Tunnel was built in 1920 with an asset life of 60 years. The lower section of the tunnel is lined, and parts of the lining is breaking off. The project will replace or repair the lining...." But ten years ago when the program was revised and renamed the Mountain Tunnel project was eliminated. The program's cost had escalated. Officials avoided criticism by paring back the work to be done.

Suburban customers of our water system are very concerned about Mountain Tunnel. They know that if it becomes

San Francisco continues its march Tunnel, an essential part of the very lin- towards competing with PG&E to provide ear system conveying our water from the your electricity. Officials claim that all is on track for CleanPowerSF to debut early next Tunnel was to be fixed as part of the Water year. An Implementation Plan has been approved. Bids for power have been solicited. The City has settled with the electrical workers union; the union now supports the City plan. (The union had objected to the use of RECs (credits) to meet promised renewable energy levels, instead of building renewable generation in the Bay Area, which work the union naturally prefers.)

> In implementing CleanPowerSF skies have cleared; at present it seems to be smooth sailing.

Steve Lawrence is a Westside resident and SF Public Utility Commission stalwart. Feedback: lawrence@westsideobserver.com



Ethics Commission Still Napping

By Dr. Maria Rivero and Dr. Derek Kerr

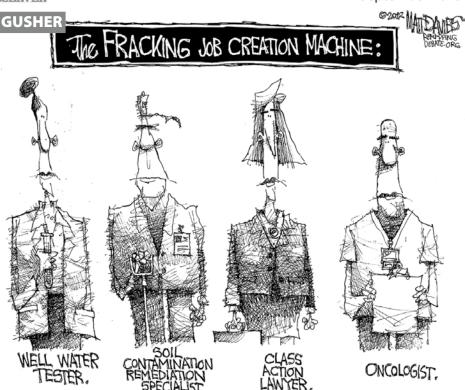
ittle has changed since the 2010-11 Civil Grand Jury labelled the Ethics Commission a "Sleeping Watchdog".

On 6/29/15 the Ethics Commission approved a soporific and nebulous response to the 2014-15 Civil Grand Jury (CGJ) report; "San Francisco's Whistleblower Protection Ordinance Is In Need of Change". In a feat of equivocation, the Commissioners agreed that all 6 CGI recommendations to enhance whistleblower protections "may be implemented". Warning that the task would entail "heavy lifting" plus "the cooperation of at least 4 departments", Executive Director John St. Croix vowed that Ethics "would endeavor to do this in 2016" - long after his August 2015 departure. Ethics' Deputy Director, now Acting Executive Director, Jesse Mainardi - hired from the Sutton Law Firm - stayed mum on enhancing whistleblower rights.

When Ethics Chair Paul Renne called upon the Commissioners for volunteers to revise the Whistleblower Ordinance, dead silence filled the chamber. Eventually, Commissioner Ben Hur uttered; "You're putting all of us on the spot here."

Public comments by Westside Observer reporters Derek Kerr and Patrick Monette-Shaw noted the Commission's failure to sustain any retaliation claims in 20 years, and the City's coddling of retaliators despite millions of dollars paid out in settlements. A former CGJ Foreperson, Elena Schmid, warned that Ethics' "vague" responses to the CGJ report dodged the specificity required by California Penal Code section 933.05. Friends of Ethics member Charles Marsteller suggested that Ethics appoint a "sub-committee of one" to work on revising the Whistleblower Ordinance. One City whistleblower declined to speak out as it would be "asking the foxes to redesign security around the hen-house".

When Ethics Chair Paul Renne called upon the Commissioners for volunteers to revise the Whistleblower Ordinance, dead silence filled the chamber. Eventually, Commissioner Ben Hur uttered; "You're putting all of us on the spot here." The Commissioners then hurried to the next agenda item.



My 24 · Will Durst @ 2015

HIPS, LIPS, TIPS, DRIPS, & SLIPS.

eah, I hear what you're saying. "For all you political comics, Donald Trump must be a dream come true. Manna from heaven. Slam-dunking from a step-ladder. Swimming in a sea of beer."

Oh sure, there are jokes.

like a baboon's butt. The higher he climbs, the harder it is to look.

2. Not saying his message is confusing, but doubt he could convince a majority of the voices in his head to vote for him.

C. Trump doesn't respect gay marriage because of tradition. And the fact that he's been married 3 times just makes him... extra traditional.

54. Wants to run the country like a business. Which is worrisome. Because he seems exactly the kind of guy who would burn it down for the insurance.

Don't forget the aerodynamic coif. But getting an actual handle on the Big El Nino is as difficult as Klingon calculus. How do you parody a parody? Most candidates cling to talking points the way deep sea divers do air hoses, but to a real estate developer, points apparently are to be avoided at all costs.

Donald is some sort of space age polymer.

But to say that not all is happy-rama in 1. Trump's presidential campaign is the GOP theme park is similar to intimating that salted caramel cream puffs make inadequate shock absorbers. The exploits of Walker, Cruz, Rubio and Bush are a PBS afterthought to the daily TMZ shenanigans of Mr. Celebrity Apprentice President.

A finite amount of light is available in a primary campaign, and the brighter it shines on a single spoiled trust fund baby, the less luminosity available for the incredible array of governors and former governors running nearby. With the odd senator thrown in. "Odd" being the operative word.

Then consider that each of the seminormal politicians is being bankrolled by a totally different collection of billionaires and you can see the problem. The obscenely affluent don't encourage their kind to run for president. Tends to eliminate the middle-men. The rich prefer their office holders beholden. Puppets with

Wants to run the country like a business. Which is worrisome. Because he seems exactly the kind of guy who would burn it down for the insurance."

notes. No Tele-Prompter. No handlers. The agree. focus of a feather. Shooting straight from the hip and the lip. "Mexicans are rapists." "John McCain is a poseur." "Megyn Kelly got hormonal."

Donald Trump vs. Megyn Kelly: now there's a sequel worthy of Buckley journalism.

Despite more slip-ups than 3rd graders playing Bombardment in stocking feet on a freshly polished gym floor, the New York developer's approval rating continues to rise like a pastry factory with a leaky yeast valve. If Reagan were Teflon, the

He's all over the place: an anachronis- strings are easier to control. As the Donald tic hybrid, tweeting from the Old West. No says, "the system's broken," and the people

So here's a tip for all you professional scoffers sneering at Trump's chances of winning the nomination, and should he pull that off, disparage as laughable the thought of a victory in the general. Just remember... they said the same thing vs. Vidal. Do you get the feeling America about Ronald Reagan. And we all know doesn't care who wins this skirmish as long how that turned out. Wonder if another as one of them loses. Hey, just doing good Bush could be talked into the VP slot. There's synchronicity for you.

> Will Durst is an award-winning, nationally acclaimed comic. willdurst.com for info about his new one-man show "BoomeRaging: From LSD to OMG," Search for HCMU8TnYBag on youtube.com for a sample of Durst.

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"You pay to play here ... we are the best at this game ... better than New York ... He [Lee] was pretty much trained and developed by Willie Brown ... the wiretapped conversations and allusions to the Mayor cannot be denied and are now public record."

Quentin Kopp (Cont. from p. 3)

protecting illegal alien lawbreakers as part of City Hall's continued disregard of result is an unspeakable calamity.

duct described above, in August, lawyers representing the infamous "Shrimp Boy" (Raymond Chow) in a federal prosecution for racketeering in San Francisco, filed a motion to dismiss the case based upon doctrine of selective prosecution, meaning the failure of federal authoriand conferred over \$10,000 on Lee's 2011 record. election campaign through two San Francisco Human Rights Commission officials. The FBI employed wiretapping to record statements from them. One told undercover FBI agents: "Ed Lee knew he was taking money illegally." In a wiretapped telephone conversation, a former commissioner declared: "Ed knows you give another \$10,000." In a separate wiretapped conversation, a one-time commiswe are the best at this game . . . better than New York . . . He [Lee] was pretty much trained and developed by Willie Brown

and the same as myself, and were trained to get the job done." Once the recorded statements were publicly disclosed in U.S. District Court, and subjected to national immigration laws. For 30 years, reporting by The Examiner and even The San Francisco City Hall elected officials Chronicle, Brown denied even knowcelebrated refuge and sanctuary status, ing such Human Rights Commissioner. scorning federal law and those federal Let's assume that's accurate! Even so, the officials responsible for enforcement. The recorded statements demonstrate to San Franciscans the sordid attitudes of City Along with the malignant civic con- Hall and squalid transactions underlying City government. (The Mayor, trying to cover the money-laundering allegations, donated \$1,500, presumably to the City's general fund, representing three separate \$500 contributions from the two aforementioned Human Rights Commissioners.) While the "Shrimp Boy" motion to ties to prosecute Mayor Lee for alleged dismiss the case against him for selective illegal acts while charging their client, prosecution was denied, the wiretapped Chow, with similar such acts. The FBI conversations and allusions to the Mayor used undercover agents in 2011 and 2012 cannot be denied and are now public

It's saddening that San Franciscans' indignation doesn't seem to exist, much less any action from a supine District Attorney, disrespected by police officers who must depend upon him for prosecution of lawbreakers they sometimes risk their lives to arrest. The District Attorney, once a Republican, owes his promotion to gave the \$10,000 . . . he knows you will City Hall and runs for reelection unopposed, as does Mayor Lee, practically speaking. Perhaps the FBI can somehow sioner observes: "You pay to play here . . . preserve civic virtue; City Hall surely

> Retired former Supervisor, State Senator and Judge Quentin Kopp lives in District 7

Eucalyptus (Cont. from p. 2)

bearing these new shoots. Some of the shoots have broken already and are just hanging on the trunk; others will tear off in winter storms. Some of the limbs will be hazards as long as they live.

At time of writing, news reports are rife with speculation that the coming rain season will be wet, perhaps very wet. If we are lucky and get rain before a catastrophic fire, and if the rain season is heavy, that to worries, as much damage has already it is subject to toppling. And you still have should weigh heavily on the side of proall those weakly-attached sprouts that will tecting life and property. forever be unsafe to walk under.

agree on a plan of action, even for its own are not amenable to reasoned argument.

Government becomes hamstrung and finds itself unable or unwilling to act. Add that much of the public distrusts government, is not fully aware of the novel danger, and is confused regarding what to do, may live several years and become large and what you get is not a recipe for quick enough they could come loose and fall on action to protect life and property. Our someone. There is no way around it: they normal means of address—the political process—is not likely to be effective when the body politic is uncertain and divided.

All we have left is to spread information—and to hope; hope that the worst doesn't happen and we are allowed a little more time to muddle our way through. will bring temporary relief, but not an end But as Peanuts' Linus says "Hoping to goodness is not sound theology". Better been done. When a tree's limbs die there is to remind elected representatives that a corresponding death of its roots, mean- these lands are in the middle of the third ing the tree's stability is compromised and densest city in the U.S. and management

Jake Sigg is a long time Westside plant **What to do?** Getting the public to advocate and unabashed tree-hugger.

¹ I wrote a tribute to the Tasmanian safety, is difficult. There are always those blue gum in the February 2014 issue of who don't want any tree cut down any- Miraloma Life, at www.miralomapark. where, anytime, for any reason, and they org/wp-content/files/Feb14/Feb2014MiralomaLife.pdf

Laguna Honda (Cont. from p. 1)

Just to be admitted, patients must sign increased need for coaches...to facilitate an imposing Agreement that stipulates rules of conduct. Such restrictions, and the efforts required to dodge them, cramp the quality of life of some residents. Others simply don't want to be at LHH. The unprecedented swell in elopements this year signals that the Flow Project and LHH's containment policy are leaking.

Why patients flee and what happens to them matters. Risks of harm multiply for patients who run off or sign out before they are deemed ready for discharge. Beyond endangering themselves, those who exit while cognitively impaired also expose the hospital to potential liabilities. Elopements are disruptive, requiring hospital-wide "Code Green" alerts, burdensome paperwork, missing person reports, plus detailed searches by busy staff and Sheriff's deputies. In May, LHH com projected "a deficit of \$780,000 in salary

expenses" for 2014-15 "mainly due to the patient flow". By July, this deficit dropped to \$190,000 following a \$500,000 infusion of taxpayer funds. Further, neither Medi-Cal nor Medicare reimburse LHH for AWOL days, so those losses are absorbed by the City. Importantly, for an institution that values resident satisfaction, the rise in AWOL/AMA discharges signals rising dissatisfaction. There may be correctable lapses in patient care, staff training, or mismatches between resident needs and LHH's offerings. The Health Commission should request - and make public, a thorough analysis of this exodus.

Dr. Maria Rivero and Dr. Derek Kerr were senior physicians at Laguna Honda Hospital where they repeatedly exposed wrongdoing by the Department of Public Health. Contact: DerekOnVanNess@aol.

Sea Rise Planning (Cont. from p. 1)

with dikes, levees and artificial wetlands — or for the economic toll of abandoning development in designated buffer zones as waves rise.

A few local governments, including Mountain View, are beginning to spend money on sea level rise infrastructure projects that can protect waterfront business

And San Francisco is in its second year of interdepartmental planning to address sea rise. But the city has yet to update its flood plain ordinance or planning and building codes to address increasing flood risk on the waterfront.

The San Francisco Public Utilities Commission has updated its flood maps, which guide public works investments, but other agencies do not impose those guidelines on private property.

Mayor Ed Lee and the Board of Supervisors last year resisted a call from the chair of the city's civil grand jury to stop approving new shoreline development until stricter building rules are passed. Officials said that changes to city codes might be necessary, though until now state environmental laws and reviews have been sufficient.

Official maps upon which the city's 2008 flood ordinance is based do not account for future sea rise. Developers say this means the city lacks the legal grounds to prevent building there.

In the past five years, San Francisco land-use agencies have approved residential, entertainment, retail, medical and office projects on nearly 50 waterfront parcels that are less than 8 feet above sea level. Major projects are somewhere in the approval process for Treasure Island and in parts of South of Market, Pier 70, Candlestick Point and Hunters Point.

The most contentious is the Golden State Warriors' \$1 billion plan for a mixeduse facility in the Mission Bay neighborhood south of downtown. Opponents of

the project, centered around an arena for the 2015 NBA champions, have focused on how it would affect traffic and bay views. But the basketball team's engineers admit in an application for environmental review that the site could under some scenarios temporarily flood "to depths between 2 and 4 feet" by the year 2100.

Team engineers express confidence that they can design the buildings to resist storm surges by raising entrances, waterproofing basements, installing floodgates in the garage and judiciously deploying sandbags. The Warriors are expected to present the proposal to the Planning Commission this year before the scheduled release of a city-sponsored report showing Mission Bay's vulnerability to sea rise.

Also at potential risk are hundreds of millions of dollars worth of facilities that opened this year in other parts of Mission Bay, where many streets and sidewalks are less than 10 feet above the bay's current level. That includes University of California, San Francisco, Benioff Children's Hospital and the San Francisco Emergency Services Center, where the city's Police and Fire departments have set up new headquarters.

Some nearby projects do include plans to address sea rise. At the San Francisco Giants' \$1.6 billion Mission Rock development, which includes 1,500 apartments with views of AT&T Park, the plan is to elevate the land to accommodate 4.6 feet of sea rise, plus storm surge.

Development projects are springing up all around the southern half of the bay, from San Francisco to San Jose, and north to the Port of Oakland and the island of Alameda.

Maps created for the San Francisco Public Press by graduates of the Geography Department at the University of California, Berkeley, using published development plans and oceanographic data, show that current or proposed building projects that Cont. p. 7

California Parents Believe Tuition Insurance Can **Protect One of their Biggest Investments**

The cost of attending California's public four-year universities is at an all-time high. As college tuition costs continue to rise, parents have become increasingly concerned about what will happen to their tuition investment if their child has to suddenly withdraw from school. Fortunately for California residents, tuition insurance may provide the answer to these concerns.

A recent survey of parents with college-aged children - conducted by Allianz Global Assistance, a world leader in travel insurance, assistance and personal services, and a subsidiary of Allianz SE, one of the world's largest property and casualty insurers - found that 81 percent of respondents believed tuition insurance was important, given the current climate of rapidly rising tuition. Seeing an opportunity to assist parents and students in protecting their tuition investment, Allianz Global Assistance has launched its new tuition insurance product California along with several other states.

"Our survey shows that parents and students are clearly worried about what will happen to their tuition investment in the case of a sudden withdrawal," said Joe Mason, chief marketing officer at Allianz Global Assistance. 'We are very pleased that residents of California are among the first in the nation who can take advantage of the opportunity to purchase tuition insurance to protect their investment.'

Allianz Tuition Insurance, which starts at \$29.95 a term, protects California residents for both in-state and out-of-state non-refundable tuition costs and fees, including room

Allianz Tuition Insurance* is available in three different and distinct plans, including the Essential and Preferred plans, which cover withdrawals due to illness, injury or psychological issues that require hospitalization, and the Advantage plan, which covers these circumstances as well as almost any unforeseen reason. Additionally, each plan includes a round-the-clock Student Life Assistance service that assists families in the event that a student becomes ill or injured.



Allianz Tuition Insurance offers peace of mind with its new financial safeguard

With the rising cost of higher education and the strict guidelines many schools have in place for reimbursements, Allianz Global Assistance's Tuition Insurance offers additional peace of mind with affordable

For more information about this insurance, visit AllianzTuitionInsurance.com or call (888) 427-5045.

*Terms, conditions, reductions and exclusions apply. All plans not available in all states. For a complete description of the coverage and specific benefit limits offered under your plan, carefully review your declarations page and insurance policy. Insurance coverage is underwritten by Jefferson Insurance Company (NY, Administrative Office: Richmond, VA), rated "A+" (Superior) by A.M. Best Co., under Jefferson Form No. 107-P series. Allianz Global Assistance and Allianz Tuition Insurance are brands of AGA Service Company. AGA Service Company is the licensed producer and administrator of this plan and an affiliate of Jefferson Insurance Company. The insured shall not receive any special benefit or advantage because of the affiliation between AGA Service Company and Jefferson Insurance

Sea Rise Planning (Cont. from p. 6)

are at least partly in low-lying areas add up to more than 5,100 acres.

Climate change science is still evolving, but the San Francisco Public Utilities Commission found that government and academic experts, including the National Research Council, the Intergovernmental Panel on Climate Change, the National Climate Assessment, state and regional climate agencies and independent research groups, largely agree on a matrix of predictions that endorse the 3-foot "moderate" benchmark.

None of the 13 cities surveyed requires developers to prepare for the less likely 4.6-foot scenario. The debate in local planning circles is whether to plan for the moderate outcome, or a less likely high-end one.

Several public and private science groups have posted interactive maps online in the past three years that show which areas would flood under various scenarios. But their creators say it has been hard to persuade city planners to use them to assess flood hazards.

In a 2009 report for the California Energy Commission, the Pacific Institute, an Oakland-based research group advocating for corporate environmental stewardship and social equity, estimated that property lost in the event of 4.6 feet of sea rise by 2099 would cost the Bay Area \$62 billion (nearly two-thirds the cost for all of California). This inundation would require rebuilding the airports serving San Francisco and Oakland, and moving parts of interstates 101 on the Peninsula and 80 in the East Bay. It could also put 270,000 people in danger during severe floods, the report warned, and "continued development in vulnerable areas will put additional areas at risk and raise protection costs."

Follow the Money

"Now is the time to look seriously at what will happen 50 or 100 years down the road," said Gary Griggs, who directs the Institute of Marine Sciences at the University of California, Santa Cruz, and contributed to the National Research Council's most recent report on sea level rise on the West Coast. "What is the value of making a development, housing project or mall if we know it will have to be removed later, except for some short-term temporary

Developers stand to profit handsomely from the waterfront land rush, but governments also benefit in the short run. The proposed megaprojects promise tens of millions of dollars in tax revenue. Some cities are offering developers tax credits, low-cost land and flood-control Cont. p. 11

TOM MAYER

Linda Ayres-Frederick

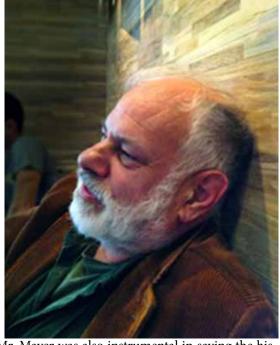
ormer Contributor to the Westside Observer, Previous Roxie Cinema Co-Owner, Supporter of Independent Film and LGBT Activist - helped save the Historic Fallon Building from the Wrecking Ball.

Longtime San Francisco resident Tom Mayer, 62, passed away in late July from a massive heart attack suffered just steps away from the Castro Movie Theatre where he was delivering articles he had just written about the Jewish Film Festival.

Raised in Pittsburgh, PA, Mayer received his degree in film from Boston University where he lived from 1970 until moving to San Francisco in May 1976. An avid lover and supporter of independent film, Mr. Mayer was part owner of The Roxie Cinema from 1976 to 1983. A natural speaker, whose rich, charismatic voice had a resonantly authoritative ring with minimal effort, Tom never needed a mike to silence a crowd. He wrote about film in several media and lately had been a prominent editor on Wikipedia and a writer for online film publications.

Mayer was very involved in the leadership circle of Association -- for a number of years in the the mid-70's started to combat the frequent arson attacks in the 16 th collection. Street/Valencia area and expanded its vision to include fighting for low cost housing, starting a neighborhood business association, and a community newspaper called the North Mission News.

Passionate about fighting whatever he perceived to be wrong and unjust, Tom Mayer was the founder and instigator of the Friends of 1800, an organization he started to keep the LGBT Center from tearing down the Fallon Building at 1800 Market Street. Bright and outsurrounding the proposed project. The Fallon Buildfire was stopped. When the Fallon Building was finally landmarked on October 9, 1998, Tom was in the Mayor's office along with Mark Leno, Tim Kelley, Gary Goad and 10 a.m. at Most Holy Redeemer Church, 100 Diamond Gerry Takano when Mayor Brown signed the designation legislation -- several months after the Landmarks Preservation Advisory Board, Planning Commision and Board of Supervisors voted for the designation.



Mr. Mayer was also instrumental in saving the his-Operation Upgrade – later known as the North Mission toric Victoria Theater in the Mission District. A recent StoryCorps interview of Mr. Mayer's life as an activist by shortly after he arrived in San Francisco. The group was his partner Luiz Netto is now in the Library of Congress

An engaging, intelligent man with a wide variety of interests, Tom was very thoughtful of others, volunteering his time and skills in support of many local and national candidates. If you mentioned that a friend or family member was sick, he would always inquire about them. Tom learned a lot about computer software while working as a technical writer for Hitachi. Often seen at film festivals, and theatre openings, Mayer never missed the Annual SF Heritage Holiday Open House held at the spoken about the cause, Tom understood the broader Haas Lilienthal House. In spite of the high cost of living issues and knew the political battlefield and conflicts and too few economic opportunities to senior gay men, Tom made every effort to stay in San Francisco. Survived ing is a significant Victorian and survivor of the Great by his partner Luiz Netto, and one brother in Pittsburgh, 1906 Earthquake and Fire and marks the line where the Tom Mayer's passion and energy will live on in the hearts and minds of all those he inspired.

> Funeral services were held on Friday, August 21, at St., San Francisco.

> Linda Ayres-Frederick, Theatre Critic/Writer. Westside Observer.



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Money Matters By Brandon Miller

A Challenge for the Times – **Money and Memory Issues**

he increasing prevalence of dementia diagnoses such as Alzheimer's disease is affecting more families in America. Family members must confront a wide range of issues, from determining when someone is no longer capable of driving, to identifying suitable caregiving options to managing financial affairs.

It isn't unusual for issues related to dementia to first come to light if a person begins to have difficulty managing financial matters."

Financial matters can become particularly complex. In the ideal situation, there would be time to prepare a strategy in advance and take the appropriate steps to make sure all is in order. Unfortunately, things don't always work out that way, but any planning that can be done ahead of time can make things a little easier for everyone involved. Looking for signs

It isn't unusual for issues related to dementia to first come to light if a person begins to have difficulty managing financial matters. That could mean failing to pay bills on time, losing track of funds coming in and going out or even making wildly erratic decisions about their money.

As a person's inability to manage finances becomes more evident, other family members need to approach this issue delicately. The person affected may be hesitant to acknowledge that issues exist or resent having other adults tell them how to handle his or her money. It is best to frame any help in the context of "lending a hand," not with the implication of taking control of their financial lives.

One important step that should happen well in advance is to designate a person or persons as "power of attorney." A general power of attorney gives the designated person the ability to act as principal for another, including opening or closing financial accounts. This function no longer applies after an individual becomes incapacitated. At that point, a person who has already been named durable power of attorney assumes control of financial matters on behalf of the incapacitated individual. This person is committed to working in the interests of the person they represent. By having a durable power of attorney designated in advance, family members won't need to seek court approval to establish a guardianship over financial affairs.

Planning steps to consider

If a person who is beginning to face issues related to dementia is working with a financial advisor, that professional should be contacted and a meeting can be held to discuss the circumstances. It makes sense to review all financial assets owned by the individual who has memory issues and make sure all are properly titled.

Determine sources of income, including Social Security and pensions, and make

sure a structure is in place so that all payments are directed to the right accounts. To the extent that automatic bill paying can be established, that will make things easier for the individual and caregivers.

Insurance is another major thing to think about. Be sure all life, health, long-term care and disability insurance policies are identified and proper beneficiaries are named. Make certain the right coverage is in place to meet the needs of the individual who is sure to require additional medical attention in the years ahead.

Prepare for the costs of caregiving

Careful planning is also needed to prepare for expenses related to ongoing care of an individual who is diagnosed with a form of dementia. Over time, care needs will most likely become more significant. A plan should be put in place, including making arrangements for in-home care or moving to a facility that can provide the necessary level of support as the condition worsens.

These are among the many issues that should be laid out in advance, ideally while a person who faces challenges with dementia is still able to be part of the discussion. If adult children are concerned about issues with their parents, it may be beneficial to get the conversation started soon. Consulting with a financial advisor and an attorney familiar with elder law issues may also be helpful.

Brandon Miller, CFP is a financial consultant at Brio Financial Group, A Private Wealth Advisory Practice of Ameriprise Financial Inc. in San Francisco, specializing in helping LGBT individuals and families plan and achieve their financial goals





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Presentations and speakers

Beyond Estate Planning: Medi-Cal and Long-Term Care Planning

Presented by Alma Soongi Beck, J.D., LL.M. Taxation, Certified Specialist, Estate Planning, Trust and Probate Law, State Bar of California Board of Legal Specialization, Lakin Spears, LLP

This workshop will debunk myths about Medi-Cal and how planning documents can protect your family and assets. Learn about Medi-Cal Asset Protection planning and how to avoid common pitfalls when planning for long-term care.

Retiring on Your Terms

Presented by Brandon Miller, Private Wealth Advisor, Brio Financial Group, CA Insurance #0C88907

Abraham Martinez, Financial Advisor, Ameriprise Financial Service, CA Insurance #0E72791

Daniel Platt, Financial Advisor, Brio Financial Group, CA Insurance #0G02375

With the markets and economy changing all the time, you may feel less than confident about reaching your retirement goals. This seminar will offer tips and strategies that can help you:

- Plan to bring your retirement dreams and goals more within reach.
- Prioritize your retirement saving and spending plans to address what is most important to you.
- Identify risks that could throw your retirement plans off track.

Medicare and Your Retirement

Presented by Jack Westbrook, FMO Agent Manager-NorCal, UnitedHealth Group, CA Insurance #0828673

We'll review:

- Medicare coverage options
- Medicare eligibility and enrollment periods
- How planning for your Medicare costs is part of building a confident retirement

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Housing Bond (Cont. from p. 4)

needs for moderate-income earners (80% to 120% of AMI).

Then, the Planning Department's April 9, 2015 2014 Housing Inventory Report revealed a host of data that is disturbing, at best.

In an introductory highlight titled "2014 Snapshot," Planning reports there was a net addition of 3,514 total units to the City's housing stock in (presumably) calendar year 2014 — with Ed Lee as Mayor in 2014 — but only 757 of them (just 21.5%) were new "affordable housing" units. Clearly, the 21.5% figure is far short of the Mayor's stated policy goals and the November 2014 Prop "K" declaration of policy adopted by voters for 33% of affordable units for low-and moderate-income households, let alone the goal of 50% to be affordable for middle-class housing.

Swimming in Housing Money

As I wrote in "Affordability Mayor: A Housing Bait and Switch?" in the Westside Observer's April 2014 issue, in November 2012 voters passed Proposition "C" creating a Housing Trust Fund (HTF) that will divert \$1.34 billion to \$1.5 billion from the General Fund to HTF over the next 30 years, handing MOHCD sole discretion over HTF spending. MOHCD admitted 83.7% — \$16,744,000 — of HTF's firstyear \$20 million allocation was unspent.

The Mayor began issuing bonded debt in 2014 against future-year HTF revenue.

Developers have paid \$176.7 million in inclusionary housing fees; \$45.9 million remained unspent by June 2014.

This August, MOHCD admitted it hadn't created an electronic database of loans issued under its Downpayment Assistance Loans Program (DALP) between 1998 and 2012, and only began building an electronic database at some point during 2012.

the Vine" last May, in addition to the \$1.5 billion Housing Trust Fund, and the separate Affordable Housing Fund, MOHCD is involved in hundreds of millions of dollars referendum on the housing policies of the in housing projects to rebuild the City's public housing.

\$95 Million in Unencumbered Housing Funds

The City has at least two trust funds set up for affordable housing production, including the Housing Trust Fund (HTF) created by voters in November 2012, and the separate Afford Housing Fund (AHF).

Records provided by the City Controller's Office showing the actual vs. budgeted performance for the fiscal year that ended June 30, 2015 paints a disturbing picture, since between the two funds, the City is sit- accountability advocate, a patient advocate, ting on \$95.745 million in unencumbered (unspent) funds.

As the HTF budget shows, although the City issued a total of \$27.1 million in "Loans Issued by the City," the HTF budget left \$9.36 million unencumbered at the end of the fiscal year.

Things get worse with the Affordable

(50% to 79% of AMI), and 25% of housing Housing Fund (AHF). The AHF budget shows a whopping \$86.38 million in unencumbered funds at the end of June 2015, \$60 million of which were unencumbered funds brought forward to the FY14-15 budget from previous fiscal years. The AHF budget had also included a line item for "Loans Issued by City" in the amount of \$43.13 million, but by the end of the FY in June, \$21.37 million — fully half of the line item — remained unencumbered.

> So we have the sorry situation of \$95.74 million between the HTF and AHF remaining unencumbered in the midst of an affordable housing crisis, demonstrating a lack of competence by housing experts on the Mayor's staff.

Conclusion

The Civil Grand Jury's concerns about the raiding of the HTF to rescue the Housing Authority was a red-flag warning. It appears the HTF and AHF funds may be being used as slush funds to rebuild public housing and low-income housing, at the expense of building new affordable housing for moderate and medium-income housing.

Given the background documents describing potential planned uses of this bond, and the clear data in the Housing Balance Report from the Planning Department, that's exactly what may well happen with this \$310 million bond.

Handing MOHCD another \$310 million for vague uses when it has sole discretion over the planned uses and ultimate spending decisions is simply wrong. That's why we need a change to the City Charter to create an oversight Board or Commission to provide oversight over all of MOHCD, and not just the current smaller commission that has oversight of only the successor agency to the Redevelopment Authority.

Luckily, former State Senator and As I reported in "Housing Withers on retired Judge Quentin Kopp and the San Francisco Taxpayers Association are opposing the Prop. "A" bond.

> When you vote on Prop. "A," make it a Mayor and his out-of-control MOHCD: Vote "No!"

> And while you're at it, vote "Yes" on Prop. "I," Suspension of Market-Rate Development in the Mission District. After all, we may need a similar Citywide moratorium on market-rate housing development until San Francisco obtains a real balance of affordable housing.

> An expanded version of this article will appear on www.stopLHHdownsize.com

> Monette-Shaw is an open-government and a member of California's First Amendment Coalition. He received the Society of Professional Journalists-Northern California Chapter's James Madison Freedom of Information Award in the Advocacy category in March 2012. Feedback: mailto:monette-shaw@westsideobserver.



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Economics and Public Choice – Political Economy

By Brian Browne

just read the San Francisco Democratic County Central Committee (DCCC) endorsements. The political economist in me could not resist commenting on some of their recommendations. I frame much of my discussion in terms of:

• Mayor-selected chairs on committees in which I have experience generally sabotaged any semblance of independent oversight and ensured complete control of the entity by the Administration. A non-intended

• I have not found a truly independent and objective oversight entity in the San Francisco City and County (CCSF) governance system.

- The City owes \$14,826,380,978 for revenue bonds, long term debt, and general obligation bonds. The average *cost* (debt service) for this amount is approximately
- The City has a Treasurer's Pooled Fund with assets of \$6,657,161,965 earning less than 1%.

All data are from official CCSF reports. prior to the period of high encumberance If and when their PR machine writes yet where billions in revenue bonds were another rebuttal (3 to date) to one of my issued without oversight thanks to RBOC articles, I pray it will not be just another quislings, SFPUC handlers, and deaf and meaningless gigo (garbage in, garbage out) unresponsive Supervisors. This period essay, but an honest and diligent effort to was truly reminiscent of the Oklahoma engage in a substantive dialog to benefit land rush. No one was there to speak for all the residents of San Francisco and not the displaced Native Americans. just the consummate insiders.

The DCCC recommends Mayoral appointee Julie Christensen. Superin my mind constitute high and too costly." the axis of controlled

capitalism (ACC); namely, Brown, New- Aaron Peskin is the best choice in this this political spoils system.

versus former Board President Aaron Peskin. This District 3 election is shaping up Chiu (et al) axis. Is this really a referendum on Lee?

As a member of the highjacked Reve-I could never get an audience with David Chiu (probably tried 100 times) to express my numerous and serious allegations about committee nullification and zero real bond oversight. He was too busy preaching his divisive form of diversification to one of the most diverse and tolerant districts in San Francisco.

during his tenure as District 3 Supervisor and also as Board President, was readily available to discuss infrastructure or is this just another financial and issues, especially runaway debt financing.

Below is a more detailed discussion. Aaron's term, unfortunately, expired just

Speaking from experience as the

District 3 Supervisor. Economist on the No! ... is required. Mayor's SFPUC Infrastructure Taskforce, There is no effective nine years on the ruboversight. Beneficiary ber-stamp visor Christensen is roundly supported by Criteria are not clearly defined. compliant) RBOC, and the efforts to maintain the usual suspects that Our City debt already is too the Embarcadero as a free and unobstructed public good, I believe

som, Lee, Chiu, and other beneficiaries of election to support independent fiscal oversight and stop politically connected Supervisor Chistensen is caught up in developers internalizing the benefits of a political battle that transcends just her vast public expenditures that were spent to redevelop the Embarcadero for all San Franciscans. The mayor and associto be a battle between Lee & Co versus a ates opposed goals that seemed clearly staunch foe of the Brown, Newsom, Lee, supportive of public convenience and necessity.

General Obligation Bond - Affordable **Housing.** The DCCC recommends Yes. nue Bond Oversight Committee (RBOC) Helping the less advantaged is a worthy political goal. The assumption being that the less advantaged will really be helped. The usual high language of the ballot measure has no specifics; such as, Eligibility? Citizens and legal U.S. residents (only)? U.S. military veterans? First responders? Teachers? Police? Economists? Income criteria? The charity begins at home con-Aaron Peskin, on the other hand, cept must be clearly written into any bond issue. It is not in this instance.

Do they really need this money

Cont. p. 18

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TARAVAL STATION Crime Report

n the past 7 weeks I have been a busy Captain. I have spent much of that time, getting to know the hard working officers of Taraval Station and worked very closely



with the community to address concerns of Burglaries, Auto Burglaries and Traffic Enforcement. Although being a captain of a station has its' challenges, interacting with the community is one of the most rewarding things I get to do in my role as Commanding Officer.

... I have to give special thanks to all the members of Taraval Station. In my short time as the Commanding Officer, I have witnessed dedicated officers doing outstanding police work. Your ability to meet daily challenges, rise above expectations and your understanding the community where you work, is to be commended. The Taraval SIT(Station Investigative Team) is one of the best in San Francisco. Their effort to address crime within the district does not go unrecognized. To all the members of Taraval, I am honored to be your Commanding Officer and look forward to working with you!!

NOTE: Not all crimes are reported in the weekly reports—this is a truncated version.

Sat - Aug 1

Theft by Trick

11:45 am • 2700 35th Ave

A victim saw a vehicle on Craigslist that he wanted to purchase. He contacted the seller, was instructed to purchase Pay-Pal cards and to provide ID numbers to the suspect. After following the payment instructions, the victim lost contact with the seller and does not believe that the vehicle would be delivered as promised.

Battery

4:31pm • 9th Ave & Judah St

A MUNI Fare Inspector told officers that an unknown suspect hit him on his head with a suitcase like object.

Suspect #1 – black male :: 30 – 35 years :: 5'4" tall :: 140 lb

Tue - Aug 4

Warrant Arrest - False Personation

6:34 am • Corona St & Victoria St

A reported suspicious person dropped a baggie onto the ground as officers approached. They retrieved the item containing white powdery residue which was consistent in holding narcotics and the suspect admitted that the baggie contained "meth". The suspect gave a name, birthday and address which turned out to be false. Fingerprints showed the suspect's real name and an active warrant. The suspect was arrested for the warrant, false personation, and delaying arrest.

Burglary - Marijuana Offense

200 West Portal Ave

Officers detained a suspect outside a burglarized store, however, officers were unable to link the suspect to the burglary. The suspect provided a false name and had marijuana in his backpack. He was identified and arrested.

Burglary - Vandalism

2:56 am • 600 Urbano Dr

A burglary victim stated that he heard a loud crash coming from the front door and a burglar alarm. He also noticed the front door had been kicked in. He went outside and saw two suspects walking away.

Suspect – white male :: 20-25 years :: 5'10" tall :: 200 lbs :: bald

Suspect – white female :: 20-25 years :: 5'6"

tall :: 180 lbs :: brown hair

Thu - Aug 6

Methamphetamine Offense - Cited

7:25pm • Brotherhood Way & Chumasero A victim stated that her house was burglarized in the Northern District. She tracked her stolen cell phone to a gas station where he saw two people get into a vehicle, she A robbery victim said that she deposited plastic bag with white crystals that was suspected to be Methamphetamine. The suspect was cited for the Methamphetamine and the vehicle was towed as a search war-

Robbery of a Bank

5:50 pm • 2600 Ocean Ave

An employee said suspect came up to her and presented her with a note instructing her to give him the money or else she would be harmed, she complied. Suspect exited the bank into a waiting vehicle.

Suspect-Black male, 30-40 years, 5'4", 140# Suspect 2 – Unknown

Vehicle – Unknown gray in color

Sat - Aug 8

Robbery

2:18 am • 1900 Ocean Ave

Victims told officers the restaurant was closed for the day but the door was left ajar. Two suspects entered the restaurant and demanded pizza while brandishing a gun and knife. There was a struggle and one victim suffered a minor cut. Suspects stole the tip jar and exited the restaurant.

Suspect 1 – black male, 49-50 years, 6'0" Suspect 2 – black male, 49-55 years 5'7"

Vehicle – Unknown silver in color pickup.

Robbery

12:35 am • 29th Ave & Irving St

A robbery victim was walking home when he noticed the suspects sitting in a parked vehicle. They exited the vehicle, pointed a gun at the victim and demanded his wallet. Marijuana cultivation - Arrested The suspects drove off.

Suspect 1 – black male, 30-40 years, 6'0" Suspect 2 – black female, 27-33 years, 5'7" Vehicle – Unknown white in color.

Robbery

5:14 am • 1100 Juniper Serra Blvd

A robbery suspect walked into a gas station, selected a bag of chips, brandished a the suspect the money and he left.

Suspect-black male, 27-30 years, 5'9", 160#

Wed - Aug 12

Battery - Arrested

10:22 pm • 37th Ave

A victim told the officers that she was in a vehicle having a conversation with a suspect who suddenly reached over and grabbed the her cell phone, and exited the vehicle. She tried to follow him, but was shoved to the ground. She tried to get back into the vehicle but suspect pulled her out of the vehicle, entered the vehicle and drove away. Witnesses pointed out which direction suspect had fled. The officers located the suspect and arrested him.

Thu - Aug 13

Robberv

7:50 am • 1800 18th Ave

The robbery victim said she was walking down the street holding onto a cell phone when the suspect approached her, pulled out a knife and demanded the phone. The victim gave the suspect her phone and the suspect fled the area.

Suspect #1 – Hispanic male, 25 – 35 years 5'6" tal, 180 lb :: gray beanie, dark color jacket, scarf over mouth. Vehicle - gray Ford SUV

Assault - Threats - DUI

12:16 am • 1300 Irving St

A suspect spit on a bar bouncer, and the who wanted to press charges. The victim one in one of the hotel rooms but the room said he warned the suspect to stop urinating against the wall of the building. The suspect then spat at the victim, got into a vehicle and attempted to drive towards the victims' direction. As officers approached the suspect, the vehicle drove away but officers detained the suspect. He showed the signs of intoxication—slurred speech and staggered gait. After a DUI investigation the suspect was arrested.

Fri - Aug 14

Theft - Possession of Stolen Property

12:22 pm • 1600 Ocean Ave

followed the suspect and called the police. money at the ATM. When she finished, the Officers detained the suspects and found a suspect walked directly to her machine and starting withdrawing money. The victim checked her account using her cell phone Burglary - Probation Violation and called the police, keeping an eye on the suspect till the police arrived. The officers Loss prevention agents detained and rant was necessary to search for the phone. located the money and the suspect was arrested.

Battery - Cited

3:57 pm • 100 Ramsell St

A battery victim stated that she had an argument with the suspect over the common usage of the laundry machine. During the argument, the suspect pushed and slapped the victim on the face. The victim wanted to press charges. The suspect was located and cited.

Violation of Stay Away

2:40 pm • 2600 23rd Ave

A known suspect with a warrant for his arrest was hanging out in a prohibited area, swinging a stick. The officer arrested him for the warrant.

Sat - Aug 15

Robbery Commercial

4:22pm • 700 Randolph St

A robbery victim said the suspect walked into the store wearing a surgical mask. The victim thought the suspect was sick because he was coughing a lot. The suspect selected some items, placed them on the counter and pulled out a gun from underneath his jacket while demanding money. Suspect - Black male :: 25-30 years :: 5'9" tall :: 170 lbs :: black hair

Sun - Aug 16

8:02 pm • Sargent St

Officer responded to meet with SFFD regarding a possible grow house in liu of information regarding water problems at that location. Looking into the residence they saw a possible "marijuana grow." The fire department was about to make emergency forced entry when the suspect ran gun demanding money. The victim gave up to the house saying that was his house and he had the keys. Police entered the building, confirmed the cultivation. The suspect was arrested.

Marijuana offense – DUI – Arrested

5:28 pm • 00 Cerritos Ave

A vehicle accident was reported and officers located the vehicle but found it abandoned with a strong marijuana smell and a container of marijuana in the car. Officers were able to locate the driver, who told the officer that he was never driving a vehicle and he didn't not know why they stopped him. A witness said he saw the driver driving on two flat tires and that he wanted to press charges against the driver. After a DUI investigation determined that the driver was intoxicated he was arrested

Mon - Aug 17

Trespassing - Cited

10:32 am • 1200 Great Hwy

A hotel owner stated that there was someshould be empty. The owner opened the room's door for the officers and the suspect was there with his personal items strewn across the room. The owner wanted the suspect arrested for trespassing. The officers escorted the suspect out of the hotel and cited him for trespassing.

Battery - Arrested

5:27 pm • 1100 Lawton St

The victim told the officers that she and the suspect had been having an argument for the past hour, the suspect became even angrier, punched the windshield and stereo and then also choked and hit the victim before leaving the vehicle. Officers arrested the suspect.

Tue - Aug 18

12:24 pm • 3200 20th Ave

arrested a shoplifter and told the officers that they observed two females enter the store with shopping bags. fill up the bags with merchandise and leave the store without paying. Tey were able to detain one of the suspects, the other suspect dropped the merchandise and ran out of the mall.

Suspect – black female :: 5'3" tall :: 100 lbs

Possession of Marijuana for Sale

12:15 pm • 2100 24th Ave

Officer responded to a marijuana incident. The officer meet with the witness who stated that he was conducting his patrol of the school grounds when he noticed a marijuana smell coming from a locker. The witness, along with other staff members, opened the locker and found marijuana with other items used for sales. The witness and officer contacted the suspect and after further investigation, the suspect was arrested by SFPD.

Sat - Aug 22

Robbery

4:02 pm • 3200 20th Ave

Loss prevention stated that they observed three suspects enter the store, select numerous items and leave the store without paying. In an attempt to detain the suspects employee was kicked and punched before the suspects fled the scene.

Suspect 1– black male :: 14-15 years :: 5'4" tall :: 140 lbs

Suspect 2- black female :: 14-15 years :: 5'1" tall :: 110 lbs :: black hair

Suspect 3- black female :: 14-15 years :: 5'2" tall :: 125 lbs :: black hair

Mon - Aug 24

Under the Influence in Public – Assault 2:17 pm • 1600 46th Ave

A male was reported laying on the front yard, snoring with his pants half down. Officers determined that the suspect was intoxicated. The suspect began to be combative and started kicking the officers and was arrested and transported to county jail. **Attempted Robbery**

4:52 am • 1200 Ocean Ave

Prior to the arrival of officers, the robbery

suspect fled the scene. The victims were able to flee the store and did not see which direction the suspect fled. Suspect – Black male :: 30-40 years :: 5'10"

tall :: 190 lbs **NOTE:** Crimes are reported as space is available, nor is the report online at taraval. org, but that site is a more complete source.



Next Taraval Community Meeting: Tuesday – July 21, 2015, 7pm – 8pm at Taraval Station Community Room on 2345 24th Avenue



t's hard to believe but autumn is here, or "Indian summer" in the hearts and minds of those native to the city and the bay area. You know, that's the time in September when the skies are clear and the weather gets warmer and it's a lot like what summer is (everywhere else but SF and the coast). The weather has been very mild this summer with little heavy fog or drizzle, so hopefully we will enjoy great weather through autumn into the arrival of the much hoped for (and needed) "El Nino."

comes the arrival of the election season, and this year is no different. With "vote by mail", formerly known as absentee, ballots available in early October, now is the time to get acquainted with the 13, yes 13, ballot propositions that we will be asked to

vote in November according to the Secretary of State. The bad news: there are 11 propositions on the local ballot so be sure to set aside some time to study the ballot handbook, which, by law must be in the mail October 5th.

One is from the Mayor and one is from the Ethics Commission, four are from the Board of Supervisors and the other five are from the voters. Of course we will also be choosing the Mayor, City Attorney, District Attorney, Sheriff, Treasurer, Board of Supervisors (for District 3 only), and a College Board Member.

Here's a brief rundown, starting with the state propositions:

Bag Ban:

This is a challenge to a state law via public petition signed by voters. It overturns a law previously approved by the Legislature and the Governor. If approved by a majority of voters, grocery and certain other retail stores will no longer be prohibited from providing single-use Ethics Commission):

Sea Rise Planning (Cont. from p. 7)

infrastructure to encourage building on their shorelines.

But there are signs of change. The Port of San Francisco in 2012 sketched a \$2.7 billion concept to wrap a 10-mile-long, elevated supplemental pier around the existing Embarcadero piers, and is considering adding pumping stations and dikes.

Acting alone, cities risk pushing floodwaters into neighboring areas. In the short According to public records, in the last five term, to avoid ringing the whole bay with years the city has approved more than 50 landscape architecture and environmental school's new campus within decades, the barriers, communities could surround projects, each worth at least \$1 million, in themselves with small levees and extend low-lying waterfront areas. The estimated them inland up creeks. This would keep development costs of these projects exceed water from neighboring communities out, until it got too high.

ment Commission, formed 50 years ago to stop developers from filling in the bay, is urging caution and trying to play a regional coordinating role. But its jurisdiction stops just 100 feet inland from the current shoreline. The commission was chartered to ensure public access to the land, not to tell developers how to build.

many development plans propose a strip of grass — heralded as "parkland" or "open space" — separating buildings from the bay. This does little to protect property if seas rise even a few feet vertically, sending floodwaters thousands of feet inland.

The common roadblocks that environmentalists face nationwide in raising concern over adaptation to climate change, such as distrust of science or lobbying by the fossil fuel industry, play only a small

With "Indian" summer and autumn Federal Medi-Cal Matching Funds: This is also put on the ballot directly from voter petitions. It increases the required vote to two-thirds for the Legislature to amend a certain existing law that imposes fees on hospitals (for purpose of obtaining federal Medi-Cal matching funds) and that directs those fees and federal matching **The good news**: there are only two funds to hospital-provided Medi-Cal statewide ballot propositions slated for a health care services and other somewhat complex issues.

> Local measures (and their sponsors) include the following:

Prop A - Affordable Housing Bond, (Mayor Ed Lee, and Board of Supervisors):

Shall the City issue \$310 million in general obligation bonds to finance the construction, development, acquisition, and preservation of housing affordable to low and middle-income households and other measures designed to assist lowincome housing.

Prop B - Parental Leave for City **Employees**, (Supervisor Katy Tang, Board of Supervisors):

Shall the City amend the Charter to State Prop 1 - Overturn the Plastic allow parents who are both City employees to each take paid parental leave for the birth, adoption or foster parenting of the same child, if both parents are City employees; and to provide each parent the opportunity to keep up to 40 hours of sick leave at the end of paid parental leave?

Shall the City regulate expenditure

role in Bay Area politics. Here, the obstacles involve pressure from the real estate, construction and tech businesses emphasizing short-term economic opportunity over more precautionary environmental perspectives.

Capitalizing on Uncertainty

San Francisco planning staffers say they evaluate each application for its response to the threat of sea level rise and suggest a range of adaptation strategies. \$4.5 billion.

A report in June 2014 from the city's The Bay Conservation and Develop- civil grand jury — a volunteer committee that examines local government - concluded that San Francisco was not moving nearly fast enough to protect public safety in the event of sea rise. David Behar, climate program director for the San Francisco Public Utilities Commission who last year headed the city's interagency Sea Level Rise Technical Committee, said scientists' To address the commission's concerns, increasing confidence in their projections and the degree of agreement among them support taking action.

> This year, Mayor Ed Lee convened a new panel, the Sea Level Rise Coordinating Committee, chaired by Gil Kelley, the director of citywide planning, and Fuad Sweiss, the city engineer. He said the group would produce a "high-level assessment" of risks and vulnerabilities, and consider recommending stricter rules for private development.

with the Ethics Commission, pay a \$500 registration fee, and file monthly disclosures regarding their lobbying activities?

Prop D - Mission Rock Development -(Pubic Petition Signatures Verified):

Shall the City increase the height limit for 10 of the 28 acres of the Mission Rock site from one story to height limits ranging from 40 to 240 feet and make it City policy to encourage the development on the Mission Rock site provided that it includes eight acres of parks and open space and housing of which at least 33% is affordable for low-and middle-income households? **ings** – (Pubic Petition Signatures Verified):

Shall the City broadcast all City meetings live on the Internet; allow members of the public to submit electronically during the meeting live, written, video, or audio comments from any location and require those comments be played; require prerecorded video testimony to be played during a meeting; and allow the public or board, commission, or committee members to request that discussion of a particular agenda item begin at a specific time?

Prop F - Short-term Residential **Rentals** – (Pubic Petition Signatures Verified):

Shall the City limit short-term rentals of a housing unit to 75 days per year regardless of whether the rental is hosted or unhosted; require owners to provide proof that they authorize the unit as a short-term rental; require residents who offer short-term rentals to submit quarterly reports on the number of days they live in the unit and the number of days the unit is rented; prohibit short-term rentals of in-law units; allow interested parties to sue hosting platforms; and make it a misdemeanor for a hosting platform to unlawfully list a unit as a short-term rental?

Prop G - Disclosures Regarding **Renewable Energy** – (Pubic Petition Signatures Verified):

Shall the City define 'renewable, greenhouse-gas free electricity' to mean electricity derived exclusively from certain renewable resources among other measures to prevent realistic establishment of alternatives to the current energy monopoly?

Prop H - Defining Clean, Green, and Prop C - Regulating Lobbyists - (SF Renewable Energy, (Supervisor London Breed, Board of Supervisors):

Shall the City use the State definition State Prop 2 - State Fees on Hospitals. lobbyists by requiring them to register of 'eligible renewable energy resources'

> Maryta Piazza, corresponding secretary of the civil grand jury, told a Board of Supervisors committee in September 2014 that the city should impose a moratorium to require immediate measures to adapt to on private developments until its codes are

"If we don't stay ahead of the trend," Piazza said, "as we are now we'll be forever catching up, fixing up, and ending up spending much more money in the long

planning is essential because sea level rise will be exponential.

'We are living in the last two stable decades of sea level rise," Hill said. "Around 2045, 2050 or 2060, it's going to get faster."

Roger Kim, a representative of Lee's office, said more research was needed. Lee said in a memo to the civil grand jury that requiring new buildings to withstand sea levels projected for 2050 or 2100 was unnecessary because many developments are not designed to last that long. He echoed developers, who often argue that generations can find engineering and financial solutions.

He added that any future regulation should be written with more nuance than determining whether a new building will flood. Rather, each development faces a be protected, so what can we do about different threat from storms, depending on its unique geography and the consequence if it is flooded. For example, a park is resilient to flooding in a way that an electrical substation is not. Regulations need to let

when referring to terms such as 'clean energy, 'green energy,' and 'renewable Greenhouse Gas-free Energy'; and shall CleanPowerSF be urged to inform customers and potential customers of the planned percentage of types of renewable energy to be supplied in each communication; and shall it be City policy for CleanPowerSF to use electricity generated within California and San Francisco when possible?"

Prop I - Suspension of Market-Rate Mission District Development - (Public Petition Signatures Verified):

Shall the City suspend the issuance Prop E - Requirements for Public Meet- of permits on certain types of housing and business development projects in the Mission District for at least 18 months; and develop a Neighborhood Stabilization Plan for the Mission District by January

> Prop J - Legacy Business Historic Preservation Fund -(Supervisors: Campos, Avalos, Kim, and Mar):

> Shall the City establish a Legacy Business Historic Preservation Fund, which would give grants to Legacy Businesses and to building owners who lease space to those businesses for terms of at least 10 years; and expand the definition of a Legacy Business to include those that have operated in San Francisco for more than 20 years, are at risk of displacement and meet the other requirements of the Registry?

> Prop K - Surplus Public Lands -(Board of Supervisors, Supervisor Jane

> Shall the City expand the allowable uses of surplus property to include building affordable housing for a range of households from those who are homeless or those with very low income to those with incomes up to 120% of the area median income; and, for projects of more than 200 units, make some housing available for households earning up to 150% or more of the area median income?

> All in all it's a packed ballot and should make for great conversation at the local coffee shop on riding on the Muni.

> I cannot wait to see what former supervisor and retired-Judge Quentin Kopp's take is on the props and the candidates. He will be weighing in next month so stay tuned...

Do you have any news, or other tidbits that you would like to share? Drop a line: mitch @westsideobserver.com

planners adapt approvals to the circumstances, he said.

"It may be unwise — and expensive wide-ranging, highly uncertain SLR projections further out in time," Lee wrote.

Rethinking Mission Bay On April Fools' Day 2009, the cover story of Synapse, the student-run weekly paper at UCSF, was headlined "Mission Bay: The Underwater Campus." With sea Kristina Hill, an associate professor of waters likely to threaten the health science planning at UC Berkeley, said long-range paper joked, adaptations could include a "campus housing fishing hole," "surgical scuba gear," and a 10-block "Third Street Ridge" cutting through Mission Bay to act as a seawall. Little did the editors know that at least one of these farcical suggestions could become reality.

In September 2014, consultants drafting a report to the city's Public Utilities Commission and the Capital Planning Committee said sea level rise should not be addressed in a piecemeal fashion. The 303-acre neighborhood, which was an inlet of the bay before it was filled and used if sea level rise becomes a problem, future for a sprawling rail yard, must be rethought comprehensively. One suggestion from the consultants is to put Third Street on top of a levee that would reduce flooding risk in most of Mission Bay.

"The entire shoreline is too low to that?" Laura Tam, environmental director at SPUR, a Bay Area urban planning and advocacy group, asked at a City Hall hearing. "We cannot just protect individual

Cont. p. 13



SUN • SEPT. 13 • OPERA IN THE PARK • SHARON MEADOW, GGPARK • 1:30 PM

FREE and open to the public. Arias al fresco celebrate the opening of SF Opera's 93rd season.

Bring a picnic and enjoy this outdoor concert. Food and beverages will also be available for sale at the event. Come early! Getting Here: Taking public transit is highly recommended, additionally free bicycle valet parking will be provided by the SF Bicycle Coalition. For directions and public transit info, visit 511.org.

TUE • SEPT. 8 • SAN FRANCISCO, WORLD WAR II, AND AFRICAN AMERICANS

Milton Marks Auditorium • 455 Golden Gate Avenue • 7:30 pm

San Francisco and the Bay Area were critical hubs of America's World War II shipbuilding and other war effort support operations. African Americans from all over the country, seeking employment and safe

harbor from Jim Crow policies, flocked to northern California in great numbers.

The late Rev. John N.
Doggett migrated to San
Francisco in 1945 as a
young minister. His son,
Bill Doggett, will talk about
African Americans in San
Francisco during World
War II as part of the commemoration of the 70th
anniversary of the end of
the war.

Bill Doggett is an award winning historian/archivist who offers a variety of presentations throughout



winning historian/archivist African American Grommet Makers at Hunters Point Naval Shipyard 1943 who offers a variety of Source: foundsf.org

the Bay Area. There is no need to RSVP for this program. • Join us for refreshments from 6:45 - 7:15pm. • Please allow extra time to pass through building security. Program is free to current SFMHS members. Admission is \$10 for non-members (\$5 for students, K-12 teachers, seniors, and persons with disabilities), which may be applied toward membership in SFMHS.

September

EVERY SUNDAY • FARMERS MARKET

Farmers Market | Every Sun | 9 am-1 pm | Stonestown rear parking lot: at Stonestown Galleria (19th Ave @ Winston).

EVERY TUES • QUE SYRAH HAPPY HOUR

Every Tue Happy Hour | 4–8 pm | Que Syrah Wine Bar. Take \$1 off each glass, 10% off each bottle (consumed on site). 230 West Portal Ave 731-7000

EVERY THURS - NIGHTLIFE

Every Thu | 6–10 pm | The Academy of Sciences brings live music, science, mingling and coctails. GG Park \$12 (\$10 Members). calademy.org/nightlife.

JAZZ FRIDAYS @ THE CLIFF HOUSE

Every Fri | 7–11 pm | The Balcony Lounge at the Cliff House hosts jazz every Fri night. 1 Seal Rock. cliff-house.com/home/jazz.html.

FRIDAY NIGHTS @ THE DEYOUNG

Every Fri | 5–8:45 pm | Music, poetry, films, dance, tours and lectures. Cafe: special dinner, no-host bar. Art-making children/adults. deYoung Museum, GG Park. deyoung.famsf.org/deyoung/fridays

FRIDAYS @ OFF THE GRID/FT. MASON

Every Fri | DJs 5-7:30/Bands 7:30-10:30 pm | Off the Grid: Over 32 food trucks and street food carts in a huge circle with a full bar and bands in the middle?

That's a party! Ft. Mason Ctr. Two Marina Blvd.

TUE • BASIC COMPUTER SKILLS PROP-IN

Every Sat Sep 5,12, 19, 26 | **2 – 4 pm** | Drop-in and get one-on-one help with a teen tech savvy volunteer! Bring your laptop, e-readers, gadgets, digital cameras, tablets, cell phones. We will try to help you figure it out. West Portal Branch, 190 Lenox Way.

SUN • ASIAN ART MUSEUM FREE DAY

Sun Sep 7 | 10 am-5 pm | Every first Sunday is free at the Asian Art Museum (save \$12) -17,000 artworks spanning 6 thousand years. 200 Larkin St.

TUE • CHAIR YOGA AND BEYOND

Tue Sep 8 | 6:30-8 PM | Self-Healing Classes with Rory Camp of Trivability yoga studio will lead us through some simple yoga which can be practiced anywhere. Bring the calm, serenity, and power that yoga delivers. West Portal Branch, 190 Lenox Way

TUE • BLACKWELL & LITTLEFIELD

Tue Sep 8 | 7pm | In *The Paris Key* an American in Paris navigates her family s secret past and unlocks her own future, in this evocative novel by "NY Times "bestselling author Juliet Blackwell. AND The Guilty One from the award-winning author Sophie Littlefield —another gripping exploration of the damage people can do to each other, and the resilience they find. Bookshop West Portal, 80 West Portal Ave

WED • AUTHOR SALMAN RUSHDIE

Wed Sep 9 | 7:30 pm | Salman Rushdie at City Arts & Lectures. Tickets include a signed first edition of Two Years Eight Months and Twenty-Eight Nights. In Conversation with Michael Krasny \$39 Nourse Theater 275 Hayes, SF. Info: 392-4400

WED • IDENTITY THEFT SOLUTIONS

Wed Sep 9 | 6:30-8 pm | The West Portal Branch Library presents a workshop on Identity Theft. West Portal, 6:30-8:00 PM 190 Lenox Way

WED • PETE SEEGER REMEMBERED

Wed Sep 9 | 7 pm | Tim Holt will portray his life story and songs from his involvement in the labor movement, civil rights movement, and cleaning up the Hudson River. Merced Branch Library, 155 Winston Dr.

WED • ALZHEIMERS CAREGIVERS

Every Wed Sep. 9 – Oct. 14 | 2-4 pm | Savvy Caregiver Series is a 6-week course providing clinical-level training for family caregivers whose loved ones have Alzheimer's, dementia, or related disorders. Register/info 408.372.9971 or rmain@alz.org

SAT • AUTUMN MOON FESTIVAL

Sat Sep 12 | 10 am—3 pm | Irving Street (Between 22nd to 25th Ave) Sunset Autumn Moon Festival info: www.sunsetdistrict.wix.com/autumn-moon-festival or call 415-554-7460.

SUN • FLU SHOTS?

Tue Sep 15 | 3 pm | Protect Yourself: Learn About Flu Immunizations ahead of the season, Walgreens pharmacists will discuss flu immunizations & answer your questions. Merced Branch Library, 155 Winston Dr.

TUE • GOT CREDIT?

Tue Sep 15 | 6:30 pm | Understanding Credit - A Pennies to Plans Workshop covers what lenders look for when approving credit. Learn to obtain credit and use it wisely. West Portal Branch, 190 Lenox Way.

TUE • COMMUNITY SAFETY MEETING

Tue Sep 15 | 7 pm | Meet with Captain Denise Flaherty. 3rd Tue of the month. Taraval Police Station 2345 24th Ave. 759-3100.

SUN • HISTORY: BRIONES DE MIRANDA

Wed Sep 16 | 7 pm | Historian Jeanne Farr McDonnell on the life of Juana Briones de Miranda, one of the first residents of SF. McDonnell's book, Juana Briones of Nineteenth-Century California, will be available for sale. Merced Branch Library, 155 Winston Drive.

WED-SAT • BIG BOOK SALE!

Wed Sep 16 - Sat Sep 20 | 10 am - 6 pm | Friends of the Public Library will celebrate its 51st Big Book Sale by featuring 70 categories of books and multi-media items, all for \$1-\$3. Herbst Pavilion, Fort Mason Ctr.

WED • CORALINE AND POPCORN

Wed Sep 16 | 6:30 pm | Coraline walks through a secret door and discovers a parallel reality - features the voice of Dakota Fanning as the frightened girl who must summon resourcefulness and bravery to find her way back. West Portal Branch, 190 Lenox.

THU • AUTHOR STEPHANIE CLIFFORD

Thu Sep 17 | 7 pm | One of Summer's Best Books *People Magazine, Everybody Rise* is a masterful tale of social climbing and entrenched class distinctions, as seen through the eyes of an outsider who desperately wants in. Tense, hilarious, and bursting with gorgeous language. Bookshop West Portal,80 West Portal Ave.

SAT • SUNSET COMMUNITY FESTIVAL

Sat Sep19 | 10 am-4 pm | The 21st Annual Sunset Community Festival at the West Sunset Playground, 39th Avenue and Quintara. More information: If you are interested in volunteering, sponsoring or participating in the Sunset Festival, please visit sunsetdistrict.wix.com/sunsetfestival or (415) 554-7460.

TUE • AUTHOR KIRKE MECHEM

Tue Sep 22 | 7 pm | *Believe Your Ears: Life of a Lyric Composer* is the memoir of the composer who avoided the trends, isms, experiments, and fads. He encourages younger composers to bring back beauty, passion, and humor—even entertainment to classical music. Bookshop West Portal, 80 West Portal Ave.

TUE • MAKE YOGURT!

Tue Sep 22 | 6:30 pm | Make yogurt at home—organic, no-fat, low-fat, full fat, more or less tart, more or less thick/stiff, whatever suits your fancy. Dave Gomberg, has been making yogurt for decades. West Portal Branch, 190 Lenox Way

THU • OMI NEIGHBORS IN ACTION

Thu Sep 24 | 7 pm | Meets last Thu each month. This meeting is at Temple UMC 65 Beverly/Sheilds.

TUE • AUTHOR JOHN KING

Tue Sep 29 | 7 pm | John King - Cityscapes 2: Reading the Architecture of San Francisco. Bookshop West Portal, 80 West Portal Ave.

WED • VIVA! HERITAGE CRAFTS

Tue Sep 29 | 4 pm | Celebrate Latino-Hispanic Heritage Month with Sophie Maletsky, craft teacher extraordinaire. Children of all ages are invited to create. Merced Branch Library, 155 Winston Drive.

WED • GREYWATER 101

Wed Sep 30 | 6:30 pm | Greywater 101 - Capture your wastewater to nourish your garden or landscaping. GreywaterAction.org is a collaborative who teach about affordable and simple household water systems. West Portal Branch, 190 Lenox Way

TUE • LEGION OF HONOR FREE DAY

Tue Oct 6 | 9:30 am - 5:15 pm | 4000 years of ancient and European art in the exquisite Beaux-Arts building in an unforgettable setting overlooking Golden Gate Bridge. 100 34th Ave. Free first Tues.

TUE • DE YOUNG FREE DAY

Tue Oct 6 | 9:30 am - 5:15 pm | Art from the 17th -20th centuries, and native Americas, Africa, & Pacific. 50 Hagiwara Tea Garden Drive. Free first Tuesdays..

Local event? editor@westsideobserver.com Priority: Westside Events



Join us for these Cliff House Weekly Favorites

- Wine Lovers' Tuesday Half Priced Bottled Wines*
- Bistro Wednesday Nights \$28 Three-Course Prix Fixe
- Friday Night Jazz in the Balcony Lounge
- Sunday Champagne Brunch Buffet

*Some restrictions apply. Promotions are not valid on holidays.

Guided Historical Walks

Spend a memorable Saturday morning exploring Lands End. Start with a continental breakfast at the historic Cliff House then walk through Adolph Sutro's magical 'kingdom by the sea' with historian guide John A. Martini. Regarded as the ultimate authority on this part of the City's fabled past, John's walks will be offered on September 5 and October 10.

For more information and to make reservations please visit www.cliffhouse.com/history/Johns_Walk.html









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ORDER ONLINE www.goathill.com

Potrero Hill

Dine in • Pick up 300 Connecticut St 415-641-1440

West Portal

Counter Service • Delivery • Pick up 170 West Portal Ave 415-242-GOAT (4628)

Goat Hill Pizza

Now at the Movies By Don Lee Miller

ANT-MAN3-D: IMAX

Why Marvel needs two major actors to portray comic super heroes is puzzling. Scientist Dr. Hank Pym (Michael Douglas), a wealthy retiree, persuades cat burglar Scott Lang (Paul Rudd) to steal back his most prized invention, a suit which shrinks the occupant to the size of an ant, imperiling his life from attacks by rats and cats. Their nemesis, Darren Cross, aka Yellow Jacket: Corey Stoll, also tries to interfere with Scott's love interest: Hope van Lang: Evangeline Lilly, Pym's daughter, who oversees Ant-man's battles, trying to protect the little guy. Meanwhile, Scott's ex-wife Maggie: Judy Greer, and her new guy, a San Francisco cop, Paxton: Bobby Cannavale, won't let Scott see his daughter, Cassie: Abby Ryder Fortson, until he catches up on his child support. There was a confusion of writers behind the scenes for months and the result has the audience wondering what's bugging you!?.

Mild sci-fi action violence. Mild sexual references.

FANTASTIC FOUR

Director Josh Trank starts out on the wrong foot and before he/we know it, he's up to his elbows in exposition to catch everyone up to where the 1994 debacle left things. He spends much too much time in Act One without really getting the plot moving, caring little about the four superheroes who teleport to a dangerous and alternate planet. Their physical forms are altered and their lives upended irrevocably. The foursome must learn to control their new abilities and focus together to save Earth from former friends turned evil; their nemesises are Dr. Doom/Victor von Doom: Toby Kebbell and Dr. Allen: Tim Blake Nelson. The splotchy mess seems doomed at the starting gate. The F. Four (Reed Richards: Miles Teller, Sue Storm: Kate Mara, Johnny Storm: Michael B. Jordan, and Ben Grimm/The Thing: Jamie Bell) should not hold their breath for a sequel to the failed franchise. Profanity. Sci-fi action violence.

THE GIFT

An encounter with a former high school frenemy by a young married couple recently moved to L.A. turns their lives upside down. Joel Egerton not only plays Gordo, he wrote and directed the psychological thriller. He also served in the Army with Simon: Jason Bateman, husband to Robyn: Rebecca Hall. Gordo is constantly dropping by with little gifts, including one day when Robyn isn't feeling well and passes out. She wakes up in her bed, never suspecting she was not alone. The couple has been

trying to start their family when Robyn finds herself suddenly pregnant. Then the (slightly pulpy) sensationalistic fun starts. A secret from their military days provides a twist. Some disturbing content, terror. Profanity.

THE MAN FROM U.N.C.L.E.

The tongue-in-cheek capers from the 1960s is back with a new cast on the big screen. U.N.C.L.E. features an American and Soviet secret agents, Napoleon Solo: Henry Cavill and Illya Kuryakin: Armie Hammer, forced into a physical battle of wits with a poorly defined threat. Gaby Teller: Alicia Vikander supplies the pulchritude. Napoleon helps Gaby to get out of West Germany even as the threesome pursue their own agendas through clenched teeth while trying to cooperate for the sake of world peace. While Director Guy Ritchie supplies style, he fails to generate an interesting plot. Action violence. Some sexual situations. Partial nudity.

MISSION IMPOSSIBLE: ROGUE NATION

The secretive espionage agency, Impossible Mission Force, becomes defunded thanks to the interference of Alan Hunley: Alec Baldwin. Ethan Hunt: Tom Cruise, William Brandt: Jeremy Renner, and Benji Dunn: Simon Pegg are committed to destroying the Syndicate, a deadly rogue organization trying to eradicate the IMF. Ilsa: Rebecca Ferguson is the fit skirt who also does her own stunts. Cruise does such dangerous stunts as Ethan, one wonders if he has a death wish. Christopher McQuarry directs and writes the screenplay (with two assists) from his story! The action is non-stop; remember to breathe before you enter the theater. Sequences of action and violence. Brief partial nudity.

SOUTHPAW

Southpaw begins with Billy "The Champ" Hope: Jake Gyllenhaal at the peak of his career of 43 straight ring victories and crowned light heavyweight champion. Billy survived a bruising childhood in N.Y.'s Hell's Kitchen orphanage, alongside his childhood sweetheart, now his wife Maureen: Rachel McAdams. They have a bespectacled daughter, Leila: Oona Lawrence. When shots are fired after Billy's charity event argument with a promising trashtalking boxer, Miguel Esccobar: Miguel Gomez, the bottom falls out. Profanity throughout. Some violence.

Sea Rise Planning (Cont. from p. 11)

buildings. We need something that protects the whole area in the long term."

Tam co-authored the forthcoming report with Peter Wijsman, a consultant with the Dutch engineering firm ARCADIS, which has engineered solutions to sea rise in the Netherlands. Wijsman said options for Mission Bay ranged from "learning to live with water" to "armament" for the shoreline. Officials also discussed a "Venice-style" system allowing water to flow around flood-proof ground-level shops and building entrances. (See video.)

When UCSF began planning its new medical center in the 1980s, it stabilized the land in Mission Bay by adding more fill on top of the sand brought in from SoMa during the 19th century and debris added after the 1906 earthquake and fire.

Paul Franke, a senior planner for the medical center, said the grade was raised by 2 to 5 feet to ensure that hospital and research buildings could withstand 3 feet of sea level rise. He said that was meant to make the project last "in perpetuity."

When the city reviewed Mission Bay's original site-wide permits in 1998, officials generally planned for 100-year floods, those with a 1 percent chance of happening each year. They used older predictions of sea rise and less precise topographic mapping, focusing on relatively short time horizons (8 inches by 2025). But Franke said UCSF will monitor the science over the next 50 years to ensure "we were not tragically off in our predictions."

Meanwhile, the hospital is planning more facilities even closer to the bay and recently bought a parcel east of Third Street near 16th. As an arm of the state, UCSF gets its permits from the Division of the State Architect, not the city. But San Francisco planners do have regulatory power over the Warriors arena. Developer Strada said it plans to explain in reports mandated by state law how it will safeguard the facility, whether by raising the land, permitting some flooding or building barriers.

With the Warriors' environmental review scheduled months before the Mission Bay sea level rise report is due, and given the mayor's unwavering support for the sports facility, it is hard to see the Planning Commission derailing the plan because of the threat of sea level rise.

Representatives of Prologis, the developer Cont. p. 17

Aging: Glaucoma and its Affects on the Eyes characterized by increased intra-

By Anise Matteson

efining Glaucoma is Part I in this series of eye disorders and their medical implications in the aged. It is the third most common cause of visual loss. The most common type of glaucoma is primary open-angle glaucoma.¹ More than 2.8 million Americans currently have glaucoma-whites: 64%; blacks: 20%. By 2050 most glaucoma patients will be non-white, due primarily to the rapid increase in Hispanic glaucoma patients. By 2018, the largest age group will be 70-79.12

More than \$6 billion is spent annually the pupil is in the center of the iris. for medical treatment costs related to glaucoma and disorders of the optic nerve. 13

Affects On Quality Of Life

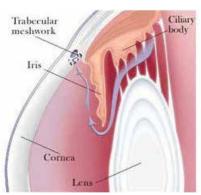
The negative outcomes experienced by individuals: eye pain; loss of peripheral vision; reduced visual acuity (especially at night); halos around lights; potential for ophthalmic emergency; fatigue; anxiety related to change in health status, presence of pain, possibility/reality of visual loss.

In persons of color, African ancestry, the important issues relating to glaucoma it perceives and transmits impulses of light ophthalmic emergency) causes excruciat- Hg). are: 1) three to four times more chance of having open angle glaucoma than other ethnicities, and it develops at an earlier age than others; 2) it is a more aggressive form of glaucoma leading to vision loss and blindness more often; 3) even if you take your eye drops as others do, you won't quite get as much pressure lowering from the same dose; 4) glaucoma surgery (trabeculectomy) works less often in Africanderived persons.2

According to Gary Heiting, OD ("Medical Eye Exams for Eligible Seniors for No Out-of-Pocket Cost!") at www.allaboutvision.com/over60/free-exams.htm, 'seniors need the most eye care.' "Many seniors neglect their eye care and vision problems because they have low or fixed incomes or inadequate vision insurance."

Anatomy Of The Eye

Iris. The colored portion of the eye;



Lens [crystalline lens]. Lies directly in back of the iris. It focuses light rays on the change eyeglass prescriptions,

substance that fills the space between the adaptation. lens and the retina.

the cornea and the iris.

reflects light.

Retina. The innermost layer of the eye; to the optic nerve.

nial nerves; sensory for vision.

Aqueous humor. The clear tissue fluid that circulates through the anterior cavity. **Ciliary body**. Lies behind the iris.

work of fibers between the anterior chamber of the eye and the venous sinus of the **Types**⁹ sclera; it contains spaces between the fibers attached to the iris.14

Trabecular Meshwork

The Canal of Schlemm. The space(s) at the junction of the iris and cornea into intraocular pressure reading of up to 45 or which aqueous humor is drained from the 50, the anterior ciliary veins are enlarged, anterior chamber.

Glaucoma

Glaucoma is a group of eye diseases

ocular pressure, resulting in atrophy of the optic nerve.3

Glaucoma occurs when the aqueous humor drains from the eye too slowly.4 The damage produces gradual and progressive visual field loss⁵ and can lead to blindness, if untreated.

Phacoglaucoma is changes induced by glaucoma.6

Intraocular pressure (IOP) is the normal tension within the eyeball, equal to approximately 12 to 20 mm Hg.7

Symptoms⁸

The frequent need to vague visual disturbances, mild Vitreous body. A transparent jellylike headache and impaired dark

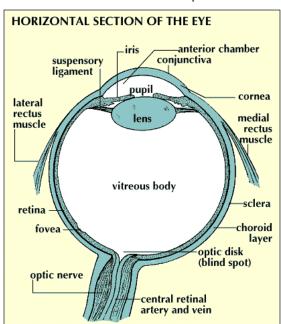
Open-angle glaucoma causes **Anterior chamber**. The space between mild aching in the eyes, loss of peripheral vision, halos around lights and reduced Cornea. The first part of the eye that visual acuity (especially at night) that is uncorrected by prescription lenses.

ing unilateral pain and pressure, blurred around lights, diplopia, lacrimination, and nausea and vomiting due to increased IOP. The eyes may show unilateral circumcorneal injection, conjunctival edema, a The trabecular meshwork is the net-cloudy cornea, and a moderately dilated or miotic therapy.¹⁰ pupil that is nonreactive to light.

Absolute glaucoma. An extremely that are involved in drainage of the aqueous painful form of glaucoma—the eye is humor and is composed of two portions: completely blind and hard (as a result of the part attached to the sclera and the part elevated intraocular pressures), insensi- most common type of glaucoma. It usually tive cornea, shallow anterior chamber, and affects both eyes, and there is a characterdepressed optic nerve.

Chronic glaucoma. A tonometer the cornea is clear, the pupil is dilated and pain is present.

Closed-angle glaucoma (narrow



angle glaucoma). Caused by a shallow anterior chamber. Intraocular pressure increases because the rate of movement of the aqueous is impaired.

Low-angle glaucoma. Intraocular Acute angle-closure glaucoma (an pressures are normal (less than 22 mm

Malignant glaucoma. Characterized Optic nerve. The second pair of cra-vision, decreased visual acuity, halos by a shallow anterior chamber associated with raised intraocular pressure and in the presence of a patent iridotomy; usually follows intraocular surgery, but has also been described to follow laser iridotomy

Pigmentary glaucoma. Produced by the dispersion of organic pigment from the zonula ciliaris to the trabecular meshwork of the eve.

Primary open-angle glaucoma. The istic change in the appearance of the optic disk (the depression in the center of the disk) is enlarged. Visual loss is determined by the visual-field test.

Secondary glaucoma. Is related to various eye conditions which bring about

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*34 Madrone 2730 15th Avenue 2459 14th Avenue 12 Madrone Avenue

72 Allston Way 38 Allston Way 2530 14th Avenue 2471 16th Avenue

33 Allston Way 15 Allston Way 2151 16th Avenue 2539 16th Avenue

houghts / by Jack Kaye

False Equivalents

t might have started with our early American founding fathers or perhaps with the leaders of the French Revolution. It might have been an overreaction to aristocracy in France and/or England. It

might have been inspired by a notion of paradise. But an idea emerged and was written into the DNA of both countries: all men were created equal - equality, fraternity and

umn, "Are We All Created Equal?" we are disparity: the rich are too rich and the poor not created equal. The founding fathers are too poor and those in the middle feel knew that and so did the French revolutionaries. Items created on an assembly line or

But as pointed out in a previous col-goal must be to reduce the degree of income stuck in place.

A federal Justice Department review made using the same mold might be created was made of police activity in Ferguson, equal, but living creatures, except possibly Missouri after a grand jury found a police for identical twins and clones, are not. Dogs officer not guilty for the death of a black

Communism was based on the idea that we are all created equal ... Communism didn't work out well with lowered productivity and creativity and increased corruption with human nature revolting against the idea that we are all equal."

are not created equal, nor are elephants and teen who was attacking and threatening the had slaves who were not considered equal or treated that way. Women were not considered equal and were not entitled to vote. Only white, Christian, male, American landowners were considered of somewhat equal standing.

Maybe they meant to say that all humans are equally human and therefore equally due certain human rights.

Communism was based on the idea that we are all created equal and that we should always remain that way and would were it not for capitalists who rig the game. No one should have more money or status than anyone else, they believed. Everyone should share in the group's bounty, equally. Communism didn't work out well with lowered productivity and creativity and increased corruption with human nature revolting against the idea that we are all equal.

Our democratic and capitalist system accommodates our individual differences and provides different amounts of rewards for various talents and accomplishments. A baseball star player does not get equal pay with a rookie. The brain surgeon gets more money and prestige than a butcher or car most by the real world, is cultural relativsalesman.

But the idea of equality lives on today. We talk of marriage equality, income inequality, arrest equality, gender pay equality and cultural equality, also known as cultural relativity. We are insisting that there must be equality in these realms.

Gender pay inequality claims are based on surveys that look at how much people of each gender are paid for their services. The results were that in the past women received only 75% as much pay as did men. The reason was that women were more likely to work in lower paying jobs or did not have as much seniority in similar positions they held with men. Women who begin careers Mention the severe terrorism in that same jobs.

Same-sex relationships have always been considered to be very different from those opposite-sex ones in that they did not result in accidental or intentional pregnancy and therefore did not need to be monogamous. But people in same-sex relationships suffered from several forms of unfair discrimination and wanted to be recognized as legitimate, as indeed they are. They wanted the considerations and benefits married couples enjoyed. They argued their case using the notion of equality that so appeals to us. "All love is equal."

And even though in a capitalist system, some will earn more than others, the gap between the haves and the have nots has grown much larger. The people on top are earning more in salaries and in investment returns than ever before while the majority of Americans see little improvement in their own economic conditions. People began describing this as income inequality as though the goal were to have everyone receive equal pay. This is not the goal. The

neither are humans. The founding fathers life of the officer. Finding that the grand jury was correct in its ruling, the Justice Department looked for problems with the local police department. They found that over a five year period as many as five emails that seemed racist were written by members of the department. While this finding was not very significant considering the number of officers and the five year period, the Attorney General then found that while the city's black population was only 67%, the arrest rate of black residents was 80+%. The thought was that this might prove bias. The idea being that every group should be arrested equal to its proportion of the population.

A look at crime statistics shows that this is nowhere near to the case. Certain minority communities have a disproportionate share of victims and causes of violent crime in America. While representing only 13% of our population, blacks suffer 55% of all gun related homicides (53% of all violent homicides) or about 6,000 deaths a year, and blacks are 93% of their assailants and are responsible for more than 52% of all violent homicides in America.

But the equality claim that has suffered ity, a mainstay of members of the far left and frequent world travelers. These people will immediately try to counter any criticism of another country or culture with an example in our culture. Say that Muslim countries that require women to be subjugated by having their appearance covered or having their freedom limited, and these cultural relativists will desperately come up with equal examples of it here. Some will point to the fact that some women here feel they must wear high heels and make-up or that they earn only 93% as much as their male counterparts as examples of our cultural equality with those in the Middle East. today make about 93% as much as men do part of the world with groups like Boko because more of them have higher paying Haram, ISIS, Al Qaida, Al Shabaad, the Houtis, Hezbollah, Hamas, and our relativity friends will remind us of the Crusades, fought barely a thousand years ago and the KKK whose members burned crosses and lynched innocent blacks.

But by now, even these dedicated reality deniers realize the folly in their efforts. All cultures are not created equal and do not ever get to be equal. People in these less-than-equal cultures suffer from poverty, ignorance, corruption and violence. Many are ruled by cruel tyrants as we have seen in the Middle East and Africa and to a lesser degree in Latin America.

So, rather than continue to pretend that everyone is somehow equal or that there should be income or crime or gender or cultural equality, we could be more helpful by acknowledging significant differences and finding ways of reducing the disparity and its damaging effects in our nation as well as elsewhere in the world.

Feedback: kaye@westsideobserver.com

Do you have a pinched nerve? We can help.

Last year more Americans were killed by pre- why chiropractic helps so many people. You scription drugs than by guns, AIDS, suicides see, your body can heal itself. Your body and terrorists combined...But we'll get to that doesn't need any help; it just can't have any in a minute.

Let me start by explaining the photo in anything to the body or take anything from

this letter. You know when I meet people in town they usually say, "Oh yeah, I know you, you are Doctor Meakim. You have been on the corner of Beach and Jones for vears..... " Well, that's me. . I'm also the woman hugging her niece at the jersey shore in the picture.

17 years ago something happened that changed my life forever. I was a young

woman living in Philadelphia when it hap- Chronic Pain • Neck pain • Shoulder/arm pened. I was driving with a friend when she missed a stop sign and rammed into the side of another car. We were all shaken up. The just to name a few. police were called and we all went to the hospital. No one was bleeding, so the doctors have said: took some x-rays of our neck, gave us pain kept getting worse. For years I tried everything that I could find. For an escape from pillows, and anything I thought might help. spent a lot of time and money. Along the way I had two more car accidents and the pain kept getting worse and worse. I had developed fibromyalgia, neck pain, mid-back pain and low-back pain with tingling and numbness down my right arm and leg. I was scared that something was really wrong with neck pain free!" — C. Brubaker me. This could not be normal. I was only 33 years old and felt like I was 100. That is when someone told me about a chiropractor that they thought could help. As a matter of fact, after the first person told me about him, two more people did that same week. So I made an appointment with the chiropractor. felt the pain leave my body for the first time in years. It may sound strange, but I was so happy and grateful for the relief that I still I had to do. I had to become a chiropractor, and that's how it happened!

the first 15 minutes after birth. They obviously didn't complain of neck pain or back pain; I adjust them to keep them healthy... as with all the hundreds of children I care for in my office.

ear infections, asthma, allergies or a number of other illnesses we see clear up in our office

When the nervous system is working to athletes that you may know. correctly your internal resistance and healing powers are enhanced.

medication to make them well. My family home. Due to years of advertising saturation from the pharmaceutical companies most Americans do seek health from outside- in and most families have a "medicine chest" filled with an average of 16 different

In an average year, the World Health Meakim D.C. and Dr. Gigliotti D.C. Organization (WHO) reports over 1.5 million hospitalizations due to medication. Last to medication people took... and 160,000 only \$17. were when the drugs were prescribed correctly. More people died last year from medication than at Pearl Harbor and Vietnam. Amazing huh?

If drugs make people well, then those who take the most should be the healthiest, but this simply isn't the case.

Many people are beginning to under-It's hard to believe, I know, but it's true. stand that health comes from within. This is interference. With chiropractic, we don't add

> it. We find interference in the nervous system and remove it thus enhancing the healing capacities of the body.

> get tremendous We results... it really is as simple as that.

For the past eight years, people from San Francisco and the surrounding area have come to see me with their pinched nerve problems.

• Headaches • Migraines •

pain • Whiplash from car accidents • Backaches • Numbness in limbs • Athletic injuries

Here is what some of your neighbors

"I had back pain for 15 plus years and meds and sent us on our way. The next day two back operations. Now I play tennis, sit at Thank you Dr. Meakim!" — A. McGrath

"All possible medicines and doctors, the pain, I went to medical doctors, physi- you made a miracle taking away my pain!! cal therapists, acupuncturists, I tried special I am a happy wife and mother again!" — L Igudesman

"I have had chronic neck, shoulder and arm pain for the last 4 years. After seeing Dr. Meakim I can now twist off caps, button/zip my own pants and there is no longer a need for me to ice my arm in the morning and night! I feel more energetic, and can move my arm and

Now...Find out for yourself and benefit from an AMAZING OFFER- Look, It should not cost you an arm and a leg to correct your health. You are going to write a check to someone for your health expenses, you may as well write a lesser on for chiropractic. AniI know you're smart. You want Thank goodness that they took the time to to get to the cause of the problem, and not help me! I went to his office where he asked just cover it up with drugs. When you are one me about my problems, did an exam, and of the first 20 people to call and schedule a took some x-rays of my head and back. After new patient exam (by August 15th) you will that he pointed out where my nerves were receive that entire exam for \$37. That's with pinched and adjusted them. The adjustment a consultation with the doctor, examinawas so light I barely felt it. I began crying as I tion and x-rays... the whole ball of wax, and there are no hidden fees. But call right away because we expect to be flooded with calls as this exam costs \$437. Again there are only 20 thank him every day! After that, I knew what of these slots so don't miss out. I hope that there's no misunderstanding about the quality of care just because I have a lower exam I have adjusted many children within fee. You'll get great care at a great fee. I just offer that low exam fee to help more people who need care.

My qualifications:

I am a graduate of Palmer College of Chiropractic, I have published articles in You see, it's not normal for kids to get leading chiropractic journals and taught chiropractic to chiropractors! I've been helping your neighbors in San Francisco since 2004. I've been entrusted to take care of tiny babies

My assistants are Marcy and Raquel and they are friendly and helpful and ready A healthy family does NOT rely on to assist you to set up an evaluation. Our clinic is both friendly and warm and we try does not turn to medication to seek health our best to make you feel at home. We have and we don't have a "medicine chest" in our wonderful service at an exceptional fee. Our clinic is called San Francisco Family Spinal Care and it is at 505 Beach Street (we are at the corner of Beach and Jones on the edge of North Beach). Our phone number is 415-771-7071. Call today for an appointment. We can help you. Thank you. - Dr. Christina

P.S. When accompanied by the first family member, I am also offering the second year the WHO reported 350,000 deaths due family member this same examination for

> P.P.S. Can you imagine not having to wait at a doctor's office? Well, your time is as valuable as mine. That's why we have a nowait policy. You will be seen within minutes of your appointment.

P.P.P.S. Of course, all people respond differently to care.

WEST OF TWIN PEAKS PROPERTIES SOLD SINCE 8/1/15

FACT: INVENTORY HAS NEVER BEEN LOWER WHEN COMPARED TO BUYER DEMAND

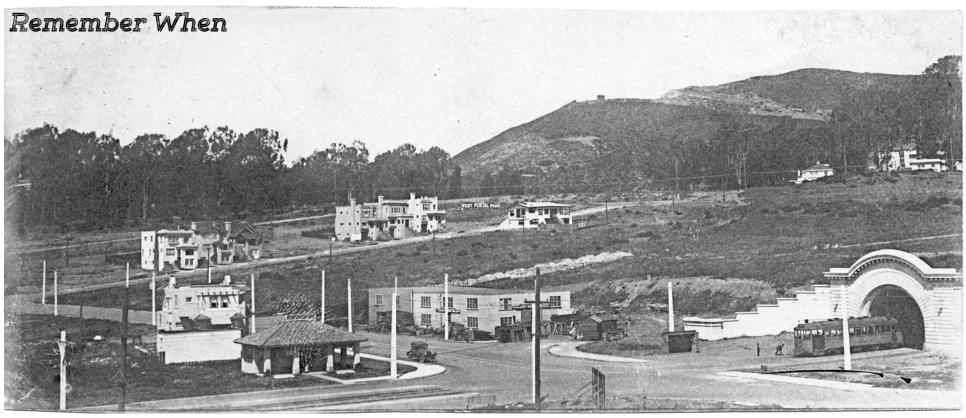
ADDRESS	TYPE	BEDS	BATHS	PK	ASKING	SOLD	%OF ASKING
98 Mendosa Ave	Forest Hill	5	4.5	2	2575000	2725000	105.83
40 Lunado Way	Ingleside Terrace	2	1	2	949000	900000	100.11
620 Victoria St	Ingleside Terrace	3	1.5	1	899000	1300000	144.61
1 San Pablo Ave	St. Francis Wood	3	2.5	1	1495000	1700000	113.71
156 Idora St	Forest Hill Extensio	3	2	4	1095000	1441000	131.6
419 Lansdale Ave	Sherwood Forest	3	2	2	999000	1140000	114.11
218 Maywood Dr	Monterey Heights	3	4	2	1595000	1950000	122.26

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Written on the back: "Apr. 4, 1920. West Portal of Twin Peaks Tunnel" Permission: San Francisco History Center, San Francisco Public Library.

OPEN









Julie Casson

'ES ON PROPOSITION F – DON'T BE FOOLED!

Vote yes on Proposition F and join 20 homeowners' and neighborhood groups and thousands and thousands of San Franciscans who signed this citizen initiative to preserve our family-friendly neighborhoods and enforce long-established residential zoning laws.

City Hall continues to promote the proliferation of short-term rentals, turning our residential neighborhoods into commercial corridors, in direct defiance of our zoning laws.

Reduced safety, increased noise and traffic congestion, and general deterioration of neighborhood quality of life, are just a few of the adverse impacts caused by Airbnb and other home-renting groups--which go far beyond occasionally renting a spare room to make ends meet, or to provide a student, tourist or acquaintance with a roof over their heads.

Proposition F is a modest measure offering safeguards, such as:

- Limiting short-term rentals to 75 nights per year, hosted and unhosted;
- Allowing "hosting platforms" to list only housing units registered with the City;
- Providing notice to neighbors and neighborhood associations when a unit is registered;
- Ensuring legal rights for neighbors and neighborhood associations to protect their property if the quiet enjoyment and privacy of their homes are violated; and
- Prohibiting short-term rentals of in-law units intended for family and friends, not tourists.

Protect our residential neighborhoods—VOTE YES ON F!

West of Twin Peaks Central Council

9 6 7 1 7 6 7 1 5 4 1 2 3 8 6 1 9 4 1 5 3 9 4 2 5 6 8

Sudoku-fun!

Each puzzle is a 9 by 9 grid of squares divided into nine 3 by 3 square blocks, with some of the numbers filled in for you.

The Object:

Fill in the blank squares so that each of the numbers 1 to 9 appears exactly once in each row,column and block.

Answer:

The answer appears below.

6	۷	Ţ	S	8	Þ	7	9	3
9	7	Þ	6	۷	3	8	S	Ţ
8	3	S	7	9	Ţ	6	Þ	۷
3	S	7	9	Þ	8	۷	Ţ	6
۷	9	6	Ţ	3	7	S	8	Þ
Þ	Ţ	8	۷	S	6	3	7	9
7	Þ	9	3	6	S	Ţ	۷	8
Ţ	8	3	Þ	7	۷	9	6	S
S	6	۷	8	Ţ	9	b	3	7

Sailboats ??

The sailboats have been mixed up. You'll need to work out which sailboat belongs to which owner, the dock numbers, and the lengths of the boats.

Boats: Adagio III, Fair Weather, Irish Pride, Petite Palm, White Squid

Docks: 6, 8, 16, 19, 28

Owners: Ann, Charlie, Hetta, Ivor, Kelly

Lengths (in ft): 22, 25, 28, 31, 34

Clues:

- 1. Of the sailboat at Dock 16 and Charlie's boat, one is the Petite Palm and the other is the White Squid.
- 2. The Fair Weather isn't moored at Dock 19.
- 3. The White Squid is 9 feet shorter than the Irish Pride.
- 4. The boat at Dock 19 is either Charlie's boat or Ivor's boat.
- 5. The five boats are the Petite Palm, the sailboat at Dock 8, the 28 ft boat, the 25 ft boat and Kelly's sailboat.
- 6. The 22 ft vessel is owned by Kelly.
- 7. The Irish Pride isn't owned by Hetta.
- 8. The 28 ft vessel isn't moored at Dock 6.
- 9. The Adagio III is 3 feet longer than Kelly's sailboat.

10. The 34 ft vessel isn't moored at Dock 19. Answer

White Squid, 22 ft, Kelly, Dock 16 Petite Palm, 34 ft, Charlie, Dock 6

Irish Pride, 31 ft, Ann, Dock 8 Fair Weather, 28 ft, Hetta, Dock 28 Adagio III, 25 ft, Ivor, Dock 19 overseeing all Mission Bay planning, did not respond to repeated calls for comment feet out, and you build yourself a levee." on long-term plans.

Costly Fixes

At Treasure Island, the towers approved by city officials will include 8,000 homes and 235,000 square feet of retail space. Kheay Loke, a manager with development firm Wilson Meany, says the project makes sense because the area already has roads and electricity, so developing there is more environmentally sustainable than building in the suburbs. For the company, it means not having to install new come from the island's future taxpayinfrastructure.

For years, the property's developers have emphasized their plans to conserve energy, maintain open spaces and build walkable neighborhoods, linked to the rest of the city by public transit, including ferries. In an interview in a downtown conference room with a view of the island,

Loke said there was an easy — if "sacrilegious" — solution to sea level rise.

"Fill in the bay," he said. "You go 50

Wilson Meany and co-developer Lennar Urban already plan to fortify existing berms around the 400-acre island to make them broad enough to build higher in the future. And they plan to raise the land, at a cost of \$1.2 billion. Construction will continue through 2035.

"We can adapt and protect," Loke said. "Sea level rise and flood protection are problems that money can solve."

In this case, the money probably will ers. Treasure Island property owners will pay a special fee, called a Mello-Roos tax, to fund any future adaptation measures needed after the developers leave.

Brad McCrea, regulatory gram director at the Bay Conservation and Development Commission, said Treasure Island's developers brought

"eyes-wide-open expertise" to their plan- dollars on public relations to persuade votning. But he said he was skeptical of applying this kind of technology-centered approach everywhere around the bay, given that sea level rise could continue for centuries. "At the end of the day, this will be a levee-protected community," McCrea said. "There's no getting around that."

McCrea said Bay Area communities should be talking about retreating from the riskiest shoreline areas. "This is not about Treasure Island, but there are some basic questions here about where is the right place to build."

Will Travis, who headed the commission for 16 years until 2011, said the region needed a more "thoughtful, reasoned, rational and financially sound solution.

"It will buy you 50 years of time to get our heads around this notion of 'permanent temporary' development," he said. "Getting developers and local governments to think half a century ahead is very hard."

Developers are spending millions of

ers that they are building safe and environmentally benign projects. In November, San Francisco voters approved Proposition F — which technically exempted Pier 70, a development south of Mission Bay, from height limits, but in effect endorsed the construction of commercial space and 2,000 homes (600 affordable) on 28 waterfront acres. Our maps suggest that large portions of the former industrial area could be submerged under several feet of water by 2100 in the event of 6.4 feet of flooding (the intermediate prediction for sea rise and extreme storm surge).

After three years of public outreach, developer Forest City spent almost \$3 million on the campaign, including paying \$15,000 to the San Francisco Democratic Party, \$10,000 to the Republican Central Committee and \$25,000 the Sierra Club for mailing campaign fliers. The project won endorsements from the city's last



Turning a Parking Lot into Parks, Jobs & **Affordable Housing**

Dear Fellow San Franciscan,

We are the residents and small-business owners living and working closest to the proposed Mission Rock project and we are saying YES on Proposition D and we urge you to support it too.

Today, the area is a large surface parking lot known as Lot A. Proposition D will breathe new life into our community and help create a place worthy of this spectacular location.

Over the past eight years, the Giants have worked collaboratively with our neighborhood to help shape the plans for Mission Rock. Our community will be improved significantly by the new parks, waterfront access, recreational opportunities, a refurbished historic pier, affordable housing, jobs, neighborhood retail and restaurants, transit connections and replacement parking for Lot A.

Our neighborhood played an active role in the planning process and we are excited to see the transformation begin!

The Giants have consistently demonstrated a steadfast commitment to our City and our neighborhood. Proposition D is another example.

As neighbors of the project, we say YES on Prop D!

Please join us in improving our community.

Sincerely,

Bruce & Tara Agid,

Mission Bay Residents

Art & Sherrie Agnos,

Potrero Hill Residents

Cathy Akiyama

South Beach Resident

William Cahill, South Beach Resident

Shelley Carroll, South Beach Resident

Derrick & Tricia Chu,

South Beach Residents

Chris & Noel Kelton,

Proprietors of Primo Patio Café, South Beach

Toby Levine,

Mission Bay Resident

Katy Liddell,

South Beach Resident

Charmaine Lobo,

South Beach Resident

Robert Mansfield

South Beach Resident

Ronald Miguel,

Potrero Hill Resident

Laura Nichol, Potrero Hill Resident

Rudy Nothenberg,

South Beach Resident Peter & Janet Osborne,

Proprietors of Momo's & Mission Rock Resort,

Mission Bay Residents

Angeles Roy.

Mission Bay Resident

Lauren Obstbaum & Sunny Schwartz,

Mission Bay Residents

Kevin Shanahan,

South Beach Resident

Mimi Silbert,

President, Delancey Street Foundation, South Beach Resident

Patrick Valentino,

Rincon Hill Resident

Jamie Whitaker,

Rincon Hill Resident

Corinne Woods, Mission Creek Resident



WE SUPPORT PROP D:

Mayor Ed Lee

House Democratic Leader Nancy Pelosi

Board of Equalization Member Fiona Ma

State Senator Mark Leno

Assemblymembers

David Chiu & Phil Ting

Board of Supervisors President London Breed

Supervisors John Avalos, David Campos, Julie Christensen, Malia Cohen, Mark Farrell, Jane Kim,

Eric Mar, Katy Tang, Scott Wiener, Norman Yee

Former Mayor Art Agnos

Former State Senator John Burton

Former Assemblymember Tom Ammiano

Judge Quentin Kopp (ret.)

San Francisco Parks Alliance

Affordable Housing Alliance

San Francisco Bay Area Planning & Urban Research Association (SPUR)

UNITE HERE! Local 2

San Francisco Chamber of Commerce

San Francisco Democratic Party

San Francisco Republican Party

DCCC / Browne (Cont. from p. 9)

unnecessary debt gimmick? The analysis is this tax-base calculation? Do imputed leads to the conclusion that a resounding marginal prices today sum to a realistic No! On this affordable housing ballot is total asset valuation?

required. There is no effective oversight. Beneficiary criteria are not clearly defined. Our City debt already is too high and too costly. There are sufficient non-debt funds elsewhere in CCSF to underwrite a properly drafted affordable housing program.

The City debt comprised of General Obligation

Bonds (GO), Long-Term Debt Obligations (LTDO), and Enterprise Department obligations, based on orthodox calcula-Revenue Bonds (RB). Deficit financing tions and available data, is approximately by GO and LTDO is shown in Table 1. 5.4 percent. This is interesting in that the

are the City assets valued? How accurate

Outstanding G.O. Bond & Long Term Obligations 2015-16					
ltem	Amount				
Total General Obligation Bonds as of 7/15/15	\$1,881,108,899				
Plus expected New issuance	\$726,970,000				
Total G.O. Bonds	\$2,608,078,899				
Long Term Obligations (as of 7/15/15)	\$1,036,285,000				
Plus expected New issuance	\$231,600,000				
Total Long Term Obligations	\$1,267,885,000				
Total Principal Outstanding (GO + LTO)	\$3,875,963,899				

The estimated cost for these aggregate

Table 2 Enterprise Department Bond Principal Outstanding - Fiscal Year 2015-16						
Agency	Principal 7/1/14	Expected New Issuance	Total			
SFPUC	\$4,813,536,000	\$730,000,000	\$5,543,536,000			
MTA - Parking and Traffic	\$193,175,000		\$193,175,000			
Port Commission	\$99,321,079	\$612,375,000	\$711,696,079			
Airport Commission	\$4,502,010,000		\$4,502,010,000			
Total	\$9,608,042,079	\$1,342,375,000	\$10,950,417,079			

Encumbrances incurred through RB debt is shown by enterprise in Table 2.

net assessed value of San Francisco (8/1/14) less exemptions (\$8,175,049,347) are \$181,809,981,276. The taxable amount of general obligation bond debt limit is 3% is \$181,809,981,276 or 3% of the net assessed value of San Francisco, currently \$5,454,299,438. The outstanding bonds actually issued (Table 1) is \$1,881,108,899. Subtract this amount from the maximum debt limit of or \$5,454,299,438 gives a remaining issuance capacity for G.O. Bonds of \$3,573,190,539. Meaning, the City can still legally issue an additional amount of general obligation bonds (subject to voter approval) up to \$3,573,190,539. This is in addition to the \$2,608,078,899 G.O. obligations outstanding.

The question one must raise is how

Treasurer has an asset Investment Fund, presented in Table 3, with \$6,657,161,965 Using the current taxing formula, the earning 7/8th of one percent. Based on my calculations, this is a difference of 4.625 percent or a cost of \$307,893,741 annually.

This interest differential could more than fund Ed Lee's current affordable housing; hopefully after he succinctly clarifies the parameters of the recipient base (see above) and cost profiles (contractors and consultants, etc). Also, The SF Office of Community Investment and Infrastructure (OCII), the successor agency to the Redevelopment Agency, has \$277,109,310 in this liquid low- earning fund that could possibly be used for affordable housing without creating further debts.

Brian Browne, former member of the Revenue Bond Oversight Committee it created.

Sea Rise Planning (Cont. from p. 17)

three mayors, all 11 current members of the Board of Supervisors and more than 50 community groups. Activists with the Sierra Club's local chapter told a reporter last fall they never pressed the developer about sea rise.

Forest City has not yet sought environmental permits, so its specific plans are

Other proposed waterfront projects sprawling Hunters Point development that includes 1,600 homes now under cona commercial and residential complex ing collaboratively to develop solutions." rising at Candlestick Point to replace the eponymous stadium. Developers are raising the land there to keep buildings, streets and key infrastructure above the moderate estimate of the 100-year flood level — a few feet of storm surge on top of 3 feet of sea level rise.

Planners Value Flexibility

Chris Kern, a senior environmental planner for the city, said the lack of firm city codes allows easier adjustment to new scientific projections. It is sufficient that state law requires the city to assess whether new projects "expose people or structures to a significant risk of loss, injury or death involving flooding," he said.

The SF Public Utilities Commission's Behar said it was common for government to test regulations by applying them to public property before forcing compliance in the private sector. Piazza, the civil grand jury member, said San Francisco should halt the rapid pace of development until it

adopts comprehensive policies that protect both public safety and private property. If the city takes too long, all the gaps in the waterfront skyline will have been filled in by the time the rules go into effect.

Tam, a longtime advocate for regional climate adaptation planning at SPUR, sees hope in the city's new approach.

"Five years ago, this topic was virtually unknown," she told John Upton, a reporter for Climate Central, a nonprofit that that still need some approvals include the researches and reports on climate change. "Today, many city departments have not only participated and worked together to struction at the old Naval Shipyard, and produce this guidance, but they are work-

Kelley, the director of citywide planning, said it was too soon to recommend new planning codes. "We need to know what the problem is before we come up with an answer," he said. "This will lead to some discussion of what we might do."

In recent years, researchers in many disciplines have mapped detailed projections for potential flooding as sea levels rise. And, importantly, these models now mostly agree. The Public Press compared these models against local and regional policies and with recent building permit data. The research reveals that billions of dollars worth of planned development could be threatened by rising waters within a human lifetime.

Editor's Note: This is a truncated version, for the full report: sfpublicpress.org/

Also grab a copy of the summer 2015 print edition, on sale now



Proposition 13 Reform

By Carol Kocivar © 2015

'If it ain't broke...don't fix it.' This is common sense wisdomseldom heeded.

But let's flip that around: 'If it is broke...please, please, fix it.'

That's what a lot of folks are now nami of tax reform that limited the property tax rate in California.

Homeowners love it. Rising property

But for large corporations and commercial property, loopholes keep their There is a new urgency to the property taxes artificially low. (A good thing? Not so much.)

burden of total property taxes has shifted significantly. The homeowners' share statewide has increased from about 55% to 72%, while the commercial, industrial, and agricultural share has decreased from 45% to just 28%.

Simplified....Prop. 13 did two big things:

• It decreased property taxes and made it a lot harder to raise taxes.

 It set a maximum property tax rate of 1 percent based on 1975-76 values and allowed annual increases by the rate of inflation, up to 2 percent. Essentially, property tax is now based on what you pay for the property—not its current market value. Additional increases can only occur upon the change in ownership or completion of new construction.

It required two-thirds votes to increase taxes at the state and local levels.

School Funding Drops

Prop. 13 flipped school funding on its keep an eye on. head...and started the long decline in our investment in education in California.

Those decreased property taxes—the pop. ones that kept many grandmas and grandpas from losing their homes... no longer met the needs of our schools. Since 1978, the state budget has paid most of our school expenses through a volatile income tax system—- a huge shift from school funding once based primarily on stable local property tax revenues.

Talk about reforming Prop. 13 is not

For years, a variety of tweaks and thinking about Proposition 13, the tsu- manipulations have tried to address the Prop. 13 generated budget shortfalls in education and public services.

The next funding crisis is on the horitaxes seldom price mom and dad out of zon. The temporary Prop. 30 sales and their home anymore. (Definitely a good income taxes will soon expire, creating a loss of billions of dollars in education funding.

conversation

Make it Fair California is the latest In fact, since Prop 13 was passed, the reform effort... and this one looks like it has legs.

> Their goal: Protect homeowners but close the corporate loopholes.

> The coalition proposes reassessing big commercial and industrial property at fair market value—specifically exempting homeowners, renters and owners of agricultural lands. The increased revenues would go to support schools and local

> A Senate constitutional amendment, SCA 5, by Senators Hancock and Mitchell, seeks to make these changes.

What would the impact be?

A recent study by USC Dornsife researchers estimates that owners of under assessed commercial and industrial properties are avoiding over \$9 billion in local property taxes that could be going to support schools, community colleges, and other community services such as public safety, fire protection, libraries, and parks.

This proposed tax reform is one to

It is timely.

It does not increase taxes on mom and

And it would be up to 99 per centers to decide if they want to increase revenue by taxing the corporations.

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Glaucoma (Cont. from p. 14)

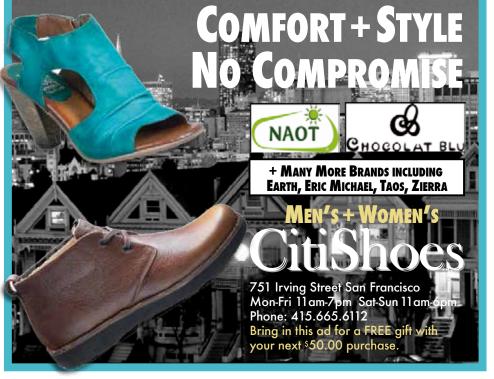
marked fluctuations and elevations in the intraocular pressure; e.g., iritis and iridocyclitis, intraocular neoplasms, dislocation of the lens, central vein occlusion and trauma.11

Anise Matteson is an elder care consultant, retired Registered Health Information Technician. Information is for educational purposes. For specific questions consult an ophthalmologist. mattesonecs@vahoo.com. 1,5. newfrontiers.americangeriatrics.org/chapters/pdf/rasp_7.pdf

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Travel By Sergio Nibbi

It's all in who you know

he centuries-old walled city of Lucca has been home to the Etruscans, the Romans, Napoleon, the Jews, and now me. Having been born just a few kilometers from the center of this historic city has always given me great pleasure in coming back and reliving the sights and sounds, while enjoying the

grandeur of the churches, villas, and monuments. But the real reason for our visit this time was to attend my brother's 70th birthday celebration. Our week in Paris and four days in Florence was just a preamble to the main event.



Friday night's meet and greet for the many out of town friends was held at the Baluardo San Pietro, a very special place that, as I was told by the party planner, was not available to just anyone, and considering the location and beauty of the room I can see why. The only thing missing were the plume-helmeted archers standing at attention by the entrance with their crossbows at the ready. Inside

the atmosphere was much more casual with local Tuscan wines, a full bar, and trays full of delicious hors d'oeuvres. The huge center table covered with local delicacies was fit for a king, and the food more than took care of dinner as the guests mingled and we all had the chance to witness the start of a stunning sunset over the city of Lucca.

Throughout the evening we had the opportunity to greet so many old and dear tionally, we still have relatives that live in the powered. area and it's always a true pleasure to reconplace on the family tree. The usual gatherings evening.....truly a once in a lifetime occasion.

Saturday night's party was held at a villa about 15 minutes outside the walls where Larry and his family were staying, and the setting rivaled that of any Southern mansion. With



perfectly manicured lawns, and olive groves us back true celebration, and the food was something didn't even lose my suitcase. So now it's back that will be talked about for years to come. In addition to the 5 piece band, we were all surprised by the appearance of Kyle Vincent, who in addition to being a real San Francisco Giants fan is also a great entertainer, and entertain us he did. In addition to the live show we were all given a copy of Kyle's latest album, "Detour", a lasting reminder of this memorable evening. After the evening's merriment, we old timers

left at an appropriate hour, but I have it on good authority that the music and dancing was still going on in the wee hours of the morning.

With a week left to enjoy Lucca, we revisited some of our old favorites while exploring new streets and byways. We found out that there is an evening performance every day of the year at the church of San Giovanni starting at 7 pm

where a piano player, a tenor, and baritone perform many of Puccini's famous compositions, perfect for a before-dinner treat. The stirring rendition of O Sole Mio brought down the house as everyone stood up for an encore, and the singers certainly did not disappoint. On Wednesday evening we enjoyed the first of the many concerts in the square that we watched right outside our window, as a reported 10,000 fans enjoyed the music of Bob Dylan, the first entertainer appearing in the Lucca Summer

Music Festival.

In the few days remaining after the party, we had the opportunity to enjoy dinner with a few of the visiting friends and relatives and catch up on the adventures of our respective families. With so many beautiful churches in Lucca we spent the last day visiting a few of the more popular ones such as San Michele, San Martino, and the Basilica of San Frediano. A good way to get rid of all the loose change for light-



friends that had made this special jaunt. Addi- ing candles, which are now mostly battery

So as Larry and his family packed for a few nect with them while trying to determine their days in Venice we wrapped it up on Saturday morning as well, got dropped off at the Florat home don't even come close to the aura of the ence airport for our short flight to Paris, and found our way for our overnight stay at the Citizen M, a Motel 6 on steroids that boasts mini rooms the size of a large walk-in closet, but is the epitome of efficiency. The hotel is within walking distance from the tram stations that

encircle the airport, has check-in kiosks, mood lighting in each room, free Wi-Fi, television, movies and several ways to determine the sound of your wake up alarm, all controlled by a small I-pad on the night stand. The room is as wide as the bed but it all works. Truly designed for the short term traveler, it worked extremely well for us as we enjoyed dinner and breakfast in the cafeteria-style dining room, shared tables and printed our boarding passes all within the confines of a few feet.

Sunday morning United delivered rom where we started while lopping and vineyards, it was the perfect setting for a off almost an hour on the travel time, and they to reality, back home, and eventually back to work. Truly, the party is over and what a party it was. From all the Facebook postings it was truly one of a kind, and having been there I can certainly attest to that. Great fun, great times, great friends and family and the only thing left to say is "Thanks for the memories"...... Happy Birthday Larry.

Sergio Nibbi gets around — *the world.*



Health Matters By Sharone Franzen

Eating With the Seasons

ack in our great-grandmothers' day, a person's diet would change seasonally according to the availability of fresh foods. One had to eat what had just been harvested, or store some of it for later use. Nowadays, we have the luxury of eating whatever we want, when we want it. But is this



good for us? Some would say that a wider variety of dietary choices leads to a greater breadth of nutrients. But are we really getting more nutrition these days? And are there downsides to eating the same foods year-round?

have many health benefits. First, consider the impact that continually-available foods might have on common food allergies. It's no coincidence that the foods that cause the most allergic reactions or intolerances are also the most frequently consumed. Take, for example, peanuts. The nuts themselves or their products are in MANY packaged foods: baked goods, sauces, condiments, candy, etc., and they can cause dangerous reactions in those who are allergic to them. Daily exposure to these ingredients may be what causes some people's immune systems to perceive them as a toxin and subsequently cause digestive or respiratory distress. Ingredients such as soy or wheat are consumed not just daily, but several times per day by people who rely on prepared or packaged foods, possibly setting up conditions for growing food intolerances. Maintaining an ever-changing cycle with our diets may be a natural way to prevent us from "overdosing" on just one developing food sensitivities. It would be hard to overeat, say, citrus fruits if they were only available once or twice

Secondly, eating food that is raised close to home cuts down on spoilage and ensures freshness. Shipping fresh produce from other parts of the country or the world clearly takes time. As soon as a plant has been harvested, it starts to degrade. A vase of cut flowers quickly illustrates this process – unless you are trimming the stems daily, your bouquet will wilt almost in front of your eyes. Fragile nutrients such as Vitamin C have been shown to decline quickly in vegetables and fruits while en route to distant markets. And once you've bought your produce, chances are good that you won't be eating it all on the day of purchase. As the days go by, even if those broccoli stalks remain firm in your refrigerator, by the time you eat them they might be seriously depleted of vitamins. (And why else eat broccoli, right?)

Furthermore, relying on seasonal foods may give us the nutrients we need, WHEN we need them. Dense, rich root vegetables that are harvested in late summer and store well through the winter give us the carbohydrates we need to get through the less-active months. (Yes, we need

Eating food that is in season may potatoes! Seriously!) Winter greens give us plenty of Vitamin A, C, and folate during the months when other vegetables are scarce. Vitamin and mineral-packed asparagus shoots give us renewed energy in the spring and help us flush out built-up toxins. And lovely, luscious stone fruits help get us through our August fog!

Additionally, we can borrow traditions from other cultures that use seasonal foods medicinally. For example, Chinese medicine prescriptions often include dietary therapy. Summer melons are used to give relief for those suffering from heat-induced disorders. Green onions guard against the bite of spring winds. Bone broth soup is used to bolster the immunity and is often fortified with seasonal herbs and spices to ward off winter's chill or help someone recuperate from a serious

Each season has its therapeutic prescription to strengthen one's resistance against the prevailing weather.

The benefits of a seasonal rather or two foods, and may protect us from than a perennial diet may be clear in terms of nutrition, but how does one make good choices at the supermarket when faced with such a large selection of produce? You can solve this dilemma in one of two ways: grow your own fruits and vegetables if you can, or buy them in-season at the farmers market. Cute little wheels that show you what's in season are available online or at some grocery stores, but if you frequent your local farmer's market, you'll know what's in season because that's all you'll find available there. Your weekly shopping trips will develop your appreciation for the nuances of each growing season, and will encourage you to enjoy fruits and vegetables at their peak. Once you have made yourself wait for those first fresh asparagus shoots in spring, you'll scoff at the woody and flavorless Chilean variety on offer at the grocery store in fall. Why eat a mealy off-season tangerine when you can revel in a juicy blood orange in winter? We are incredibly lucky to live so close to farming communities that offer an abundance and variety of food crops. Organizing our meals around seasonal offerings will make a positive impact on our health, well-being, and joie de vivre.

> Sharone Franzen is an acupuncturist and herbalist in Lakeside Village.



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San Francisco Chronicle

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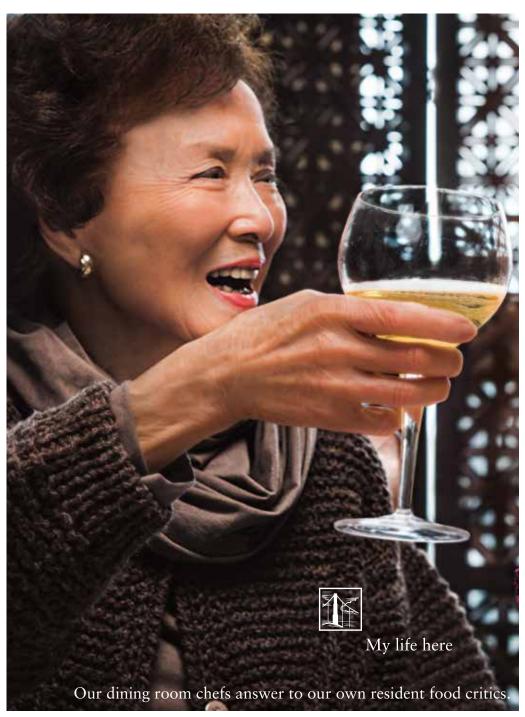
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