



ELECTION DAY IS JUNE 5th

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Car Break-ins: Phony Statistics & Placebo Beat Cops



by Lou Barberini, CPA

Dear Chief Bill Scott:

You may have returned to the Los Angeles Police Department (LAPD) by the time you receive this. Nevertheless, as a person who shares the same undergraduate major as you — an accounting degree — I was extremely disappointed in your administration's manipulation of crime statistics, your failure to analyze the details of DOJ-generated data used to demonize the San Francisco Police Department (SFPD), and your nonsensical strategies to address the rampant car break-ins permeating San Francisco.

False Crime Statistics

As a fellow accountant, I am astonished that SFPD's monthly crime statistics increase as they age. For example, for one single month (January 2017), SFPD reports that property crimes were of three different amounts: 2,867, 3,623, and 3,721. A single month, but with three different increasing totals reported, a 30% change increase over the 2,867 crimes first reported!

“Not only does this demonstrate a lack of integrity ... it also allows SFPD to initially report low crime numbers, and then when those months become the basis for comparison, the crime numbers miraculously increase to make the crime trend appear smaller.”

Property crimes, on the initial January 2017 SFPD crime stat report were reported as 2,867. However, a month later, those same January 2017 statistics, when used as a comparison to February, quietly increased to 3,623, and SFPD did not release an update to the original January 2017 report. One year later, when January 2017 was compared to January 2018, those same January 2017 monthly property crimes slyly increased to 3,721.

The January 2017 property crimes are not an isolated example. Every month, SFPD crime report's property crime statistics increased as time passed, but the original month was never restated to reflect the change. Over an entire year, January 2017 burglaries aged from 403 to 426 to 443; rapes increased from 37 to 41 to 46; and car stealing swelled from 393 to 407 to 423. How is it possible that a January 2017 crime wave could statistically occur during November 2017?

Not only does this demonstrate a lack of integrity by your administration, but it also allows SFPD to initially report low crime numbers, and then when those months become the basis for comparison, the crime numbers miraculously increase to make the crime trend appear smaller. I am sure that your LAPD interviews were leveraged with the April 11, 2018 *Chronicle* article: *San Francisco auto break-ins down 17% comparing the first quarter of 2018 versus the same period in 2017*. Is the consistent

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Lou Barberini on the beat • Photo: Vince Maggiora

Taraval Merchants See Red Over Parking Ban

by Dr. Derek Kerr

Coursing through the Parkside and Sunset neighborhoods, Taraval Street is dotted with small businesses. Since 2015, their owners have strenuously opposed Metropolitan Transportation Agency (MTA) plans to cut parking along the commercial corridor. The latest flare-up came on Monday, May 5th. Taraval merchants were vexed to see fresh red paint along the entire curb of the 2200 block. Gone were the parking spaces in front of Gene's Liquor & Deli, Universal Fire Equipment, Avenues Pet Hospital, Allstate Insurance and the Zhong Shan Restaurant. Reportedly, there was no forewarning. Although the MTA had promised fliers, business owners say they weren't notified. Worse, the parking ban deters customers and eliminates loading zones for daily deliveries of essential supplies.

Taraval is an MTA Rapid Transit Project. The rationale, per www.muniforward.com/1/, is to speed up transit times, and enhance public safety. The City's Vision Zero program, designed to end pedestrian deaths, labels Taraval between 26th and 36th Avenues a "High Injury Network." However, there are many hazardous roadways and Taraval doesn't rank among Vision Zero's 57 priorities. According to MTA's website, 22 people have been hit getting on and off L-Taraval trains in the last 5 years. The agency blames motorists who failed to stop as passengers were boarding. Just 72% of drivers complied with required stops. In April 2017, a 6-month pilot project sought to improve motorist compliance by deploying street markings, signs and flashing lights on trains. If the compliance rate reached 90%, MTA would have continued these measures. But compliance stalled at 74%. So, 36 parking spaces were expunged in order to install concrete boarding islands at train stops. Apparently, the 2200 block was the last to get red-zoned — and the last straw.

For affected merchants and residents, cutting parking doesn't make sense. Importantly, they feel disrespected by the MTA and abandoned by their Supervisor, Katy Tang. That's why Diana Anderson, co-owner of the Avenues Pet Hospital, appealed to mayoral candidate Angela Alioto. On May 8th, Alioto and her team joined a gathering of irate locals for a 30-person Press Conference outside

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When business owners along Taraval Street arrived at work on Monday morning, they were surprised to find MTA had painted the curbs red along the entire block. Alioto denounced MTA's process at a press conference three days later.



"I was at wits end," Dianna Anderson (left) of Avenues Pet Hospital said, "I heard mayoral candidate Alioto criticizing MTA's tactics recently at a mayor's forum, and it gave me some hope that someone would listen to our small businesses." Shown above is Ms. Anderson as she talks with Marcello the owner of Marcello's Restaurant and Sue Hoffman, neighbor

“Alioto's message resonated; “Neighborhood serving businesses are suffering devastating losses. With behemoth competition like Amazon on one side and ever more-demanding City agencies like MTA on the other, our small businesses are being squeezed out of San Francisco.”

Questions Raised in Unusual Challenge to Superior Court Judges

While it is unusual that incumbent San Francisco Superior Court judges are challenged, they are required to run for election, just like our politicians. Westside voters on both sides of the contest in the June election have submitted these arguments Pro & Con:

Vote for Change in the Courts

by E. Leigh Moyer

Four very accomplished public defenders have decided to run for Superior Court Judge against incumbent judges in this year's June 5th election. As has been the case since 1849, Article 6 Section 16 of the California Constitution provides that trial judges have regular elections where challengers can run for the office. As a community, we decided that there is a public benefit from judicial campaigns, which give voters the opportunity to interact with judicial candidates.

This makes complete sense, since it is our superior court that is tasked to hear controversies that impact people directly each day. Judges decide our landlord-tenant, divorce, child custody, neighbor and many important disputes. What better way to hold these elected officials accountable, but through a democratic process?

In accepting the job, these incumbent judges have been aware that they must stand for election every six years. Remarkably, there has been debate as to the propriety

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Westside Should Support Incumbent Judges

by John O' Riordan

The challenge to four incumbent Superior Court Justices has led to an unprecedented showing of support from local and statewide elected officials including Governor Brown, Senators Feinstein and Harris, and all four candidates for Mayor.

Andrew Cheng, Curtis Karnow, Cynthia Lee, and Jeff Ross are highly qualified and committed judges of the San Francisco Superior Court that are being challenged by four members of the Public Defender's Office in the June 5th election. Each of these four judges is incredibly qualified, intelligent, and committed to improving our San Francisco Communities.

Judge Andrew Cheng, has served on the court for nine years, after a career as a Deputy City Attorney and then an Assistant U.S. Attorney. At the U.S. Attorney's Office, he was promoted through the ranks, eventually serving as Chief of that Office's Civil Division. He has served at the Hall of Justice, presiding over criminal cases, and in

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The \$310 Million Housing Bond

Affordable Housing Bond Continuing Oddities

by Patrick Monette-Shaw

Changes to planned spending have plagued the affordable housing bond ever since voters passed the bond in November 2015. The history of the changes is remarkable.

Housing Bond Purposes Change Again

As of May 2018, there are even more changes.

On July 28, 2016 the Mayor's Office of Housing and Community Development (MOHCD) informed the Citizens' General Obligation Bond Oversight Committee (CGOBOC) that between January 2016 and July 2016 MOHCD eliminated both the "Middle-Income Rental Program" and the "Expiring Regulations Preservation" subcategories from the "Middle-Income Housing" main category of bond uses. Three new subcategories appeared on July 28 not previously listed in previous documents describing planned uses. The three new categories were "Middle-Income Teacher Housing," "Middle-Income Buy-in Program," and "Middle-Income MOHCD Production," none previously disclosed by MOHCD.

The Westside Observer reported in March 2017 that by CGOBOC's October 3, 2016 meeting MOHCD had eliminated the "Middle-Income Buy-in Program" rolled out July 28, 2016, a sub-component of spending that existed for a two-month period.

Like the "Middle-Income Buy-in Program" removed in October 2016, the 250 Laguna Honda senior housing project introduced in January 2017 disappeared from bond spending by November 2017.

Planned spending is changing yet again, six months after MOHCD last presented its bond plans to CGOBOC on November 20, 2017.

Between November 2017 and May 2018, the number of affordable housing units in the \$100 million "Low-Income Housing" main sub-category is dropping by 246 units, a negative 38.7 percentage change cut.

As well, the "Teacher Next Door" loans program is cutting support to 190 teachers. The reduction from 250 to 60 Teacher loans represents a negative 76 percentage change cut.

The cut from 64 to 21 units in the "Middle-Income MOHCD Production" category represents a negative 67.2 percentage change reduction.

The combined cuts total an overall 397 reduction of affordable units — from 1,785

to 1,388 — to be funded by this bond represents a negative 22.2 percentage change cut within a six-month period.

Fully \$18.92 million is also being shifted from the "Middle-Income MOHCD Production" category to the "DALP" (Down Payment Assistance Loans) category to fund an additional 63 DALP loans, averaging \$300,317 DALP loans.

Where's the Metrics?

As the Westside Observer reported in June 2016, the inaugural hearing on the affordable housing bond held on January 28, 2016 was pathetic, as neither MOHCD nor CGOBOC had thought ahead about what sort of reporting requirements — evaluative "metrics" to report and evaluate various and diverse categories within the bond — would be used by CGOBOC to assess progress on the bond. The reporting metrics hadn't been developed.

Throughout 2016 and 2017, MOHCD stalled developing in collaboration with CGOBOC any meaningful metrics. Here we are two-and-a-half years after the inaugural CGOBOC hearing in January 2016, and metrics still haven't been developed. Will CGOBOC insist that the metrics must be defined by November 2018?

Ethics Commission Fines MOHCD's Previous Director

As reported in April 2015, a January 15, 2015 a press release from then-Mayor Ed Lee summarizing his January 2015 State of the City address claimed he would create a new investment fund to launch more affordable housing projects:

"The Mayor will create an accelerator fund, with private and philanthropic partners, to accompany bond financing, seeding public-private partnerships that will enable nonprofits to act quickly and complete [sic; "compete"] on the open



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market to purchase land for construction of affordable housing and buildings to be improved as permanently affordable units."

A 2014 report from the Mayor's Housing Work Group noted that a "Housing Affordability Fund" — ostensibly separate and distinct from the Housing Trust Fund approved by voters in 2012 — would be established via a public-private partnership. The 2014 report stated the accelerator fund would leverage limited public dollars for housing by pursuing development of the Housing Affordability Fund as an "off balance-sheet" fund.

The City launched the "accelerator" fund on February 2, 2016 naming it the Housing Accelerator Fund (HAF), as a registered 501(c)(3) non-profit organization. It eventually received a \$10 million loan, presumably from MOHCD's larger Housing Trust Fund, not from the \$310 million Affordable Housing Bond.

San Francisco's Campaign and Governmental Conduct Code prohibits City employees from engaging in activities that their city departments have identified as incompatible in a Statement of Incompatible Activities (SIA).

The Mayor's Office SIA § III(A)(3) (B) provides that the following activity is incompatible and, therefore, prohibited with duties of Mayor's Office employees:

"No employee who works in the following divisions of the Mayor's Office — the Mayor's Office of Housing, the Mayor's Office of Community Development, or the Mayor's Office of Criminal Justice — may serve on the Board of Directors of a non-profit organization that applies for loan or grants administered by the employee's division."

The Ethics Commission got wind that when the HAF was created, MOHCD's then-director, Olson Lee, served on the Board of Directors for the HAF from its inception until his retirement on June 2, 2017.

The Ethics Commission entered a "Stipulation" in mid-April 2018 with Mr. Lee. The Stipulation noted:

"[Mr.] Lee should have obtained an Advance Written Determination prior to serving as a board member for the Housing Accelerator Fund [HAF]. Instead, Respondent Lee obtained an Advance Written Determination from Mayor Lee only after Ethics Commission Staff inquired [in October 2016] whether his service on the HAF Board was an incompatible activity under the Mayor's Office SIA and after having participated in a decision to make a grant to a non-profit organization for which he served as a board member."

The Stipulation fined Olson Lee a mere \$800 for having violated the SIA. Ethics could have fined Lee up to \$5,000 for the violation, but just slapped him on the wrist with the reduced fine. As a Department Head who reported directly to then Mayor Ed Lee, Olson Lee should have been keenly aware of the prohibited incompatible activity in which he was engaging.

Homeowners Didn't Kill 250 Laguna Honda Project

Forest Hill neighbors have been falsely accused of killing the senior housing project proposed for 250 Laguna Honda Boulevard. That's a complete lie that deserves to be corrected in the public record.

On March 19, 2018, in response to a follow-up records request, MOHCD's Director, Kate Hartley wrote:

"The reduced footprint required to accommodate both the church and the unstable hillside meant that 250 Laguna Honda was likely no longer a large development but instead average in size (maybe 70 to 80 units). For this size development ... MOHCD determined that its money could be better deployed elsewhere."

It's a sad day for journalism when a neighborhood newspaper, the Westside Observer, has to correct inaccurate reporting in San Francisco's mainstream news media outlets, but is happy to do so as a civic duty.

On April 12, 2018, the San Francisco Examiner published an article by Joshua

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Bring San Francisco back to the RIGHT direction

- NO more government abuse!
- NO more drug/recreational marijuana abuse!
- NO more homeless dying on the streets!
- NO more unfair housing policies!
- NO more sanctuary city for criminals!

Together we will fight against corruption!



ELLEN LEE ZHOU FOR MAYOR

PAID FOR BY ELLEN LEE ZHOU FOR MAYOR 2018 FPPC # 1400965 FINANCIAL DISCLOSURES AVAILABLE AT SFETHICS.ORG



ENOUGH!

San Francisco must have **more** police officers.

We must have full-staffing of our police force. Our City Supervisors permitted this shortage, affecting the safety of our Citizens, and exposing the Cops on the street to greater harm. In 1994 we voted for Prop D, mandating that officers be brought up to full strength — 1,971. That minimum may have been sufficient 25 years ago, but doesn't meet today's needs. In July, due to retirement eligibility, we may have 300 fewer officers. As mayor, I'll guarantee a sufficient police staffing level.

We need to prosecute felons, **not** protect them!

I wrote the Sanctuary City law in 1989 because so many people were deported in one night and the City was left to care for the children of the deported. As a mother, it broke my heart to see families torn apart and so many children left without parents.

I never wrote it to protect dangerous felons. The petition ordinance that I filed at City Hall will be on the ballot in November. It will roll back the 2016 amendments that allowed dangerous felons — people who commit murder, rape, and mayhem — to stay on our streets. That was never the intent of the Sanctuary City law.

Vote Angela Alioto Mayor on June 5th!

The SF Police Officers Association Endorses Only Angela Alioto for Mayor.



"The Mayor of San Francisco ... must understand that compassion must be balanced with common sense when tackling public safety issues, and keeping San Franciscans safe and free of crime. Most importantly, she must understand our police department and its members and care about public safety.

"The only candidate who meets this criteria and has the passion, historical perspective, common sense, and unquestioned love for our City is Angela Alioto."

— Martin Halloran
SFPOA President

www.aliotoformayor.com

Angela ALIOTO MAYOR

Paid for by Angela Alioto for Mayor 2018 • Financial disclosures available at sfethics.org

Ruminations From a Former Supervisor by Quentin Kopp



Was it Diogenes who declared: "If a man carries his own lantern, he need not fear darkness?"

Reiteration appears inevitable in the face of the June 5 California election. Therefore, I reiterate my three most-prized recommendations: I urge readers to vote for retired Superior Court Judge Steve Bailey for Attorney General, Steve Poizner for Insurance Commissioner, and Marshall Tuck for Superintendent of Public Instruction. That gives you a Democrat, a Republican, and an Independent, thereby covering all bases. Judge Bailey was principally a criminal defense lawyer for 25 years before election to the El Dorado County Superior Court and is unmistakably the most experienced and balanced of three other candidates. Steve Poizner, a registered Independent like me, served as Insurance Commissioner in 2007 until 2011, accepts no campaign donations from insurance carriers or brokers, and represents integrity of the highest nature. Democrat Marshall Tuck is free of obligation to the California Teachers Association or charter school proponents and is not a career politician, unlike the incumbent or his principal challenger.

Absent from last month's recommenda-

"The myth that SPUR is a 'think tank' conceals its membership roster of contractors, architects, and recipients of taxpayer and toll payer dollars. Stop their rip-off by rejecting Regional Measure 3."

tions was my feeling about Regional Measure 3. It constitutes unfair governmental taxation, flying in the face of logic, history, and fair treatment. It proposes toll bridge increases from \$5 to \$8 on six of the seven bridges crossing San Francisco Bay owned and operated by the State of California and a Bay Bridge increase to \$9 during peak hours, \$8 on weekends, and \$4 all other times by 2025. Tolls, like gasoline taxes, constitute user fees, paid by users of the public transportation facility. In fact, motorists at the time the Bay Bridge and others were opened received governmental promises that tolls would cease once the bonds used for construction were paid. That was untrue. Regional Measure 3 now proposes to use an estimated 4.45 billion dollars to pay for 35 projects not constituting maintenance or improvements of the seven State-owned bridges. About 70% would finance mass transit projects, 25% would foster roads and highways, and 3% would benefit bicyclists, who pay no tolls or other fees, and pedestrians. A user fee, it is not.

The State Legislature and Governor already last year bastardized the gasoline tax with increases not simply for highways, roads, and streets, but for public transit and other non-user purposes. California three times in the early 20th Century used general obligation state bonds to pay for motor vehicle facilities before political leaders recognized that was unfair to those not using streets and highways. Thus, in 1922, the Legislature and Governor

enacted a 2-cent-per-gallon gasoline tax upon the clear principle that those who use streets and highways, not the rest of society, should pay for their construction and upkeep. That's the principal reason an initiative to repeal the politicized gas tax increase has been circulated for the November 2018 statewide election. Note that the Bay Area Council, Silicon Valley Leadership Group, and SPUR, which falsely proclaims itself as an "urban-planning think tank," support Regional Measure 3. They're contributing vast amounts of money to its passage. Why? Because their membership builders, engineering firms, and designers will obtain most of the contracts for the contemplated projects. The myth that SPUR is a "think tank" conceals its membership roster of contractors, architects, and recipients of taxpayer and toll payer dollars. Stop their ripoff by rejecting Regional Measure 3.

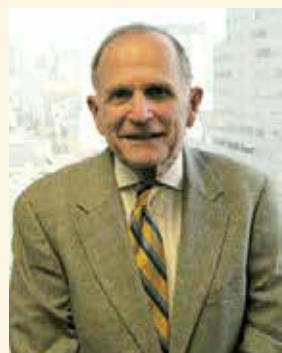
One other election highlight warrants comment. By a small majority, San Francisco voters approved a 2016 measure which allows aliens to vote in Board of Education elections this November. Some of those aliens may be illegal residents. Under

state law, it's possible that local aliens' names and addresses could be obtained by federal authorities like Immigrations and Customs Enforcement to detect illegality. Only aliens with children under 19 can vote in those elections. Afraid of detection of illegal aliens by federal immigration officials, the Board of Supervisors approved legislation last month, compelling the Department of Elections to warn all such aspiring alien voters that illegality of presence could be discovered. Laws sometimes boomerang on those who are supposed beneficiaries. The same Board of Education also began a process of removing public school names no longer politically acceptable, authorizing an alleged panel of experts to investigate and submit recommendations this fall. By this month, such proposal may have received approval. In 2016, Board of Education member Matt Haney tried to promulgate abolition of the name of George Washington High School. In the face of riveting opposition from the Washington High School Alumni Association and others, he turned tail. One of the targets identified last month by a colleague is Fairmount Elementary School in Glen Park, which faces identity extinction in favor of politically correct Dolores Huerta. In today's San Francisco political climate, nothing is safe from revision to suit those who abhor history. The orthodoxy of San Francisco politics sometimes interferes with Diogenes' observation.

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

Great Expectations and Our Next Mayor by John Farrell

This June 5th we will elect a new mayor who will potentially lead our City over the next 10 years. It is too bad we have to deal with this rank choice voting crap, as votes are split and not everyone's vote counts in the end but that is the way it is right now.



Harvey Rose, SF's former Budget Analyst

Today we have over 850,000 residents. Despite the rapid growth in our City's cost of living, the population is projected to increase to 1 million over the next 10 years or much sooner. What is the City's strategy to achieve this one million population growth? We have an aging infrastructure and our transit system needs to be addressed. Traffic downtown is horrendous. We have an affordable housing crisis, the highest property crime rate per capita in the nation, and a homeless situation that has worsened. Should I go on?

We all get wrapped up in our worlds, whether it is making our mortgage or rent payments. Putting food on the table and a roof over our heads, raising our children or taking care

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No longer able to drop off her dog at the curb, a customer carries a large, sick and wiggling dog, from her car, blocks away to Avenues Pet Hospital which has been at 2221 Taraval for 68 years

Seeing Red (Cont. from p. 1)
thePet Hospital.

Much discontent was directed at MTA officials, its unelected Board and Director Ed Reiskin. Diana Anderson said that over the past 3 years, the agency “just steam-rolled over any objections and refused to implement any alternative solutions we offered to address safety concerns.” She’s also skeptical of MTA’s “disingenuous” research assumptions and methodology. She doubts that cutting parking will improve safety, citing the small number of accidents given Taraval’s 30,000 daily transit passengers - about one collision per 2.5 million riders. As for speeding up transit, she questioned why a 24 hour/day parking ban was imposed given the paucity of riders outside of morning and evening rush hours. Indeed, several nearly-vacant double buses rumbled by during the noon rally.

Mike O’Rourke, representing the Transportation Alliance of San Francisco, a grass-roots transit improvement group, characterized the MTA as an “autocratic fiefdom, insulated from the public.” Albert Chow, president of People of Parkside Sunset and owner of the Great Wall Hardware store joined past-president Alan Sam who owns the Allstate Insurance office, in decrying the many hours they wasted conveying community concerns, petitions and suggestions to the MTA. They say their pleas for parking recuperation and mitigation of “highly impactful” changes fell on deaf ears. Barry Hermanson, a 40-year Sunset resident and Green Party candidate for US Congress recalled; “SFMTA’s original presentation to the community was a fully-formed plan. They didn’t come to us to help craft a solution.”

Economic and service disruptions emerged. Gene, the 20-year owner of Gene’s Deli, keeps his shop open until 10 PM. Now, he’s losing customers because nearby parking is scarce after 6 PM. Veterinarian Brandy Vickers emphasized that she’s legally obligated to see emergency patients, while MTA prohibits emergency access to the hospital. It’s risky when guard-

ians of large dogs have to scrounge for parking and haul their ailing pets several blocks for medical attention. Customers

“Barry Hermanson, a 40-year Sunset resident and Green Party candidate for US Congress recalled; “SFMTA’s original presentation to the community was a fully-formed plan. They didn’t come to us to help craft a solution.”

are complaining and some have canceled visits for lack of parking.

These complaints are reminiscent of a prior revolt against the MTA, championed in these pages by former District 7 Supervisor Tony Hall. Backed by the Coalition for San Francisco Neighborhoods, a motorist and parking-friendly Proposition L reached the November 2014 ballot. The “Restore Transportation Balance” initiative failed with 37% voter support. Advocates for public transit, pedestrians and bicycles won then and remain formidable. For the Taraval resistance, there may be hope. On May 15th, the Board of Supervisors, citing “frustration” with MTA, agreed



“None of the folks at the rally believed that MTA’s goals of transit efficiency and safety justify expelling business-sustaining parking. Is there some other agenda? Alioto suggested that Taraval’s reconfiguration is “getting ready for 5 to 7-story construction” - taller, denser buildings on the Westside. Heads nodded.”

to veto certain transit decisions based on neighborhood appeals.

So where was Supervisor Tang? In the



Desperate merchants reached out to candidate Alioto, fearing as one merchant remarked “we only have to look at what happened to the businesses along the N Judah Line to see what will soon happen to our Taraval businesses”

“Just because certain merchants are unhappy... does not mean I have been unresponsive. The SFMTA Board ultimately makes final decisions...and the Board does not always listen to my recommendations.” (Supervisor Katy Tang responded)

between the pro-parking and pro-safety factions, steering them into small focus groups after MTA hearings devolved into shouting matches. While siding with the

track infrastructure projects to our most heavily traveled corridors,” she famously vowed to fire Ed Reiskin and audit MTA’s billion dollar budget. That’s why she was recruited. And Alioto’s message resonated; “Neighborhood serving businesses are suffering devastating losses. With behemoth competition like Amazon on one side and ever more-demanding City agencies like MTA on the other, our small businesses are being squeezed out of San Francisco.”

To a *Westside Observer* query, Supervisor Tang replied that she wasn’t invited to the rally but found it “appalling that a Mayoral candidate would insert herself and prey on angry merchants given that she did not partake nor fully understand the history of the project.” Tang added; “Our office has been working with SFMTA to recuperate as much parking as possible along Taraval...creating more parking turnover by installing time-limited parking...(and)...looking into creating more passenger loading and business yellow zone parking...” She cautioned; “Just because certain merchants are unhappy... does not mean I have been unresponsive. The SFMTA Board ultimately makes final decisions...and the Board does not always listen to my recommendations.”

None of the folks at the rally believed that MTA’s goals of transit efficiency and safety justify expelling business-sustaining parking. Is there some other agenda? Alioto suggested that Taraval’s reconfiguration is “getting ready for 5 to 7-story construction” - taller, denser buildings on the Westside. Heads nodded. We asked Supervisor Tang if this was the case. Her emailed statement didn’t say.

Dr. Derek Kerr is a San Francisco investigative reporter
Contact: watchdogs@westsideobserver.com



Greatwall Hardware Business owner, Albert Chow, President of People of Parkside Sunset(POPS), outlines the inflexible pattern of SFMTA’s responsiveness to neighborhood concerns. “This is not the kind of public interaction I would expect from a Director who makes almost a half-million dollars a year,” Alioto responded

Commentary

Affordable Housing — It’s Not that Easy.

by Steve Lawrence

Let’s do a thought experiment. Imagine the way voters would think, and vote, if housing were allocated as in my youth, decades ago. Imagine that rents rise annually. At what percent? It depends. Recently in SF it has been about 5%. But the more housing added, the lower the rate of rent increases. Less housing added means greater rent increases.

Today housing is allocated largely by luck. Those who have rent controlled homes are in clover. With a big scary “unless...” Those lucky winners of an affordable housing lottery smile. Those with “special characteristics” recognized and accommodated, for example teachers, or elders, may also find luck. Then there are those left to the sharky waters of the Market. Not so lucky. Supply has been constrained, demand is high, prices likewise. These Market tenants often

impossible. That prospect just might gain the cooperation of single family owners.

How many new homes are needed? That has been answered in an opinion piece in the *Examiner*. Patrick Wolff set out what it will take to lower rents to reasonable and customary levels. We need a fifty percent increase of nearly 200,000 units over twenty years. That’s 10,000 units a year, double what is recently the target of City Hall.

Isn’t 10,000 units per year fantasy? Yes,

“But every neighborhood wants housing added elsewhere. In order to keep rent increases down, new housing must be allowed somewhere. What to do?”

support affordable housing luckies, and live with them, want to or not.

Politicians thrive in today’s housing mish-mash. Developers beg to befriend them. Tenant voters eat up the pol’s tough talk; “greedy landlords” make a great target. Affordable housing residents want no boat rocked. Nonprofits too, with their million dollar CEOs, building and managing “affordable housing,” are onboard. Bureaucrats who administer all the complication have city jobs. There are Planning Commissioners to appoint...the list goes on. Government grows and thrives.

Now let’s get back to imagining what voters would think was housing allocated by a free market. Rents rise every year; this is certain as death and taxes. How much? Again, the more housing added to the housing stock, the less rents rise. Less added, the bigger the rent increases.

Under such a scheme the 70% of voters who rent would want housing added. That would keep their annual rent increases down. But of course the additional housing should not be in their backyard; preserve my neighborhood, and clog not its roads and trains.

But every neighborhood wants housing added elsewhere. In order to keep rent increases down, new housing must be allowed somewhere. What to do?

A balance will be achieved. Politicians may pay off neighborhoods that allow housing to be built. Each Supervisor negotiates for his neighborhood. Somehow a balance gets done. Voters are motivated to enable housing (and to elect a good negotiator as Supervisor).

What about the 30% who own their own homes? Won’t they only want no change in their neighborhood? Admittedly, this is so. Also, fewer homes built means theirs goes up in value. This needs to be overcome. Can it be?

Possibly. Today there are restrictive covenants: one lot one home one family. If housing production fails to meet targets, perhaps public policy will set aside these covenants. Restrictive covenants will become unenforceable as against public policy. Not

right now it is, because we have misplaced incentives barring us from getting there. Instead of “compassion” for the poor and displaced, offering a lottery number with the drawing usually coming too late to help, what if we realized that incentivizing for the long term is ultimately more compassionate than continuing down the rocky and worsening road we’re on. A mess has been made; we have a system that severely limits the building of housing. We compound our error by demonizing developers and landlords; after all, they supply an essential of life—shelter. Is that so bad? (It’s our policies that make developers and landlords act badly; good landlords are punished under the present system.)

We’re now well along the road to socialism for housing. We know how that looks: Soviet Russia showed us. Or, when nothing gets built, Cuba (admittedly charming, but run-down, way down). Socialism over-believes in the goodness of humankind. Picture those posters of the new Soviet worker! Mythical. Drab blocks of dreary housing, with who you know or grease to gain preference. The Market method assumes that humans act self-interestedly. No Pollyannas. (Well, maybe one: me. Why else would I engage in this crazy thought experiment?)

What about the poor? How do they jump the shark of today’s outrageous rents? Twenty years is too long to wait.

The City made the mess, and the City should remedy it. Today we spend big bucks on all manner of housing subsidies. Perhaps a declining subsidy for needy renters, based on length of residence in SF and income, is just. The subsidy should decline over no more than twenty years, 20/20ths, 19/20ths, 18/20ths.... Feasible? One can only hope.

Continuing down the path we’ve followed we can expect no better results than what we’ve seen, and will probably get worse. Shouldn’t we think about how to solve the housing crisis? Can’t we end the blame game, and aim for what can work?

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

Advocates demand better treatment of pedestrians

by Jonathan Farrell

As lives get busier and more distracted with tech gadgets, driving skills are at risk. How many times have you as a driver been in such a hurry that you forgot to slow down at an intersection? Or if you are on foot and about to step out into a cross walk, how many times have you noticed the cars not exactly coming to a complete stop?

Well, this is an issue one of growing concern for advocates like Cathy DeLuca, policy & program director at Walk San Francisco. She contacted this reporter to say she was very disappointed that her letter to the *San Francisco Chronicle* was not published.

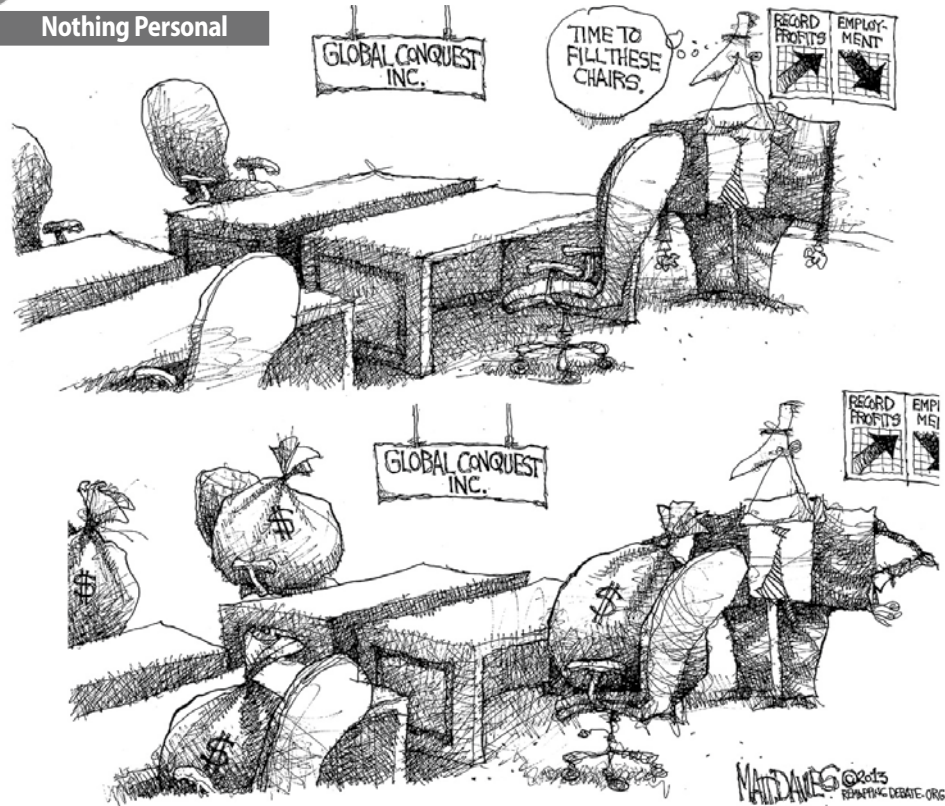
She wrote the letter to the editor on May 1 to denounce the way in which the newspaper reported the tragic incident of

a pedestrian who was killed while crossing 19th Ave near Winston, not far from Stonestown Mall.

The brief report which appeared in The Chronicle on April 30, did not mention the man’s name, only that he was “a Jay-walker” who according the San Francisco Police Dept report ignored a red light and proceeded to cross, in the wee hours of

Cont. p. 9

Nothing Personal



My 2¢ • Will Durst © 2018

MANY FURTHER QUESTIONS.

Robert Mueller has many questions for the president. The New York Times released a list of 49 for which Donald Trump hopefully has answers that can assist the special counsel’s investigation into Russian interference during the 2016 election. Although the New York City real estate developer may know nothing at all. A situation many folks say... chances are high.

The president has announced various positions on the potential interview. One: he looks forward to testifying under oath. Two: he will refuse to answer and plead the 5th Amendment to protect against self-incrimination. Three: something in between which could include ignoring a subpoena and/ or refusing to admit the existence of anybody who may or may not be named Mueller.

His lawyers have voiced similar diverse opinions. Some maintain he should testify

“What were you thinking when whatis-name did the thing with the guy at the place?”

None of the preview inquiries mention Russian hookers, so, obviously it’s not a complete list. And in the spirit of helping, we here at Durstco have come up with a few more questions that should be asked because inquiring minds want to know.

• Is Stephen Miller the result of an Army-science breeding program that mated rabid wolverines with poisonous fungus?

“... the only time Trump told the truth in public was when he said if we voted for Hillary, we’d end up with a president under criminal investigation. Sure enough ...”

and get it over with and others warn he’s walking into a perjury trap. Which, experience tells us, to the 45th POTUS, is any question asked, especially under oath.

It may very well turn out that the only time Trump told the truth in public was when he said if we voted for Hillary, we’d end up with a president under criminal investigation. Sure enough, a plurality of the country voted for Hillary and now the president is under criminal investigation. “Lock him up.”

Nobody’s sure who leaked the list to the press. At this point, it’s all guesswork. Perhaps Mister Special Counsel himself, or someone in or near the White House? The assignment editor at MSNBC? A disgruntled craft services worker from the National Review? Melania? Unnamed sources are blaming well-placed insiders.

And why was the list leaked? To lower expectations, raise them, lull participants to sleep? Is this a double blind or major feint or are they letting the Commander-in-Chief know the nature of the questions to give him time to construct alibis and motivations other than furthering his own future and fortune?

Mostly, the questions sound like typical prosecutorial gobbledy-gook. “Who? What? Where? Why? When? Hunh?”

- What’s the deal with your hair?
- In your estimation, who has the more annoying mustache: Ty Cobb or John Bolton?
- What are the chances Dennis Rodham will be appointed ambassador to North Korea?
- What was Stormy Daniels like in bed?
- Was Rudy Giuliani trying to help? Isn’t adding him to your legal team like throwing a hippopotamus onto a trapeze team?
- How are things with Melania? Any truth to the rumor that all the knives have been removed from the East Wing?
- How come your ties hang down to your knees? Is it a peripheral vision thing?
- Is Corey Lewandowski your love child?
- Have you ever seen Mike Pence exhibit an actual pulse or is he the product of reverse taxidermy?
- Was James Comey’s freakishly large hands one of the reasons you fired him?

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Award Winning News for the Neighborhood • Society of Professional Journalists



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Affordable Housing (Cont. from p. 2)

Sabatini that was both inflammatory and factually incorrect. Sabatini wrongly reported:

“The Forest Hill [senior housing] project was scrapped due to neighborhood opposition amid escalating cost concerns and a geotechnical report finding a nearby slope unstable and in need of shoring up — after a \$2 million investment from bond funds.”

In response to a records request placed with Kate Hartley at MOHCD the same day Sabatini’s article appeared, Hartley responded “[MOHCD] **did not advance any funds to Christian Church Homes [for the 250 Laguna Honda project], nor did we sign a predevelopment loan agreement. We don’t have records responsive to your request.”**

MOHCD notified CGOBOC on November 20, 2017 that the \$3 million in Prop. A funding for 250 Launa Honda had been re-allocated to another senior housing project at 1296 Shotwell. MOHCD asserted the main reasons for the funding transfer were *“delays encountered at 250 Laguna due to the historical findings on the site, the associated environmental approvals, and the extensive community outreach underway.”* MOHCD **did not** cite on November 20 that neighborhood opposition caused the funding re-allocation.

Sabatini should have known before publishing his April 2018 article that

MOHCD had already withdrawn Prop. A funding from the project four months-and-a-half earlier in November.

I spoke with Kate Hartley by phone on April 13, 2018. She confirmed the City had not spent one penny of the Affordable Housing Bond on the 250 Laguna Honda senior housing project, so Sabatini’s reporting was factually incorrect. Hartley gave me permission to quote her. She clearly stated:

“Withdrawing from the 250 Laguna Honda Boulevard senior housing project had nothing to do with the neighborhood’s objections.”

Hartley concluded, saying:

“There would likely be regular deposits of hillside debris onto the housing site, even under static conditions, which would have to be removed regularly. To mitigate against these deposits, the building footprint would have to be reduced, further decreasing the potential unit count at the site.”

Obviously, bond funding cannot be used for on-going maintenance or operating expenses such as debris removal for affordable housing projects.

The only report issued by either MOHCD or CGOBOC in March 2018 that Sabatini may have been referring to was the *“Accountability Report March 2018”*

created and released by MOHCD on March 16, a month before Sabatini’s hit piece. Numbered page 26 of MOHCD’s report directly contradicted Sabatini’s claim \$2 million of bond funds had been expended on the 250 Laguna Honda project:

“The project at 250 Laguna Honda is no longer moving forward due to cost considerations. No bond funds [from the \$310 million Affordable Housing Bond] will be spent on this project.”

More proof neighborhood opposition had nothing to do with MOHCD’s decision to withdraw funding from the 250 Laguna Honda project surfaced in a new lawsuit filed in Alameda County Superior Court on May 17 (Case # RG18905402, *Christian Church Homes vs. Philadelphia Indemnity Insurance Company*). All of the public excuses MOHCD has offered to date as to why the senior housing project was eliminated from bond spending appears to have been just a pretext to mask the real reasons.

As the *Westside Observer* reported in March 2018, the *El Bethel Arms, Inc. vs. Christian Church Homes* lawsuit filed in San Francisco Superior Court appears to have contributed more than we knew about what really killed the 250 Laguna

Honda senior housing project.

The Alameda Superior Court lawsuit alleges MOHCD exerted significant pressure on CCH to resolve the El Bethal Arms lawsuit, or risk losing the 250 Laguna Honda project. MOHCD apparently made it clear that if CCH did not resolve the El Bethel Arms lawsuit, CCH would lose the Laguna Honda project outright. MOHCD hasn’t admittedly so, publicly.

As the new Alameda lawsuit advances, watch this space.

When Will Changes to the Affordable Housing Bond Stop?

Here we are approaching three years after voters passed the affordable housing bond in November 2015. When will changes to planned spending of the bond stop? What types of affordable housing will voters eventually get?

And when will CGOBOC get around to insisting that the metrics to evaluate the bond spending must be developed and fully implemented?

An expanded version of this article, with hyperlinks, and additional discussion is available on the author’s web site at stopLHHdownsize.com.

Monette-Shaw is a columnist for San Francisco’s Westside Observer newspaper, and a member of the California First Amendment Coalition (FAC) and the ACLU. He operates stopLHHdownsize.com. Contact him at monette-shaw@westsideobserver.com.

Farrell (Cont. from p. 3)

of an elderly family member, taking care of the sick, needy, and those less fortunate, helping in our neighborhoods. We count on our elected officials, but it is time people start realizing they are not getting the job done. We need solutions and not rhetoric.

It is all good that our mayoral candidates want more affordable housing, and to take care of the homeless - especially the mentally ill and drug addicted, and to end property crimes. As concerned citizens we all want that. It is easy to point a finger, but that is not productive since we are all in this together. There have been many positive steps like navigation centers for the homeless, more police added, and more affordable housing in the pipeline. But more is needed, specifically leadership.

So where do we go from here? What do we expect from our next mayor?

First off, let’s identify the problem. The City has no game plan or strategy to accommodate this one million population growth.

Second, let’s stop being in a reactive mode, and formulate a game plan for the future that keeps the integrity of San Francisco and our neighborhoods. We need a mayor to finally take the lead and develop an all-inclusive strategy to handle the increase in population to one

million and its ramifications on our City and our City Services. These ramifications include increases in crime, traffic, transportation, homelessness, the City’s universal health plan, police and fire services, jobs, new businesses, etc... All City departments should report on the effect that the proposed increases will have on their service levels.

Third, The City must stop spending like a drunken sailor and cut the waste. Over the past several years our City has flourished and money has been coming in hand over first. Our tax revenues have increased substantially due to tourism and the tech industry and buildings continue to go up like crazy, changing the character of our neighborhoods. The Mayor’s FY2017-18 budget of over \$10 billion is a billion more than it was 2 years ago. However our City’s expenses are outpacing our City revenues, and the City projects a deficit over \$600 million over the next 4 years.

We need accountability in our City government and we need to show it to our taxpayers. We need Harvey Rose’s budget analyst’s office, in cooperation with the

Mayor’s Office, to perform a zero-based budget audit, and especially review all hires since at least 2007, reflecting the start of the prior foreclosure crisis. Positions should be reviewed based on their revenue production, efficiency, health and safety, if mandated, etc.

We need to utilize our City resources more effectively and efficiently, to cut waste and consolidate departments, programs, and services where applicable, to eliminate those that are low priority or not cost-effective, and reallocate funds to departments that are justified. We need to prioritize essential services and programs and ensure they have sufficient funding before lower priority programs are funded.

Fourth, in real estate it is “location, location, location.” In regard to the City it is “audit, audit, audit.” All revenue generating departments need to audit their processes to ensure all revenue sources are being addressed accordingly. I have outlined in these pages of the *Westside Observer*, at least several hundred-million in revenue that is not being captured.

Have the Grand Jury and Harvey Rose audit recommendations been

implemented? Are all City department lands that are rentable leased out, and if not, why not? Have all backlogs, such as building permits, been addressed? Have audits of non-profit agencies and City contracts been conducted to insure that services are being provided and to determine if they are even necessary?

Fifth, review all our existing City systems to see how tech savvy we can be. We have the top tech minds in the world in our neighborhood, so let’s take advantage of this for our City’s benefit.

Sixth, and last but not least, let’s stop talking and get it done.

As a public servant, I knew who I worked for - I worked for you, the taxpayers of the City and County of San Francisco. Every decision I made was in the best interest of the City. So I am writing to you as a professional and true public servant who knows the workings of City Hall and knows that business as usual has got to change.

We are the City that knows how. We need our next Mayor to step up and take the lead.

John Farrell Broker/Realtor® – Farrell Real Estate, MBA, Former Assistant Assessor – Budget & Special Projects, Westside resident - farrellreinvestments@yahoo.com.

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No Charge Curbside Collection

- The BulkyltemRecycling.com - No Charge Residential Curbside Collection program is only available to residents of the city of San Francisco.
- Participating properties must have an active residential or apartment account with Recology Sunset Scavenger or Recology Golden Gate.
- The account must be active for minimum of 30 days.

How many collections do you get?

- Residential customers are entitled to two No Charge Curbside Collections per calendar year.
- Multi-family owners/operators are entitled to one No Charge Curbside Collection for each building per calendar year.
- Multi-family tenants: each unit within an apartment building is entitled to one No Charge Curbside Collection per calendar year.
- Tenants may call us directly to schedule a collection.

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JUNE 2018



For voters the time is now......with election day upon us, the race to be the next Mayor of San Francisco is drawing to a close. There is still no clear-cut favorite to win outright, with London Breed, Mark Leno and Jane Kim all bunched near the top and Angela Alioto trailing (among the four major candidates). It looks like the ranked choice process will bring us the next mayor, but will it be the person with the most first place votes, or someone who is a popular “second choice.” Progressives Kim and Leno, Moderates Breed and Alioto have varying views of ways to move the city forward. The challenges of homelessness, housing (affordable and otherwise), traffic, tourism and city governance, and each candidate’s proposed solutions should be on what the voters focus. It has been an expensive race with loads of money flowing. If you don’t vote, you will have no reason to comment later. It is our civic duty to vote and this is the glue of our democracy. From the Mayor’s race to that of Governor, Senator, and all of the others (including the propositions and measures) your feedback, through the vote, is critically important. Sitting on the sidelines and not participating helped to create the mess that we have in Washington currently. Don’t let apathy happen here in SF. Exercise your rights and vote!



DROP-IN ART at the Randall Museum......Drop by the Randall Museum’s new Art Room and get creative with your kids. Art instructors guide a different hands-on art activity each week. All ages are welcome to participate. Afternoon Art is a great way to get a taste of the Randall Museum’s arts and crafts programs.

“AFTERNOON ART” DROP-IN ART WORKSHOPS
(All children under 8 must be with a paying participating adult)
July 7: CLAY PHOTO HOLDERS
Make colorful clay photo holders to display your favorite pictures.
July 14: STRAW ROCKETS
Create a straw rocket and have a blast this summer.
July 21: CLAY SEA STARS
Dive in and design a stellar sea star out of clay.
July 28: EXPANDING MONSTER JAWS
Make magnificent monster jaws that move and expand.

Where: Randall Museum 199 Museum Way
When: 1-4 PM each Saturday in July
Cost: Drop-in \$10 per parent-child combo; \$5 for extra child All children under 8 must be with a paying participating adult. Info: (415) 554-9600 or www.randallmuseum.org

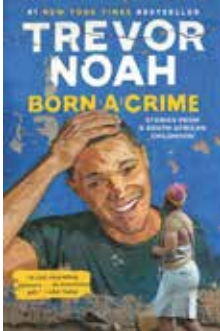
San Francisco Named Top Five City in Trust for Public Lands’ Newest Park Ratings...



SF Rec and Park has again been ranked as one of the top park systems in the nation! Through the Trust for Public Land’s (TPL) ParkScore index, we rank in the top five for the sixth year running, coming in at number five. Since the ParkScore’s inception, San Francisco has consistently been one of the top park systems in the nation, while also being the

first city to achieve the TPL’s goal of having everyone live within a 10-minute walk of a park. Highlights of our 2018 ranking include having a perfect score for access to our parks, as well as for dog parks per 100,000 residents! For the full park score and national rankings: parkscore.tpl.org/

MERCED BRANCH LIBRARY PROGRAMS... (for June) Adult Programs:



Merced Branch Library Book Club – Tuesday, June 5, 7 to 8:30 pm
Join us for a lively discussion of *Born a Crime: Stories from a South African Childhood*, by Trevor Noah. The Book Club meets bimonthly, and new members are always welcome. For a copy of the book or info, contact library staff at (415) 355-2825.

Knitting Circle – Tuesday, June 12, 6 to 7:30 pm
All levels of knitters, please join us with your knit projects and spread the inspiration! Practice supplies provided, but bring your own if you have a special project in mind. For ages 13 and up.

Merced Craft Night – Thursday, June 14, 6:30 to 8 pm
Join us for a fun night of crafting! Craft night is held on the second Thursday of each month. For ages 18 and up. Space is limited. Please sign up with a librarian or call (415) 3552825. Sign up starts on the first day of the month. This month’s craft is TBA.

Book-A-Librarian: Learn Basic Computer Skills
Choose a topic - searching library databases, setting up an email account, or surfing the Internet. Basic mouse and typing skills required. Sign up in-person or call to schedule a 45-minute one-on-one appointment.
Something for Everyone:

Film Showing and Discussion: Wonder – Saturday, June 23, 2 to 4:30 pm.
Based on the New York Times best-selling book by R. J. Palacio, the film Wonder (starring Jacob Tremblay, Julia Roberts, and Owen Wilson) tells the inspiring and heart-warming story of August Pullman, a boy with facial differences who goes from being homeschooled to attending a mainstream school for the first time. Join us after the film showing for a brief discussion of the movie. Popcorn will be served. (113 minutes, rated PG) *Funded by Friends of the San Francisco Public Library.

Summer Stride 2018 is in full swing and runs through August 19th! Visit our branch or your nearest neighborhood library to find out more about the hundreds of summer activities that are fun, informative, and support science, technology, education, math, and reading for all ages.
ALL PROGRAMS AT THE LIBRARY ARE FREE
Merced Branch, San Francisco Public Library 155 Winston Drive (at 19th Avenue), San Francisco, CA 94132, (415) 355-2825, www.sfpl.org

Have an event or neighborhood item or just an observation to share? Drop us a line at mitch@westsideobserver.com and share your ideas or just let us know what you think.

INGLESIDE TERRACES ANNUAL SPRING FLING GARAGE SALE

Saturday, June 9th
10 a.m. – 3 p.m.

More than twenty homes will be participating in the annual Ingleside Terraces Spring Fling Garage Sale. Ingleside Terraces is bordered by Junipero Serra Boulevard, Ocean Avenue, and Ashton Avenue. Maps will be available for your convenience. For more information, email Sandy Gandolfo: gandolfo.sandy@gmail.com.

MAKE THE RIGHT CALL

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AVAILABLE 24/7

- Is there a danger to life, property or the environment?
- Is there a crime in progress?
- Is someone having a medical emergency and needs immediate assistance?
- Is there a fire?

If you answered YES to any of these questions, immediately call 9-1-1.

KEEP 9-1-1 AVAILABLE FOR EMERGENCIES

3-1-1

CITY SERVICES & INFORMATION
AVAILABLE 24/7

- Police reports for crimes not in progress such as:
 - Auto Burglaries
 - Petty Theft
 - Vandalism
- Report graffiti, potholes, abandoned vehicles, or blocked driveways.
- Garbage and recycling services
- Street and park maintenance
- Property Tax Payments
- Birth Certificates
- Marriage Licenses
- Business Registration

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POLICE NON-EMERGENCY ASSISTANCE
AVAILABLE 24/7

- Noise complaints
- Loitering
- Wellness checks

MAKETHERIGHTCALLSF.ORG

SFPD’s Numbers (Cont. from p. 1)

6-month-delayed-reporting of data an accounting gimmick to manufacture a trend to later claim a drop in crime in future periods?

However, consider this analysis: First, it is suspicious that the SFPD crime stat page, which was dormant for eight months, suddenly was updated around the announced chief’s opening at LAPD. Second, the *Chronicle* headline, as explained above, was based upon completely manipulated SFPD statistics. Using your own administration’s statistics, I calculate car break-ins **actually increased** approximately 4.5% during that period, a 21-percentage point distortion! Third, the *Chronicle* headline doesn’t even take into account that the 2018 first quarter crime stats are really only preliminary numbers. Based upon SFPD’s track record, there is a 100% chance the 2018 first quarter numbers, the source of the *Chronicle* headline, will be higher by the fall than they are right now.

Car Break-ins: Statistics to Fault the Victim

The Captain of Taraval Station recently stated that 70% of car break-ins were caused by the car owner needlessly exposing property. That is like me saying basketball players that used deodorant instead of antiperspirant average 10 points more per game. The sports page box scores do not report on players’ hygienic habits. Similarly, SFPD’s collected data doesn’t tabulate where a victim’s stolen property was stored. So where were these Travel Station statistics obtained?

Your accounting curriculum at the University of Alabama included probability and statistics, which taught you that, for the Taraval Captain’s broad claim to be valid, he would have had to take a representative sampling throughout the entire city to be able to generalize his findings to the approximate 100 daily San Francisco car break-ins. The first issue is how the Taraval captain obtained data that is not

collected, and the second issue is the conspicuously round numbers (70%, 75%, and 90%) used in his report, potentially indicative of a very small and simple sampling.

The captain’s blaming of car owners and tourists nicely fits your administration’s narrative deflecting fault on the public by blaming the victim and, thus, fits all of your captains’ cohesive mantra they will “try and educate the public” about their carelessly exposed property. Perhaps to really educate the public, you could authenticate your Taraval captain’s sampling, or whether he made his conclusion based on just ten reports from the Stonestown parking lot at Christmas, which would be like me drawing a conclusion on sanitary preferences from an interview with just ten basketball players.

You Didn’t Analyze the DOJ Report on SFPD

Like an incurious student assuming his teacher’s infallibility, you took great pride in implementing the DOJ’s findings against SFPD without making an independent analysis.

As I detailed in the November 2017 issue of the *Westside Observer*, the DOJ was correct that SFPD’s actions are based on race, but not in the manner most people assumed. How else can you explain why a Caucasian is 64% more likely to be cited by an SFPD officer when compared to a person of color? SFPD was so sensitive about race that it preferred to cite Caucasians rather than risk the wrath of being labeled racist, but you missed this issue.

You were so caught up in the politicized DOJ’s narrative about a powerful police

union that you prevented union reps from addressing shift lineups. Essentially, coworkers could not discuss benefits, while you simultaneously allowed civilian life insurance agents, with department connections, to inundate secured-station lineups to peddle commission-products on the taxpayers’ time. Isn’t this both an inconsistent application and message on your policies, as well as a failure of you to remember your tax accounting classes that established life insurance is not a better investment than a Roth pension?



SFPD Chief William “Bill” Scott

Placebo Foot Beats Is Ineffective!

Chief Scott, your move to address the car break-in epidemic by moving undercover officers to uniformed foot beats seemed to defy logic. First, like the U.S. formally announcing to the enemy they are vacating a country, your move telegraphed to the criminals they no longer had to be on guard that every civilian vehicle could potentially

be an undercover SFPD officer. Second, car boosters can see an approaching foot beat officer — a *mobile scarecrow* — from a hundred yards away. There is no way a foot beat officer can catch a car burglar who has a 150- to 200-foot lead. And third, how does a walking foot beat on Irving, West Portal, or 24th Streets reduce car break-ins at the hot spots of Golden Gate Park, Lands End, or Pier 39?

Like the DOJ report that you accepted without question, you appeased the public’s belief that foot beats would make them safer. You fed the neighborhoods a

placebo instead of providing a more progressive contemplative remedy. Assigning foot beats to address car boosting was like applying pager technology in a facial-recognition world. Had you been innovative and perhaps read *The Wall Street Journal*, you might have been able to *educate* the community on how other cities are implementing bike beat officers as a replacement for *mobile scarecrows*.

Bike foot beats:

1. Are still approachable to the public;
2. Can close the distance gap to criminals in seconds and cannot be outrun;
3. Can cover the less-traveled off-streets of commercial areas and immediately return to the main streets in seconds;
4. Can cover, and be exposed to, five to ten times the area a foot officer can cover in the same period of time;
5. Can be deployed quickly to other sectors of a district without having to take MUNI or have a police car transport them;
6. Send a green message by not requiring gas, oil, or battery replacements;
7. Extend the life of police cars by less usage;
8. Reduce insurance costs to the city, and cannot cause the damage and civil payouts that police vehicle accidents create;
9. Keep the officers physically fit; and
10. In a gridlocked city, a bicycle is quicker than a police vehicle to arrive at a critical incident.

Conclusion:

I am acutely aware of the effects on crime fighting that both the San Francisco political environment and the District Attorney’s office lean towards decriminalizing crime have created. However, my expectations were that with your accounting degree, you would have applied the principles of *consistency*, *accuracy*, and *integrity* to your management style. You either did not bother to monitor your

Cont. p. 18

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By Way of Explanation

by Brian Browne

In May (WSO-L2E) I supported a No vote on Proposition A. I did this because the designated oversight committee for monitoring the expenditure of these funds is the ill-fated Revenue Bond Oversight Committee (RBOC). The illusion of oversight is worse than no oversight. This group, for the betterment of San Francisco ratepayers, must be disbanded immediately.

I do not oppose vigorous and fair competition in our power markets and would welcome the SFPUC and other viable competitors. I do not oppose public funding with proper oversight.

The SFPUC under GM Harlan Kelly and CFO Eric Sandler is enjoying a renaissance regarding public input. These two administrators deserve our support and confidence in this endeavor.

I was invited (2017) by the SFPUC to comment on the impact of ratemaking. The assumptions of the current rate consultants as to the static effect of rate hikes is spurious and uncoupled from orthodox economic theory. Rate hikes do cause consumers to reduce use. The consultants did not take this phenomenon into account.

The SFPUC uses a revenue requirement approach to ratemaking, meaning they figure out what their costs (capital and operating) are to deliver current and projected supplies and develop rates to cover such costs. The revenue requirement approach to ratemaking is the norm in utility rate-making in the U.S.

The SFPUC is a self-regulating entity. Its main oversight is the California Constitution (Section XIII) as changed by 1996 Proposition 218. Water, wastewater, and garbage rates are special purpose

taxes These taxes may only be used to cover reasonable and allowable cost of delivering current supplies. The rate quotient for planning purposes is total estimated revenues (or costs) divided by total forecasted volumes demanded (Revenues\$/Volumes).

By increasing rates and failing to impute consumer cutbacks they are overestimating funds that will be available from the sale of utility services to cover future costs. Proper forecasting techniques, based on the net impact on consumer demand of significant rate escalation must implemented in budget forecasting.

I made two main recommendations (among others) to the SFPUC.

- 1. The ratemaking process be placed under the GM and redesigned, and
- 2. Highly qualified analysts with experience in the economics and engineering of ratemaking with an in-depth knowledge of Proposition 218 must oversee and implement this all-important process.

Process does determine outcomes.

Brian Browne was coauthor of 2002 Prop P and former member of the Revenue Bond Oversight Committee it created. Feedback: browne@westsideobserver.com



CEQA: Death By a Thousand Cuts

by George Wooding

In a nutshell, a death-by-a-thousand-cuts strategy explains State Senator Scott Wiener's SB 827 legislation to densify (via infill development) San Francisco's residential areas. Weiner's legislation lost, but he will be introducing new infill legislation based on proximity to transportation again next year.

CEQA — the California Environmental Quality Act — is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

CEQA is the best friend of citizens because it allows people to comment on the adverse impacts of proposed projects, helps mitigate projects, and can provide better alternatives to poorly-planned projects to be developed. Without CEQA,

(33%), competitors, and labor unions seeking non-environmental outcomes."

San Francisco's CCHO (pronounced choo-choo) the Council of Community Housing Organizations, led by Peter Cohen and Fernando Marti, has strongly supported CEQA. CCHO has lead the affordable housing movement in San Francisco since 1978. While CCHO may not have taken a position on SB 827, CCHO joined the Community CEQA Improvement Team, which is an alliance of over 42 organiza-



State Senator Scott Wiener, impervious to his recent defeat of SB 827 in the statehouse, continues on his unswerving purpose to undo the neighborhood and citizen oversight protections afforded by the California Environmental Quality Act (CEQA).

developers, politicians, and planners would be able to complete projects without citizen oversight or transparency.

CEQA is California's broadest environmental law. It applies to all discretion-

tions working to reverse recent attempts both statewide and locally to weaken public access to protections of the California Environmental Quality Act (CEQA), and working to ensure that any changes to local

SB 827 exempted CEQA oversight while increasing building heights in residential neighborhoods, no new parking, no new transportation, and no new infrastructure."

ary projects proposed to be conducted or approved by any California or local public agency, including private projects requiring discretionary government approval.

Basically, CEQA is a system of checks and balances for land use development and management decisions in California. It was enacted in 1970 by Governor Ronald Reagan to minimize the adverse effects of development on its surroundings. CEQA has existed for almost half a century.

It is ironic and completely sad that Senator Wiener — ostensibly a Democrat (unless he is a DINO, a Democrat in Name Only) is seeking to permanently gut Republican Ronald Reagan's thoughtful CEQA legislation.

Any significant environmental effects found are documented in an Environmental Impact Report (EIR) to inform agencies and the public of potential project's adverse environmental effects. CEQA review can delay a project by several months to several years and can cost developers millions of dollars.

Like all things designed to be fair, CEQA has unforeseen good and bad consequences.

Originally designed to measure environmental impact, the August 2015 Holland and Knight report, "Litigation Abuse Under CEQA," states: "CEQA litigation is overwhelmingly used in cities, targeting core urban services such as parks, schools, libraries, and even senior housing."

Further the report notes: "Sixty-four percent of those filing CEQA lawsuits are individuals or local associations, the vast majority of which have no prior track record of environmental advocacy — and CEQA litigation abuse is primarily the domain of special interests such as citizens groups

CEQA procedures will strengthen (not weaken) this vital law.

Of note, both the Coalition for San Francisco Neighborhoods (CSFN) and the West of Twin Peaks Central Council are alliance members. Cohen and Marti are active organizers with the Community CEQA Improvement Team.

The pendulum swings both ways. In response to CEQA lawsuits, politicians like Wiener have tried to weaken CEQA or exempt CEQA from future projects. This will allow developers, municipalities, and the State of California to make more money on projects. CEQA projects will also be expedited to reduce citizen input.

SB 827 exempted CEQA oversight while increasing building heights in residential neighborhoods, no new parking, no new transportation, and no new infrastructure.

SB 375, the anti-sprawl bill signed by then-Governor Arnold Schwarzenegger (September 30, 2008), contains potentially revolutionary changes in California's arcane processes of regional planning for transportation and housing — largely by mandating the creation of "sustainable" regional growth plans.

In terms of planning practice, the most powerful provisions of SB 375 had to do with CEQA Exemptions and Streamlining. Under the legislation, certain types of development projects are exempt from CEQA — or qualify for streamlined review. And these projects qualify for streamlined review even if they conflict with local plans.

Citizens didn't know what hit them in 2008. Projects will be approved before we even had a chance to review them.

Assemblyman David Chui's

Pedestrian Rights (Cont. from p. 5)

the morning on Saturday April 28; even though the oncoming vehicle had "a solid green light."

The fact that the newspaper report simply refereed to the pedestrian as "an unidentified man," only made DeLuca more determined to raise awareness of this critical problem which she sees as an epidemic. It is a problem not only in San Francisco but in many places.

Working with the San Francisco Municipal Transportation Authority and other advocacy groups like San Francisco Families For Safe Streets, DeLuca wants everyone to be safe in our world-class city. Yet DeLuca feels that the press has a responsibility not to criminalize the victim, with vague reporting and emphasizing he was "a Jaywalker." With the SFMTA working to improve conditions for both pedestrians and commuters, DeLuca believes more cooperation needs to be fostered to

Questioning the quality of the reporting, DeLuca said. "We don't even know if that's what happened. Early police reports are often inaccurate."

What makes her letter to the editor at The Chronicle even more poignant is the fact that there is no mention of the driver as to an identity, in the Chronicle's April 30 article. Or if any investigation was done as to the conditions of the driver, only that the police report said the oncoming vehicle had "a solid green light."

Later details about Reed were varied. The initial SF Chronicle said he was 40. But later reports like in SF Weekly said he was age 34 and another said he was 32. To add more sorrow to this incident, later reports said that SF Police determined Reed was within the cross walk.

As the City's most recognizable and respected newspaper, DeLuca strongly believes The Chronicle could have done better, especially as news of the tragic incident was first released. She cited that

Later details about Reed were varied. The initial SF Chronicle said he was 40. But later reports like in SF Weekly said he was age 34 and another said he was 32. To add more sorrow to this incident, later reports said that SF Police determined Reed was within the cross walk"

improve the safety of all on the streets of the City of St. Francis - this includes the media.

First and foremost the unidentified man's name was Elijah Reed. "The headline — Jaywalker killed in San Francisco in early morning collision, police say — labels the victim a criminal. Not a person," said DeLuca.

She pointed out that he was someone crossing one of the most dangerous streets in San Francisco. "The message (from the newspaper) is that he crossed at the wrong time, so it's his fault he died."

"We're appalled, she said to the SF Chronicle editor, by how you wrote about a man killed while walking on 19th Avenue."

Columbia School of Journalism's Columbia Journalism Review has rules on how collisions are reported. Rule 1 avoid blaming the pedestrian, even if it looks as if it might be so, there is always more to the story.

The families and friends of the victims are grieving, taking little care to report the facts in better detail causes more suffering. "Instead of blaming people for getting killed, said DeLuca, let's talk about how to save their lives."

DeLuca believes the tragedy of Elijah Reed's death could have been avoided.

Jonathan Farrell is a San Francisco free lance reporter. Feedback: jonathan@

Taraval Station Community Meeting

Tuesday, June 19 | 6 pm –7 pm • Taraval Police Station • taraval.org



TARAVAL STATION Crime Report

Burglaries Down, Robberies Up

With less than a week left in May, the reported incidents of burglaries and thefts from vehicles are down. The reported incidents of robberies are slightly up from last month, as a couple of convenience stores and a clinic were targeted earlier this month. All three cases have been assigned to the Robbery Detail and they are actively working with our SIT Team and TNT on possible leads.

On August 7th, National Night Out will be taking place throughout the country and each police district will have a venue. It is an annual community-building event that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer. The Taraval will have two venues: Minnie & Lowie Ward Recreation Center and Playland at 43rd Avenue. We will have a BBQ, games, resource fairs and entertainment. To participate or volunteer at either venue, call the station.

Our monthly Community Meetings every third Tuesday of the month, from 6-7 pm at Taraval Police Station. There, you can hear updates and share any of your concerns. For more information, visit taraval.org or call (415) 759-3100.



Captain Robert Yick

Wednesday, May 2

Battery
8:59 am | 00 West Portal Ave
A girl and a friend were walking to school when another student, the suspect, accused her of talking negatively about her. The suspect then pulled her hair and pulled her on to the ground, then walked away. Officers found the suspect and she was cited and released to a family member.

Thursday, May 3

Robbery
1:57 am | 2000 Ocean Ave
Two suspects wearing ski masks, entered a store. One pointed a gun at the clerk demanding cash while the second filled his backpack with bottles of alcohol. Both suspects immediately fled the area with the stolen money and alcohol.

Friday, May 4

Threats – Vandalism to Property
8:46 pm | 1300 46th Ave
A woman came into the store asking to purchase flavored cigars. The clerk asked for identification and, seeing that it did not match, she asked for a credit card to confirm. The suspect refused. The clerk told the suspect that he had to retain the identification. She left the store, however, returned with a metal rod and used it to damage multiple items inside the store while threatening the clerk. Then she fled.

Saturday, May 5

Assault – Arrested
5:32 pm | 3800 Noriega St
A man, the suspect, and his girlfriend, who were regular customers at a pub had been drinking when the girlfriend went to the bathroom. When she didn't return the waitress went to check and found her on the bathroom floor. She told the suspect that she could not serve them more alcohol, then returned to the bathroom to help the girlfriend but he followed her and slapped her. She told him to leave and a customer tried to escort him out. The suspect bit the victim's hand. Several other patrons joined to get the suspect outside and awaited the police. He was later arrested.

Traffic Violation – No Driver's License
4:34 pm | Junipero Serra Blvd & Winston
Officers determined that a driver was traveling approximately 60-70 mph in a 40 mph zone. They stopped the driver, who did not have a driver's license. He was cited.

Battery
6:17 pm | 2400 20th Ave
A woman called DPT regarding a vehicle that was blocking part of her driveway. DPT arrived at the same time the suspect returned to his car. He rang the victim's doorbell many times and yelled at her when she opened the door, then punched

her and fled.

Sunday, May 6

Robbery
10:40 pm | 1200 10th Ave
A woman was been walking home when a suspect approached her demanding her property. She initially refused until she saw a gun pointed at her. She surrendered her property and he fled on foot.

Assault – Threats – Arrested
6:26 pm | Ocean Ave & Lee Ave
A man parked his car in a spot next to the suspect, who complained about how close he had parked to his car. He responded by cursing at the suspect and an argument ensued. When he approached the suspect took out a knife so the victim punched the suspect. The suspect made stabbing motions without making contact, but threatened to get his gun. The victim backed away and the suspect cut the victim's tires. Officers arrived and detained the suspect, and he was arrested.

Monday, May 7

Assault – Meth – Resisting Arrest
9:53 pm | 1200 Ocean Ave
A man waiting in line at McDonald's had his motorcycle helmet halfway on his head when the suspect tapped on his helmet and said something to him. He did not hear what the suspect said but asked the suspect not talk to him. The victim, a manager, seeing the incident told the suspect not to bother customers. The suspect hit the victim on the head with a picture frame he was holding, and fled. Officers detained him, despite refusing to comply and resisted handcuffs. A check found two warrants for his arrest, and a search revealed a container of methamphetamine. He was arrested.

Warrant Arrest – Arrested
5:39 pm | Sloat Blvd & 34th Ave
A woman who had stolen four backpacks and ran away on foot. Officers located and detained her. The witness declined to press charges after receiving the stolen merchandise, but a check revealed two warrants for her arrest. She was arrested.

Tuesday, May 8

Warrant Arrest – Arrested
5:09 pm | Ocean Ave & Victoria St
Officers saw a car with heavily tinted front windows. Conducting a traffic stop and a check revealed a warrant for his arrest. He was admonished for the window tint and arrested for the warrant.

Robbery – Burglary – Stolen Vehicle
4:27 pm | 43rd Ave & Sloat Blvd
From her window, woman saw a man inside her work vehicle—with the engine running. He got out of her work vehicle and got into her personal car. She

confronted him and dragged him, holding on to her stolen property, out of her car. However, he brandished a knife and fled.

Thursday, May 10

Robbery
4:21 am | 2200 Taraval St
An employee at 7-11 said the suspect came in holding a gun demanding money. The suspect took the money from the victim and also grabbed several boxes of cigarettes from behind the register and placed them into a duffle bag before fleeing.

Friday, May 11

Robbery
10:28 pm | 100 West Portal
The victim at a medical office was walking out of the laundry room when two suspects, one holding a gun, ordered him and a second employee on to the ground demanding the medication and cash. They took the medications, the victim's money and a cell phone and fled in a car.

Carjacking
4:06 pm | 42nd Ave & Ulloa St
The victims said they had agreed to meet, via Craigslist, and purchase a car. On inspection, they decided against the car, and when the victims began to drive away, the suspect told them he would start posting fake ads with their name and information. When the victims returned to confront him, he brandished a gun. They ran and hid, then found the suspect had stolen their car and personal property.

Sunday, May 13

Attempted Robbery
1:30 am | 800 Sergeant St
A man and woman had just left their car when three suspects walked towards them. One of the suspects grabbed woman attempting to take her property while the other two fought with the male victim. Then the suspects suddenly let go and walked away. The victims said the suspects were frightened away and took nothing.

Assault
12:51 am | 1000 Taraval St
The witness said two frequent customers resumed a previous argument. They decided to fight outside despite the witness attempting to intervene and discourage them. The suspect was last observed kicking the victim, who was on the ground, before he walked away.

Monday, May 14th

DUI – No License Issued
2:00 am | 19th Ave & Sloat Blvd
A woman, reportedly asleep in the driver's seat was unresponsive to officers commands; the car was still in drive and idling. Later she admitted to smoking marijuana seven hours ago in Pacificia and was driving to her friend's house in San Bruno but did not recall how or why she ended up in San Francisco. She was arrested.

Traffic Violation – Suspended License
9:42 pm | 19th Ave & Pacheco St

Officers conducted a traffic stop on a car without a license plate. A check revealed the driver's license was suspended, and was cited previously for a suspended license. He was cited and his vehicle was towed.

Thursday, May 17

Burglary – Theft from vehicle – Possession
9:22 am | 100 South Lake Merced Hills
Officers responded to a report of a burglary. The victim's garage door had been opened and multiple items were missing. He found the missing items laid out on a nearby grassy area of a parking lot next to the suspect. A witness said the suspect was seen moving items via a recycle bin. When officers detained him he said he had permission to take the items and why was he being detained? He was arrested.

Saturday, May 19

Robbery
8:46 pm | 2000 37th Ave
A school security guard saw group of students, who did not attend the school, acting suspiciously. He tried to take a photo of their license plate, but a male driver got out and tried to take away his phone. Then a second suspect got out and pushed and punched him. He fell and dropped his phone, and a third suspect snatched it. All three suspects fled the area.

Monday, May 21

Traffic Violation – Suspended License
12:36 am | 19th Ave & Buckingham Way
Officers conducted a traffic stop on a car traveling 56 in a 35 mph zone. A check revealed that a suspended driver's license and the driver had been cited 4 times for the same violation. The driver was cited and his vehicle towed.

Theft of a Bicycle – Arrested
6:51 pm | 00 West Portal Ave
A witness saw a suspect stealing a bicycle. When officers detained him, he said he thought the bicycle was abandoned, but when somebody yelled at him, he gave the bicycle back. A check revealed a warrant for his arrest. After further investigation, he was arrested.

Cont. p. 12

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Senior Smarts

Last Will and Testament

By Anise J. Matteson, CBF

The importance of advance care planning in preparation of the unexpected cannot be emphasized enough. You may need someone to express your wishes during your lifetime and after your death. If you have not named someone, hopefully, this article will encourage you to think about how indecision will affect your loved ones.

THE PUBLIC ADMINISTRATOR

The *Pubic Administrator* takes care of the affairs of those who have died and do not have family members able or willing to manage the estate.¹

Having the Public Administrator take over the administration of an estate is what is considered “administrator of last resort.”²

Duties: Searches for family members and wills; arranges for disposition of remains; locates and manages all assets; monitors creditor claims; reviews taxes; and provides all services necessary to administer each estate through distribution to heirs and beneficiaries.

California Probate Code³

Assembly Bill No. 2687, Chapter 888: Filed with the Secretary of State September 29, 2004. Approved by the Governor September 29, 2004. An act to amend Sections 58, 7601, 7602, 7603, 7620, 7622, 7660, and 7666 of the Probate Code, and Section 4986.6 of the Revenue and Taxation Code relating to public administrators.

Powers: The right to take control of a decedent’s property; issue written notification of this fact; summarily dispose of property, as specified, under certain circumstances, when real property is discovered prior to a tax sale, the public administrator of the county where the property is located be notified and that he or she commence probate proceedings.

Expanded authority: To take control of property that, in the sole discretion of the public administrator, is subject to loss, injury, waste, or misappropriation; require specific entities, including private agencies, retirement fund administrators, insurance companies and others to provide the public administrator the property, as specified and would require these entities provide the property without requiring a death certificate or a charge; acts with the authority of a personal representative in certain cases; increases the maximum value of the decedent’s estate that a public administrator may dispose of without court authorization; increases the minimum compensation that a public administrator receives for performing specific actions; establishes certain procedures for the sale of real property of the decedent.

Cases Referred to Public Administrator⁴

The Public Administrator receives and investigates 300 to 500 new referrals each year. In about half of these cases, the Superior Court appoints the department as the administrator of the estate.

The Public Administrator must petition the Court to serve as Administrator in estates valued at more than \$50,000.

The average time span of an estate from referral to final disposition by the court is 2.5 years.

Cost

IN MEMORIAM (Obituary): \$15 per line. \$125 per photo. (San Francisco Examiner, May 13, 2018)

FUNERAL: According to the National Funeral Directors Association, the median cost for a traditional funeral in the United States was around \$7,045 in 2012 (This includes basic services of the funeral home, embalming, visitation, a funeral service, hearse and car rental, and a basic metal casket).⁵

CREMATION: the average cost was around \$3,000 in 2012.⁶

Indigent Burial Assistance⁷

The state of California does not provide burial or funeral assistance. Eligibility Requirements: Contact the county’s social services department for what services they are able to provide. Benefits Received: Basic funeral or cremation costs for those on welfare or without funds to pay for a funeral. There are no provisions for services or viewing.

Decedents Property and Money⁸

All property is inventoried, stored, and eventually liquidated. Personal property, including vehicles, are sold at auction. All cash and proceeds from the sale of property are deposited into a trust account held by the Public Administrator in decedent’s name. Debts are paid, including the reimbursement to the State of California for Medi-Cal benefits received. The Public Administrator is paid a statutory fee (set by the Probate Code) and the remaining funds are distributed to persons named in the will or pursuant to the laws of intestacy) Probate Code Sections 6400-6455)... Items of sentimental or historical value are distributed to a designated family member whenever possible. If there are insufficient funds in the decedent’s estate to pay for shipping the family is asked to bear this expense.

The Public Administrator’s fees are paid at the end of the process and come from the decedent’s funds.⁹

Conclusion

Estate planning is the best gift you can give your loved ones.

If you have not done so, contact an attorney so that your will is well-written to withstand contesting and your executor information is up-to-date.

RESOURCES

DFS. A network of local family owned and operated funeral homes and cremation providers who offer lower cost death care alternatives. Helps families locate low cost cremation and burial services throughout San Francisco. FREE consultation. www.dfsmemorials.com/state/california/city/san-francisco#.WwNufGeG-Uk. (415) 281-9121.

Nolo. Provides a Directory of California Probate Lawfirms & Lawyers. You can view profiles and contact information. Also legal articles on wills, trusts and probate. nolo.com/lawyers/probate/california.

SF Bar Association, Lawyer Referral. Offers legal assistance from lawyers experience including Probate and Wills, Real Estate Law, Trust and Estate Planning. (Monday through Friday 8:30 am – 5:30 pm. sfbar.org/lawyerreferrals. (415) 989-1616.

^{1,4}www.sfhhsa.org/services/care-support/public-administrator

^{2,8,9}vcportal.ventura.org/hsa/docs/brochures/pdf/2014/2014-04-04_FAQ_14inch.pdf

³leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=200320040AB2687

^{5,6} www.personalcapital.com/blog/retirement-planning/cost-of-funerals-death-and-dying/

⁷www.funerals360.com/blog/funeral-costs/funeral-assistance-for-those-who-need-it

Anise J. Matteson, CBF is a Certified Bereavement Facilitator, elder care consultant, Retired Registered Health Information Technician and writer of reference books for seniors. Information is educational only. For questions consult an attorney.

Do you have a pinched nerve?

We can help.

Dear friend,
It’s hard to believe, I know, but it’s true. Last year more Americans were killed by prescription drugs than by guns, AIDS, suicides and terrorists combined ... But we’ll get to that in a minute.

Let me start by explaining the photo in 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 years”...(and we just moved to our new office on Clement Street). Well, that’s me. I’m also the woman hugging her niece at the Jersey Shore in the picture.

Seventeen years ago something happened that changed my life forever. I was a young woman living in Philadelphia when it happened. 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 police were called and we all went to the hospital. No one was bleeding, so the doctors took some x-rays of our neck, gave us pain meds and sent us on our way. The next day I woke up with pain everywhere and it just kept getting worse. For years I tried everything that I could find. For an escape from the pain, I went to medical doctors, physical therapists, acupuncturists, I tried special pillows, and anything I thought might help. I 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 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. Thank goodness that they took the time to help me! I went to his office where he asked me about my problems, did an exam, and took some x-rays of my head and back. After that he pointed out where my nerves were pinched and adjusted them. The adjustment was so light I barely felt it. I began crying as I 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 thank him every day! After that, I knew what I had to do. I had to become a chiropractor, and that’s how it happened!

I have adjusted many children within 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.

You see, it’s not normal for kids to get ear infections, asthma, allergies or a number of other illnesses we see clear up in our office everyday.

When the nervous system is working correctly your internal resistance and healing powers are enhanced.

A healthy family does NOT rely on medication to make it well. My family does not turn to medication to seek health and we don’t have a “medicine chest” in our 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 medications.

In an average year, the World Health Organization (WHO) reports over 1.5 million hospitalizations due to medication. Last year the WHO reported 350,000

deaths due to medication people took... and 160,000 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 understand that health comes from within. This is why chiropractic helps so many people. You see, your body can heal itself. Your body doesn’t need any help;

it just can’t have any interference. With chiropractic, we don’t add anything to the body or take anything from it. We find interference in the nervous system and remove it, thus enhancing the healing capacities of the body.

We get tremendous 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
- Chronic Pain
- Neck pain
- Shoulder/arm pain
- Whiplash from car accidents
- Backaches
- Numbness in limbs
- Athletic injuries, just to name a few.

Here is what some of your neighbors have said:

“I had back pain for 15 plus years and two back operations. Now I play tennis, sit at my computer and enjoy an active pain free life! Thank you Dr. Meakim!” — A. McGrath

“All possible medicines and doctors, you made a miracle taking away my pain!! 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 neck pain free!” — C. Brubaker

My qualifications:

I am a graduate of Palmer College of Chiropractic, I have published articles in 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 to athletes that you may know.

My assistants are Miranda and Nancy and they are friendly and helpful and ready to assist you to set up an evaluation. Our clinic is both friendly and warm and we try our best to make you feel at home. We have wonderful service at an exceptional fee. Our clinic is called Healthy Life Chiropractic and it is at 101 Clement Street (at the corner of Clement St. and 2nd Avenue). Our phone number is 415-751-7071. Call today for an appointment. We can help you.

Thank you.—Dr. Christina Meakim D.C.

P.S. When accompanied by the first family member, I am also offering the second family member this same examination for only \$17.

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 no-wait policy. You will be seen within minutes of your appointment.

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



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Improvement to Shared Municipal and Market Street Railway Streetcar Tracks View North on Junipero Serra with Commodore Sloat Elementary on Right
December 4, 1929 • Reproduction by permission of SFMTA Photo Gallery

CEQA (Cont. from p. 9)

recently-passed AB 2923 sets a precedent for other entities to request the same authority to zone their own properties however they wish. The American Planning Association of California believes the approach in AB 2923 will set a troubling precedent for further diminishment of local land use planning in future legislation. AB 2923 continues in the tradition of streamlining the permitting process.

AB 2923 gives municipalities in the BART district served by BART stations two years to change their zoning codes to comply with the *Transit Oriented Development* (TOD) guidelines, and if they don't BART can unilaterally change the zoning on BART-owned land.

By avoiding CEQA, BART plans to build 20,000 housing units near BART stations by 2040.

The EIR of an "Area Plan" — such as the *Bay Area Plan* — can be the most deceptive CEQA analysis. Ostensibly, an Environmental Impact Report (EIR) will be developed on behalf of an entire area plan. Almost all Area Plan projects file a notice of exemption.

A Notice of Exemption filed indicating that a *Priority Development Area* (PDAs) project is

exempt from CEQA under Public Resources Code Section 21155.4 is a project that: a) Is within a Transit Priority Area; b) Implements and is consistent with a specific plan for which an EIR has been certified; and c) "Is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy."

Projects that are within a PDA often do not meet all of the exemption criteria, but are deemed eligible for limited environmental review, such as an infill EIR as described in Section 15183.3 of the State CEQA Guidelines.

Once an Area Plan is approved it is almost impossible to have the project reviewed again.

Environmental expert Eric Brooks states, "It has become standard practice in drafting legislation for large municipal or regional area plans (such as the *Bay Area Plan*, the *South of Market Area Plan*, etc.) to establish in the text that once an environmental review has been done for the entire area plan, that any new projects which are built inside that plan area are exempt from environmental review under the California Environmental Quality Act (CEQA) and local zoning laws as long as they follow the vague standards

Cont. p. 17

Police Report (Cont. from p. 10)

Tuesday, May 22

Warrant Arrest – Resisting Arrest

7:36 pm | 100 Farallones St

Following a report of the suspect, a family member, causing damage to a door inside a house, officers arrived, but initially, the suspect refused to open the front gate and then closed the front door on the officers. He was seen trying to climb over the side fence. The officers pursued and detained the suspect without incident. The victim reported that the suspect had been upset and had thrown items around inside the house. When the computer check revealed that the suspect had a warrant for his arrest, the suspect became agitated and kicked one of the officers. The suspect was restrained without incident and after further investigation, he was arrested.

Assault

5:12 pm | 2400 Irving St

The victim said she had been playfully hitting the suspect with a frying pan when the suspect reacted angrily and took the frying pan away from her. The suspect then hit the victim several times on the head with the frying pan before fleeing the area. Responding officers searched and successfully located the suspect. After further investigation, the suspect was arrested.

Auto Theft – Possession – Resisting Arrest

8:13 am | Metson Rd & M.L. King Jr Dr

An officer was on patrol when he observed a vehicle, which was covered in spray paint, with its side door standing ajar and with a large amount of items scattered around the exterior of the vehicle. While the officer was conducting a vehicle check with dispatch, the suspect emerged from inside the vehicle and walked towards the officer. The suspect complied when asked to sit down but immediately began to fidget and look for an escape route. Dispatch reported back that the vehicle had been stolen. The officer attempted to handcuff the suspect but the suspect resisted and multiple officers were necessary to complete the task before successfully placing the suspect into custody. A search of the vehicle revealed multiple items of stolen property. After further investigation, the suspect was arrested for the stolen vehicle and possession of stolen property.

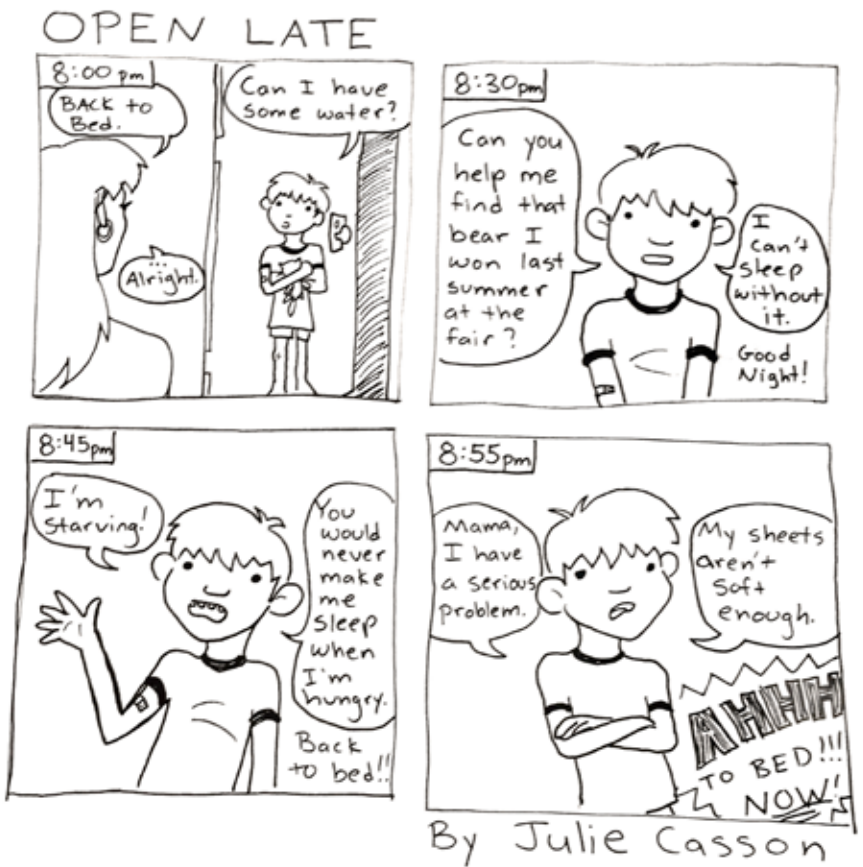
Wednesday, May 23

Assault with a Gun

8:20 pm | 3200 20th Ave

The victim reported that he and his friends were in a vehicle and smoking marijuana when an unknown suspect walked up to them and fired several rounds into their vehicle. The victim was the only person struck by the bullets and was driven to a hospital by a relative.

Editor's Note: This is an abridged version of the Crime Report. The full version is available on the website at: taraval.org



We're On The Web!



westsideobserver.com



SUNDAY • JUNE 17 — AUGUST 19 • STERN GROVE FESTIVAL

Sun June 17- August 19 | 2 pm | 81st ANNUAL STERN GROVE FESTIVAL Concerts start promptly at 2 pm, and end between 4:30 and 5:30 pm. Stern Grove is located at 19th Ave. and Sloat Blvd. Seating is on a first come, first served basis. Arrive early for best seating. Benches are reserved for seniors and disabled patrons. Share the Space! To ensure visibility for all patrons, tents and large shade structures are not allowed. If you have a small umbrellas be aware that it must be down prior to and during the performance. Please bring only lawn chairs that are low to the ground with backs atshoulder height. Please be considerate so everyone can enjoy the day! INFO: sterngrove.org

Sun June 17 | 2 pm | Celebrate Father's Day in the Grove at The Big Picnic! Kick off the summer season with a soulful Sunday featuring two R&B greats, **Peabo Bryson** and **Jeffrey Osborne**, FREE.

Sun June 24 | 2 pm | Soak in a perfect summer soundtrack of reggae rhythms and inspiring lyrics with **Ziggy Marley**. Opening the show with a smooth blend of samba, bossa nova, and reggae is Brazilian songstress **Flavia Coelho**.

Sun July 1 | 2 pm | Experience independent sounds from acclaimed alt-rock balladeer **M. Ward** and local indie-pop favorites **Thao and The Get Down Stay Down**.

May Calendar

EVERY SUNDAY • FARMERS MARKET

Farmers Market | Every Sun | 9 am–1 pm | Fresh fruits and vegetables are the stars this popular market. Stonestown rear parking lot: at Stonestown Galleria (19th Ave @ Winston).

EVERY SUNDAY • VICTORIAN TOUR

Sundays | 2 pm | Victorian era architecture of the city's first suburb Lafayette Square neighborhood. San Francisco's illustrious history and some steep streets. Fabulous views! 1801 Bush St. garden. Donations OK. MUNI 1, 3. Many MORE tours sfcityguides.org

EVERY SUNDAY • PRESIDIO PICNIC

Sundays thru-October 21 | 11 am to 4 pm | Off the Grid's Food Truck Party on the seven acre Main Parade Ground lawn, features food and drink from more than 25 local vendors, food trucks & pop-ups. Montgomery St. / Lincoln Blvd, The Presidio.

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 cocktails. 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

EVERY FRI • OFF THE GRID FOOD TRUCKS

Every Fri | 5-10 pm | More than 30 food vendors in a huge circle with a full bar, bands and DJs? Now that's a party; California's largest weekly street food market. Fort Mason Center 2 Marina Blvd.

EVERY SAT • COMPUTER HELP FOR ADULTS

Sat | 2 - 4 pm | Drop-in and get help with a teen tech savvy volunteer! Bring laptop, e-readers, cameras, tablets or cell phones and we can help you learn how to use it. West Portal Branch, 190 Lenox. (Every Sat in June)

SATURDAYS • FREE YOGA IN THE PARK

Every Sat | 11:30 am | Enjoy a rejuvenating morning flow and meditation for body, mind, and spirit. GG Park, Big Rec Baseball Field (across from Botanical Garden). Bring a mat or blanket, FREE. Cancelled if raining. Dogs OK

DAILY • BOOK-A-LIBRARIAN

Learn Basic Computer Skills. Choose a topic—search databases, set up email, or surf the web. Basic mouse skills required. Call 355-2825 to make an appointment. Merced Branch Library, 155 Winston Dr.

ONGOING • SF DOCFESTSAT

Ongoing thru Jun 14 | Various Venues | The 17th annual documentary film festival is a two week-long event has brought the most weird and wonderful aspects of real life to the big screen. Schedules-Locations-Tix: sfindie.com

TUE • THE RING PREVIEW / SF OPERA

Tue Jun 5 |12 pm | Simon Williams' Opera Preview:

The Ring of the Nibelung; he has lectured worldwide on Wagner at the Bayreuth Festival, and a wide range of operas at opera houses and guilds worldwide at Koret Auditorium, SFPL, 100 Larkin St. Free. INFO: Opera Guild (415)565-3280 or guildeducation@sfopera.com.

TUE • 36TH ANNUAL SF JAZZ FESTIVAL



Tue Jun 5 - 17 | The Festival has always welcomed new blood, and this year's no exception, with 8 young artists debuting at SF Jazz Ctr., 201 Franklin St. TIX: sfjazz.org

WED • AUTHOR KIM STANLEY ROBINSON

Wed Jun 6 | 7 pm | *New York Times* bestselling author Kim Stanley Robinson returns with a brilliant vision of New York City in the next century — *New York 2140*, nominated for the hugo award for best novel 2018. Bookshop West Portal, 80 W Portal.

WED • AUTHOR MICHAEL BLUMLEIN

Wed June 6 | 7 pm | Joining Kim Robinson. In the opening story "California Burning," a man must come to terms with a strange truth about his dead father. *All I Ever Dreamed* is a collection of stories at Bookshop West Portal, 80 W Portal.

THU • PEOPLE OF PARKSIDE

Thu Jun 7 | 7 pm | POPS meeting is on June 7th at the Taraval Police Station We hold meetings every first thursday of the month.

THU • BROKEBACK MOUNTAIN

Thu Jun 7 | 3:30-6 pm | A ranch hand and a rodeo cowboy meet on a herding gig and unwittingly fall in love; while each maintains a heterosexual lifestyle. Heath Ledger, Jake Gyllenhaal, Anne Hathaway. Ocean View Branch Library, 345 Randolph Street. Free.

FRI-SUN • WORLD OCEAN DAY CLEANUP

Fri Jun 8-10 | 10 am - 1 pm | Aquarium of the Bay joins the UN to celebrate and encourage solutions to the dangerous problems caused by plastic pollution. Aquatic Park, 499 Jefferson St.

SAT • BEACH CLEANUP BASH

Sat Jun 9 | 3 pm to 6 pm | Celebrate World Oceans Day with WildAid, Surfrider SF, and Greater Farallones Marine Sanctuary - it's free - at Ocean Beach Fire Pits, Stairwell #17 (Near Beach Chalet). This event features a full afternoon of fun, educational activities: lend a helping hand to keep our beach environment clean and beautiful.

Spring at the Cliff House

Warm & Cozy Inside – Amazing Views Outside

- Wine Lovers' Tuesday – Half Priced Bottled Wines*
- Bistro Wednesday Nights – \$35 Three-Course Prix Fixe
- Friday Night Jazz in the Balcony Lounge
- Sunday Champagne Brunch Buffet in the Terrace Room



1090 Point Lobos
San Francisco
415-386-3330
www.CliffHouse.com

Valet parking every night after 5:00 pm.
Promotions are not valid on holidays, some restrictions apply. *

SAT • CACTUS & SUCCULENT SALE

Sat-Sun Jun 9, 10 | 9 am - 5 pm | Succulents, cacti, and bromeliads from more than 25 regional nurseries and boutique growers. Hand-crafted studio pottery made especially for succulents. Experts on hand to answer questions SF County Fair Bldg., 1199 9th Ave.



SAT • YERBA BUENA ARTWALK

Sat Jun 9 | 1 - 7:30 pm | For the 11th year the Yerba Buena Alliance's Art Walk is a way to explore the Yerba Buena neighborhood for FREE while experiencing the fabulous world class art and culture exhibitions at 8 institutions at 9 locations. For Yerba Buena Art Walk Schedule of Events: yerbabuena.org/calendar

SUN • CUESA'S 25TH BIRTHDAY BASH

Sun Jun 10 | 6 pm to 9 pm | Center for Urban Education about Sustainable Agriculture (CUESA) celebrating 25 years of world-class ground-breaking education programs, and sustainably grown food. The freshest and most delicious party of a quarter century, brimming with peak-season produce, unlimited food and drink, impeccably crafted by 45 top restaurants and 20 wineries & breweries. Ferry Bldg. Embarcadero & Market St.

MON • 87TH CALIFORNIA BOOK AWARDS
Mon Jun 11 | 6 - 7:15 pm | Since 1931, this award has honored the Golden State's literary giants, bestowing medals in fiction, non-fiction, poetry, etc. \$10 (\$5 members) The Commonwealth Club 110 Embarcadero, Taube Family Auditorium.



TUE • MINDFUL MOVEMENT

Tue Jun 12 | 6:30 - 8 pm | Rachel Fleischman, LCSW, REAT, helps people move out of their heads and into their bodies to heal. She has been at the forefront of combining psychology with movement, expressive arts, and spirituality. West Portal Branch, 190 Lenox.

TUE • SF—HAWAII'S TRADING BUDDY?



Jun 12 | 7:30 - 9 pm | The sugar cane industry 1878–1902 in Hawaii helped forge a strong relationship with SF. Harold Tuchfeld explores this special relationship. SF Museum & Historical Society, Free (members) or \$10, 5, seniors, students, teachers, and disabled. sfhistory.org. Roosevelt Middle School, on-site parking. 460 Arguello Blvd.

WED • IN BRAUNAU



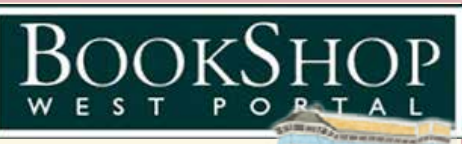
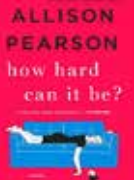
Jun 13 - Jul 7 | Schedule varies | Americans Justin and Sarah decide to try another place—the little known city of Braunau, Austria. They plan to convert Hitler's childhood home to a "rainbow BnD" (bed and dinner) where people from all over the world can break bread, talk, and understand history. At A.C.T's Strand Theater, 1127 Market. \$30. sfplayhouse.org

WED • EARTHQUAKE SAFETY FAIR

Tue Jun 13 | 10am - 4pm | Dept. of Building Inspection hosts an exhibitor hall and informative workshops, along with hands-on emergency training.at Bill Graham Civic Auditorium, 99 Grove St. Registration is now open! RSVP sfdbi.org/earthquakefair

WED • AUTHOR ALLISON PEARSON

Wed Jun 13 | 7 pm | *I Don't Know How She Does It* introduced Kate Reddy, "the national anthem for working mothers." At 50, her children have turned impossible teenagers; parents are in precarious health; husband in midlife crisis. *How Hard Can it Be?* at Bookshop West Portal, 80 W Portal.



MAY 2018 BESTSELLERS

1. **A Higher Loyalty: Truth, Lies and Leadership** James Comey
2. **Noir** Christopher Moore
3. **Fascism: A Warning** Madeleine Albright
4. **I'll Be Gone In the Dark** Michelle McNamera
5. **Dear Madam President** Jennifer Palmieri *
6. **Warlight** Michael Ondaatje
7. **Robin** Dave Itzkoff *
8. **A Gentleman in Moscow** by Amor Towles
9. **Paris by the Book** by Liam Callanan*
10. **Natural Causes: An Epidemic of Wellness** Barbara Ehrenreich
11. **The Temptation of Forgiveness** Donna Leon
12. **The War on Peace: The End of Diplomacy and the Decline of American Influence** Ronan Farrow
13. **The Mars Room** Rachel Kushner
14. **Educated: A Memoir** Tara Westover
15. **The Soul of America: The Battle for Our Better Angels** John Meacham

*Spoke at BookShop West Portal; signed copies available

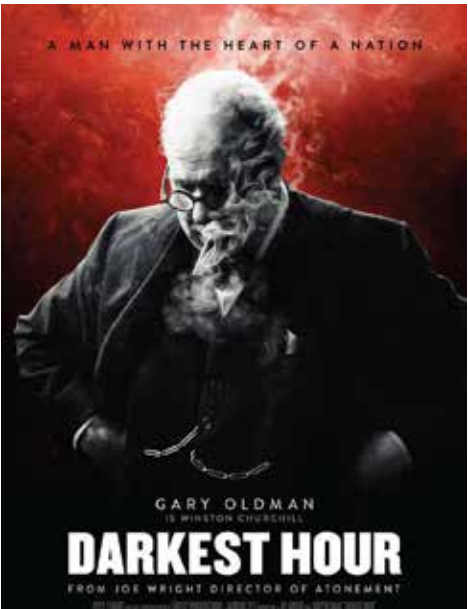
WHAT ARE YOU READING?

WED • MAKE YOUR OWN BIRDFEEDER



Wed Jun 13 | 3-4 pm | Make your own bird feeder out of the simple materials we supply. It's green and fun! Allergy warning: Peanut butter is involved. Merced Branch Library, 155 Winston Dr.

WED • THE DARKEST HOUR



Wed Jun 13 | 3-4 pm | During World War II, the fate of Western Europe hangs on the newly-appointed British Prime Minister Winston Churchill, who must decide whether to negotiate with Adolf Hitler, or fight on, 2017. Free. Ortega Branch, 3223 Ortega St.

THU-SUN • BORIS GODUNOV

Thu-Fri-Sun Jun 14, 15, 17 | 8 pm - Sun 2 pm |



Mussorgsky's opera via Pushkin's Shakespearean tragedy, follows the rise and fall Tsar Boris Godunov. A semi-staged event with original video projections, costumes, scenery, and lighting design. SF Symphony, Davies Symphony Hall, Hayes & Van Ness.

THU • TOTAL WELLNESS

Thu Jun 14 | 11 am - 2 pm | A free interactive health forum on the Street Levels of Two, Three and Four of Embarcadero Center, at Front, Sacramento and Clay Sts. Health screenings, fitness demos, over 65 health-related booths, specific nutrition, longevity, fitness and overall well-being.

SAT • OCEAN VIEW BRANCH OPEN HOUSE



Sat Jun 16 | 12 - 3 pm | The Ocean View Branch was the first branch in 30 years to have a new building. In celebration, festivities include a performance by Flying Angels Chinese Dance Co., a carnival theme with popcorn, cotton candy, face painting, and balloon animals. 345 Randolph St.

SUN • FATHER'S DAY CRUISE



Sun Jun 17 | Boards: 10:30, 11:30 am & 6:30 pm | Treat Dad this Father's Day with 90 minute Bay water experience. Enjoy freeflowing beer, champagne & a hearty buffet while sitting on a Hornblower yacht. Pier 3, Embarcadero/Washington. RSVP: hornblower.com

TUE • COMMUNITY SAFETY MEETING

Tue Jun 19 | 6-7 pm | Meet with Captain Yick at Taraval Station. Taraval Community Relations Forum Meeting: 2345 24th Ave. Info: westoftwinpeaks.org (Every 3rd Tues.)

TUE • AUTHOR CARA BLACK

Tue Jun 19 | 7 pm | *Murder on the Left Bank*, the

18th mystery in the *New York Times* bestselling Parisian detective series! A dying man drags his oxygen machine into the office of a lawyer. An accountant, he carries a dilapidated notebook of decades helping a cadre of dirty cops launder stolen money at Bookshop West Portal, 80 West Portal Ave.

THU • STAR GAZER PARTY

Thu Jun 21 | 8 - 11 pm | Come join us for our monthly City Star Party. SF Astronomers Assn. members provide telescopes. Bldg. 103, Presidio Parade Grounds 103, Montgomery St. Be sure to check sfaa.org website for updates...bad weather or overcast skies will cancel!

THU • OUTER SUNSET/PARKSIDE

Thu June 21 | 6:30 pm | Outer Sunset & Outer Parkside discuss neighborhood issues. Outer Sunset Parkside Residents Assn. (OSPRA). Ortega Library, 3223 Ortega St. mediasusan2@gmail.com (Every 3rd Thur)

THU • AUTHOR MICHELLE GABLE

Thu Jun 21 | 7 pm | *The Summer I Met Jack* offers an alternate Kennedy family history that will leave readers wondering. *New York Times* bestselling author imagines the affair between JFK and Alicia Corning Clark - and the child they may have had. Bookshop W Portal, 80 W Portal.

THU • OMI NEIGHBORS IN ACTION

Thu Jun 21 | 7 pm | OMI-NIA General Meeting at Temple UMC, 65 Beverly. (Every 4th Thu)

SUN • GAY PRIDE PARADE/ CELEBRATION



Sun Jun 24 | 10 am-6 pm | The celebration is the largest LGBT gathering in the nation. Get ready for an enormous party with a large parade taking over the city, 300 exhibitors and 19 stages and venues. Several events are held throughout San Francisco during the week leading up to the weekend

MON • CHAIN REACTION / PLOUGHSHARES

Mon June 25 | 6pm - 9pm | With an unpredictable president and rising tensions around the world, leadership and democracy are more critical than ever. Hear from the leaders working tirelessly to keep us out of nuclear war. SF Jazz Center, 201 Franklin St. Hors d'oeuvres, Cocktails & Dessert Reception

MON • CENTRAL COUNCIL

Mon Jun 25 | 7 pm | West of Twin Peaks Central Council meets to discuss local topics on the 4th Mon each month. Forest Hills Clubhouse, 381 Magellan Ave. westoftwinpeaks.org

TUE • AUTHOR AMY MYERSON

Tue Jun 26 | 7 pm | A woman inherits a beloved bookstore and sets forth on a journey of self-discovery in this poignant debut about family, forgiveness and a love of reading *The Bookshop of Yesterdays* at Bookshop West Portal, 80 W Portal Ave.

THU • AUTHOR MATT GOLDMAN

Thu Jun 28 | 7 pm | In *Broken Ice*, Emmy-award winning and *New York Times* bestselling author Matt Goldman brings detective Nils Shapiro to find missing Linnea Engstrom, who never returned from last night's game, and her friend Haley Housch is also missing—and soon found dead. Bookshop West Portal, 80 W Portal.

SUN • JAPAN DAY FESTIVAL



Sun Jul 1 | 1-5 pm | Celebrate the Japanese cultural heritage of Japantown! Enjoy Japanese artists from Tokyo, Chicago, Bay Area, music and dance. FREE Japantown Peace Plaza - Post & Webster Sts.

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

Rent Increases Put Arts at Risk

by Andrew Boghossian, Juliana Green & Lois Shaw

As students in San Francisco during its tech stardom, we have witnessed major changes in the City and we fear that skyrocketing housing prices caused in part by the tech industry, are driving the arts and culture out. The inadequacy of public resources for the arts can be seen in the uneven dispersal of arts and cultural centers throughout San Francisco. Public facilities like the African American Art and Cultural Complex, Queer Cultural Center, Bayview Opera House / Ruth Williams Memorial Theater, Mission Cultural Center for Latino Arts, SOMArts, and Asian Pacific Islander Cultural Center, are concentrated on the eastside of the City—leaving communities and people on the western half without public cultural and arts centers.

The value of these centers lay in their ability to build community by offering classes, art exhibitions, and performances. Another issue with these centers is that their target populations can no longer afford to live in San Francisco. As young, wealthy “techies” move into the area, long time residents are pushed out through evictions and rising rent costs.

This isn't only the case with people that find their artistic freedom at public arts and cultural centers, but a problem for artists as a whole. In the past few decades, rising real estate values in cities, especially San Francisco, have forced artists to downsize, take on multiple jobs, or leave the city altogether. In the 1980's San Francisco saw a significant decrease in the number of artists living in the city. In response, the city instated the 1988 Live-Work Ordinance which loosened restrictions on loft-style housing, allowing live-work lofts in areas zoned for industrial use and exempting developers from regulations—including compliance with the Americans with Disabilities act. This allowed for developers to keep costs down, but instead of creating cheaper housing, developers sold to affluent non-artist buyers to maximize profits. One source estimates that only 5-10 percent of the 3,000 units created under the 1988 Live-Work Ordinance were truly used by artists for live-work purposes. The program was put on pause in 1999 and later the moratorium was extended indefinitely, however as of 2013, neither the city nor the SF Arts Commission has proposed plans for future artist housing.



“Public (arts) facilities ... are concentrated on the eastside of the City—leaving communities and people on the western half without public cultural and arts centers.”

plans for future artist housing.

To provide affordable housing for artists, the city needs to loosen zoning restrictions exclusively to nonprofit organizations that give preference to people who genuinely plan on using the space for artistic purposes. Some examples of successful organizations providing low income housing and studio space for artists include Project Artaud and ArtSpace. However, even under this system, some leaders within the artist community fear that artist enclaves would only cause real estate prices to rise further. In an article for the San Francisco Public Press, Victor Valle writes “when artists move in, nearby property values become red-hot, and original artists are forced to leave as the neighborhood rapidly gentrifies.” Artist and community organizer, Nancy Hom notes that “creative placemaking sounds nice in theory, but in practice, it is sometimes creative dis-placemaking.”

Perhaps the biggest challenge for bringing (or keeping) an arts community in the city is the ever-rising cost of living in San Francisco, especially rent. The growing power of tech companies in the city itself has made it difficult for those who aren't in a high income bracket to afford to stay. In fact, a study reported by SFGate found that in 2017, the income required to live comfortably— on a 50% necessities, 30% discretionary, and 20% savings budget— was more than \$110,000, while the group Attom Data Solutions found that people

Cont. p. 17

INVESTED IN OUR COMMUNITY

We don't just live in the community, we invest in our community. It's our belief that real estate isn't just about buildings - it's about the people inside and the lives they build. Vanguard Properties has been gay-owned and operated since 1985. We have supported many of our community programs, that focus on the LGBT+ community.



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Change the Judges (Cont. from p. 1)

of this election. Some have gone so far as to state that it is an “assault” on the judiciary. But the notion that democracy is an attack is nothing short of absurd if not un-American. Candidates for office do not threaten judicial independence by running for office in a democracy. The real threat here are the judges and lawyers who have resorted to criticism that undermine the very constitution they have sworn to uphold. The voters, and not past governors like Pete Wilson, should decide who their local judges are and whether they want the status quo or a change in their courts.

Having been a resident of the Sunset, I speak from experience. Currently, our auto break-ins are rampant (SFPD reported 30,000 in a year), recidivism is high, and victims of crimes often feel offenders are not held accountable. San Franciscans have repeatedly voiced their discontent with a money bail system that is unfair, where the wealthy are set free and those who aren’t are not—despite having been charged with the same crime. Upon one thing, most San Franciscans will agree: what is currently going on in our criminal justice system is not acceptable—the courts are failing us. These experienced Public Defenders propose an alternative to the status quo.

Niki Solis, has 22-years of experience representing minors, supervising lawyers and handling complex litigation and trials in the adult courts. She currently serves on the Criminal Law Advisory Committee of the State Bar. She is an immigrant who was brought to this country at age one by her parents who put 7 children through catholic school. Solis graduated with honors from SFSU, received a scholarship to U.C. Hastings, has been a resident of this city for 29 years, is a mom of two boys and was vice president of the Fairmount Elementary PTA. Solis would be the first formerly undocumented judge in San Francisco history. After thorough vetting, she received the same “well qualified” rating from the

Bar Association as her judicial opponent who is a nine year incumbent.

Phoenix Streets is a native San Franciscan who has tried more felony cases in the last two decades than any of the other 100 attorneys in the San Francisco Public Defender’s Office. A Navy veteran, he was on active duty during the gulf war. He was raised by a single mother in a household of nine children. He is a resident of and has deep roots in San Francisco. His opponent lives in Piedmont, and was neither born nor raised in San Francisco.

Maria Evangelista, also a native San Franciscan, is a resident of Miraloma Park. She attended St. Joseph’s Elementary school, graduated valedictorian from St. Paul’s High School and with honors from SFSU. A child of immigrant parents, who came to California to pick grapes, Evangelista was one of the very first Mexican American women to graduate from Vanderbilt Law School. A 14 year veteran public defender, handling felony cases, she has been trained in the specialty courts: Behavior Health Court, Veterans Court, Drug Court, and the Community Justice Court. She is a current board member of La Raza Centro Legal, which provides legal services to the poor and working-class in areas of immigration and senior services. She is endorsed by Kitman Chan, the head of the Chinese Chamber of Commerce. Her opponent lives in Marin and drives into San Francisco to make decisions that impact our San Francisco community.

These public defenders have garnered support and endorsements throughout the community. With deep roots in San Francisco, they have bravely stood up to challenge a failing system mired in dysfunction. Readers of Westside Observer and all San Franciscans would be well served in voting for change and for these public defenders.

E. Leigh Moyer, Westside resident, Communications Specialist, UC Berkeley

Keep the Judges (Cont. from p. 1)

the Civil Division, where he presided over a landmark trial resulting in a \$3.5 million verdict against a landlord who wrongfully evicted a family from their home. Like his colleagues on the bench, Judge Cheng is well regarded by lawyers and judges alike. He has been involved in the community, volunteering after hours at a court-sponsored voluntary mediation program, and at a community forum where members of the public meet judges and learn about the court.

Judge Curtis Karnow practiced civil litigation at two prominent San Francisco firms before becoming a judge five-plus years ago. He heads the court’s Complex Litigation Department, where he rules on some of the most challenging cases filed in the Superior Court. In one such case, he ruled in favor of San Francisco’s City College and against the accrediting agency that was determined to shut the college down.

Judge Karnow wrote a seminal article about bail reform, advocating that persons accused of crimes be released based on whether they are dangerous, and not on their ability to afford a bond for bail set at high amounts. That article has been cited by state and federal judges in cases requiring judges to set bail at a level that is affordable, and to detain only people who are truly dangerous. In his spare time, Judge Karnow writes material to teach grade school and high school students about the law and our legal system.

Judge Cynthia Ming-Mei Lee has served on the San Francisco Superior Court for 20 years following her successful career as a leading prosecutor in the San Francisco District Attorney’s Office. She was elected as the first Asian-American woman to serve as Presiding Judge of the entire court. At that time, the court was facing huge financial challenges, with dwindling resources. Under her leadership, the court emerged from the crisis stronger

and enabled to continue its vital work on behalf of the public. Judge Lee was recognized by the Commission on Women for instituting mandatory domestic violence training. She also founded the Veterans Justice Court and co-founded a program to reduce truancy in schools.

Before he was appointed to the bench, Judge Jeff Ross practiced family law and was a criminal defense lawyer who headed his own firm and later practiced at a prominent larger firm with deep San Francisco roots. He worked without pay on civil rights cases with the ACLU, and represented defendants accused of drug crimes and worse, including a death row inmate in a highly complex appeal. He has served on the court for nine years and was the first judge to preside over the Veterans Justice Court, which has helped military veterans obtain housing, mental health, drug treatment and employment services, often resulting in dismissal or reduction of criminal charges against them. In his spare time, he founded the Law Academy, a program for underserved youth in our public schools that teaches them about the law, provides them experience working for legal employers, and gives them the vision and tools to pursue a college education.

These judges should not be re-elected because they are incumbents. They should serve another six-year term because each has executed their authority as judge to advance important social justice goals, while treating all with respect, exercising discretion appropriately, and applying the law.

San Franciscans are lucky to have a bench that reflects the full diversity of our community, and has dedicated, ethical and experienced judges like Andrew Cheng, Curt Karnow, Cynthia Lee, and Jeff Ross. That is why I am urging voters to keep our court free from the corrosive influence of politics by voting to retain these four excellent judges.

John O’Riordan, Westside Democratic Party

 Twin Peaks Tunnel

Twin Peaks Tunnel Improvements

100 years in service.
Preparing for countless more.

Major improvements planned for summer 2018



The San Francisco Municipal Transportation Agency (SFMTA) is making major infrastructure improvements to century-old Twin Peaks Tunnel. Planned improvements include replacing train tracks and seismic reinforcements in the tunnel between Castro and West Portal stations.

Construction will begin in summer 2018, during a tunnel closure lasting up to two months. During the closure, Forest Hill and West Portal stations will be closed, the K Ingleside will travel on a shortened route, and bus service will run for the L Taraval and M Ocean View lines.

Detailed transit plans for the K, L and M are available on our website.

SFMTA.com/TwinPeaks

West Of Twin Peaks Central Council by Mitch Bull



NEWS AND VIEWS...

The May meeting of the West of Twin Peaks Central Council focused on an assortment of topics ranging from the **Transportation Bill (RM3) on the June ballot**, to the continuing discussion about **inactive or non-participating** homeowner/neighborhood associations, as well as **nominations** for the WOTPCC officers for 2018-19.

President Sally Stephens opened the meeting at 7:35 at the Forest Hills Clubhouse with a good turnout of delegates. Stephens started by welcoming everyone to the meeting and having the roll call, which resulted in just enough delegates being present for a quorum.

is 3rd worst in the U.S. (behind Los Angeles and NY) and 5th in the world, and that the 30+ transportation projects to be funded by the toll increase would help in pivotal areas to **reduce bottlenecks and gridlock**. Large projects such as the purchase of new BART cars and MUNI buses and cars, the expansion of BART in San Jose and the extension of CalTrain from 4th and King to the new Transbay Terminal are some of the larger areas where the \$4.5 billion will be spent by the MTC.

Schonbrunn sees the measure differently, citing it as a giveaway to the MTC, which he believes is an agency which is **very poorly managed**, as well as unaccountable. He said that the proposed fixes "won't work" and are "not fair" as **drivers of lower incomes** will be paying the increased bridge tolls, yet much of the money will be spent on projects in the South

Bay and BART. It is also his view that the MTC has no real plan, and this measure is a retread of past failed strategies that



SFPD's Tim Paine of Taraval Station

The first guest speaker was SFPD Lt. Tim Paine, from the Taraval Station. He spoke on the topic of local crime and updated the attendees about a decrease in **auto and home burglaries** tied to arrests being made of some of the participants in the gangs that have been targeting cars and homes. Approximately 12 individuals have been arrested out of 30 that were identified as part of a burglary crew. Many are using cars that feature temporary **paper license plates**. Paine asked the delegates to contact the SFPD if they see a car (with paper plates) acting suspiciously.

The next discussion centered on RM3, a transportation bill on the June ballot that will increase the **bridge tolls** on seven Bay Area bridges (not the Golden Gate) by \$3 over a series of increases over the next 5 years. Patrick Collum spoke in favor of the toll increase,



Patrick Collum from Regional Measure 3 on the ballot

while David Schonbrunn, who heads the Transportation Solution Defense and Education Fund spoke against it.

Collum cited the increasing congestion and traffic in the nine county Bay Area. He stated that the Bay Area traffic **congestion**

encourage solo driving. By the year 2040 he predicted that there will be **21% more drivers and an increase in the commute time by 44%**. Schonbrunn made the claim that this is not just a toll increase but is in reality a tax on drivers over the bridges. Using the example of **Portland (OR)** as a city with a well-designed and run mass transportation system, he suggests an "employer" tax on the tech companies that are creating many of the jobs that are resulting in the congestion. He is advocating to defeat the ballot measure because the "MTC cannot be trusted and needs to be overhauled."

The next discussion of the evening centered on the continuing process to "expel" **three neighborhood groups** from the WOTPCC that have not been active (or paid dues) for several years.

President Sally Stephens and Vice President Matt Chamberlain next discussed with the group about the continuing process involved in removing inactive homeowner/neighborhood organizations from the WOTPCC. There are three organizations that have been "deemed" as inactive, and following discussion last month

a vote of the delegates was taken to remove them from the WOTPCC roster. The three groups (Sherwood Forest, Merced Manor and Mt. Sutro Homeowners) have not paid dues for several years, attended meetings, or sent correspondence. In an effort to reduce the number to reach a **quorum from 11 to 9**, and to accurately state who is represented by the WOTPCC. Stephens followed up on last month's action by the WOTPCC that resulted in a 10-1 initial vote to expel the three groups. Per the by-laws another vote had to be taken, and the motion was made to vote to expel. Following a very passionate discussion by the delegates, with several delegates making the point that the WOTPCC **needs to be inclusive of all of the citizens** (in active groups or not) a vote on the expulsion motion was taken and the **measure failed** to secure enough votes. Several delegates have volunteered to make another

concerted effort to contact individuals within the three neighborhoods.

Although **Nominating Committee Chair, Dave Bisho** was not in attendance, Stephens asked anyone who is interested in serving as an office or committee chair for 2018-19 to contact her prior to next month's meeting. The election of offices will be finalized next month, prior to the Summer break.

A final discussion was held on the ongoing issues of **street repairs** and the scheduling of **PG & E trenching** within neighborhoods and streets that were recently repaved.

The meeting was adjourned at 9:25 PM.

The next meeting of the WOTPCC will be on Monday, June 25 at 7:30 PM at the historic Forest Hills Clubhouse. For more information see the WOTPCC website (www.westoftwinpeaks.org).

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JOIN US ON JUNE 13, 2018 AT DBI's EARTHQUAKE SAFETY FAIR!

At this event, you will have the opportunity to meet with various City agencies, contractors, design professionals, and financial institutions to answer your building and earthquake preparedness questions! This **FREE** event will feature an exhibitor hall and informative workshops, along with hands-on emergency training.

EVENT DETAILS

DATE: June 13, 2018
TIME: 10am - 4pm
LOCATION: Bill Graham Civic Auditorium - 99 Grove Street
WEBSITE: www.sfdbi.org/earthquakefair

ATTEND ONE OR ALL OF THE INFORMATIVE WORKSHOPS:

- 11:30AM: Home Remodeling Process Made Stress Free Meet the Experts
- 1:30PM: Making the Best use of the Accessory Dwelling Unit (ADU) & Unit Legalization Programs
- 2:30PM: Complying with the Accessible Business Entrance Program

Space is limited. Register at www.sfdbi.org/earthquakefair.

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Education Carol Kocivar ©2018

Big Tobacco doth protest too much

Sometimes Big Tobacco doth protest too much. This time it's a multi-million-dollar campaign called **NO on Prop. E**. It is trying to convince folks that Proposition E on the June ballot is about prohibition and banning adult choices.

For those who are still sorting out your June ballot, Proposition E amends the San Francisco health code to prohibit retailers from selling flavored tobacco products, including menthol cigarettes.

When I started getting BIG slick mailers that say, **"Stop the Prohibition Proposition,"** it made me take a closer look to find out what is going on. A footnote says the mailer is from my friends at R.J. Reynolds Tobacco.

So, I dug through all those mailers. Yes, I went through my trash and found the other side of the argument:

That mailer says:

"Big Tobacco is targeting our kids with candy flavored products to get them hooked"

This mailer is not signed by the tobacco

The financial cost of tobacco use in San Francisco alone amounts to \$380 million per year in direct health care expenses and lost productivity.

The Center for Disease Control reports a more than 800 per cent increase in electronic cigarette use among middle and high school students between 2011 and 2015. These are sold in thousands of flavors.

If you have a moment, google "flavored tobacco and vapes" just for fun. Hey big fella, you want an adult choice of choo choo crunch or cotton candy or bubble gum or tooth fairy puff?

The California Department of Public Health web site, Flavors Hook Kids , spells out the problem:

"Flavors mask the harsh taste of tobacco,



E-cigarettes typically contain nicotine as well as other chemicals that are known to damage health."

So, there you have it.

The No on E side says,

"Let's not forget the dangers of Prop E, which would ban adult choices and harm many of our local, community markets and retailers."

The Yes on E side says,

"The research and evidence is clear: flavored tobacco products have a profound adverse impact on public health, resulting in

more smoking and subsequently more death and disease from tobacco use."

Sorry Big Tobacco.

Your money and slick ad campaign are on the wrong side of this one. The danger of a ban on "adult choice" is not in the same league as more death and disease from tobacco use.

I am voting YES on E. I hope you will, too.

Carol Kocivar is a children's advocate and lives in the Westside. Feedback: kocivar@westsideobserver.com

Arts Spaces (Cont. from p. 14)

in the SF metro area spend about 77% percent of their salary on average to pay rent, far over the national average of 39%. Clearly, most young artists are not making six figures.

Fortunately, the city has measures in place. SF's rent control policy keeps rates from skyrocketing over short periods and cap the increase of rent in most instances at only 7% per year, which must be documented and approved before it can be

instated. It also establishes a list of just causes for eviction. Since young artists are often renters and not homeowners, maintenance of a livable renting market in SF is vital to keep the arts community strong. It's worth noting that the biggest loophole in SF rent control policy is the lack of coverage on units with a certificate of occupancy dated after June 13, 1979, so many new constructions are exempt— the same new constructions which often advertise as artistic space.

CEQA (Cont. from p. 12)

in area plan."

Brooks further states, *"This now almost-automatic process of placing such CEQA and other review exemptions in Area Plans is nothing more nor less than an unacceptable and completely undemocratic waiver of our local environmental and neighborhood protections."*

Brooks concluded, noting *"When legislation is written on the state level that establishes a new plan for the entire state (such as a law mandating CEQA 'streamlining' for so-called 'transit density,' 'green building' standards, etc., in such legislation the state is nearly always effectively made a statewide 'area plan' with the same unacceptable CEQA exemptions baked into the text. By successively passing more and more*

such legislation for area plans and statewide building standards, California and its local communities are essentially gutting all CEQA and neighborhood protections through a death-of-a-thousand-cuts strategy."

CEQA review are communities' best option to protect and preserve our neighborhoods. Neighborhoods must be ever vigilant that our CEQA rights are not eroded away. And we need to be eternally vigilant on statewide legislation being proposed in Sacramento, particularly legislation being developed by Assemblyman Chiu, and his henchman, State Senator Wiener!

George Wooding, President, Coalition for San Francisco Neighborhoods. Feedback: wooding@westsideobserver.com



industry. It's signed by the American Cancer Society and Heart Association and Lung Assn. and California Medical Assn. and Kaiser and Blue Shield, to name of few.

So why is this such a big issue?

According to the language of the Yes on E ordinance:

81 per cent of youth who have ever used a tobacco product report that the first product they ever used was flavored.

making it easier for kids to get hooked on nicotine."

It also has some words of warning:

"Tobacco use kills more Americans than AIDS, alcohol, motor vehicles, homicide, illegal drugs and suicide COMBINED."

Want more?

According to the US Surgeon General:

"No matter how it's delivered, nicotine is harmful for youth and young adults.

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Money Matters By Brandon Miller



Want to Protect Your Partner? Marriage Isn't the Only Option.

It's been three years since the odious Defense of Marriage Act was overturned, finally allowing same-sex couples to legally marry. As great as having the marriage option is, you may be among the many people—LGBTQ and straight—who don't care to walk down the aisle. Maybe you don't want marriage to ruin your relationship. Or your domestic situation involves more than the one partner sanctioned by marriage laws. Perhaps you're both older and don't want to mix finances. Or you might not be getting married for the sake of your kids.

Regardless of why wedded bliss isn't for you, it's important to recognize that your financial planning issues are more complicated, and often much more important, than for married couples.

Some workarounds are easy, such as having the wealthier or higher-earning partner pay more household expenses and make all the charity donations. But there are a couple of areas where you might want to review your plans and paperwork if you're not married or are domestic partners, which doesn't carry all the financial benefits of marriage.

Retirement Planning

Beneficiary designations. Unmarried partners don't automatically receive retirement plan benefits like spouses do. So make sure you specify who you want to inherit your 401(k), pension, IRA and other retirement accounts, and update your beneficiary(s) if circumstances change. This can help avoid the probate process that may leave your loved one out in the cold in favor of a blood relative.

Social Security income loss. Non-spouse partners also aren't eligible for Social Security survivor benefits. Be sure to take that into consideration when projecting your retirement income.

Inherited IRA restrictions. Spouses can transfer ownership of their spouse's IRA, allowing them to gain tax advantages by delaying or reducing minimum distributions after the account owner's death. Unfortunately, unmarried partners don't receive this benefit and would do well to plan for the resulting tax implications.

Estate Planning

Gift restrictions. Spouses can gift assets to each other with no limits on the amount. Unmarried couples are restricted to how much they can give each other—currently \$14K/year—and will trigger a tax bill if they exceed this amount. You can avoid taxes by structuring the "gift" as a loan, or filing a gift tax form that includes the extra amount as part of your lifetime gift exemption amount.

Estate tax limitations. Non-spouses can't take advantage of the unlimited marital deduction for estate taxes. If your estate is very large, it might make sense to arrange your finances so that the surviving partner can access enough cash to meet tax payments on the estate.

Ownership and legal documentation. Many of the legal protections and privileges that spouses enjoy don't apply to partners who aren't married. This makes it vital to create and keep up-to-date important documents such as wills, trusts, health-care proxies and directives, power-of-attorney designations, and more. For property and

other assets that you own with someone else, you may want to ensure that you hold the title in a way that ensures it will be distributed as you wish after the death of an owner.

Insurance

Life insurance safety net. Life insurance proceeds can help provide ready cash for a surviving non-married partner, which can be used to hold onto property or pay tax bills. And it's particularly important to have an adequate policy if there's a large inequality in what each partner earns.

ILIT workaround. An irrevocable life insurance trust (ILIT) is a great way to compensate for not being able to take advantage of the unlimited marital deduction for estate taxes. Benefits are paid directly to the trust, which shields beneficiaries from income and estate taxes.

Health insurance considerations. Restrictions on many employer-provided health insurance plans mean non-spouses aren't eligible for coverage. Your financial plans should make sure everyone has enough health insurance. Also, if the partner who provides health benefits loses his or her job, COBRA benefits only go to qualified beneficiaries, which includes a spouse or former spouse and dependent children. Here again, planning for this contingency can help avert a financial crisis.

The point of this article isn't to convince you to get married, but rather to illustrate how important financial planning is to you and your non-spouse. After all, planning for your partner's financial future can show more love than any piece of paper from City Hall.

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SFPD Numbers (Cont. from p. 8)

administration's crime stats, or you turned a blind eye to the dishonesty, so you would appear more marketable in your LAPD job search interviews.

Your administration's management of the *Brady List*—the list of officers that have been dishonest in an official capacity—seems hypocritical. Under your watch, it is my understanding that the *Brady List* has been expanded to include officers that have read public police reports online, while no one at headquarters has been placed on the *Brady List* for straight-up lying to the public about a fictitious decrease in car break-ins..

Good luck with LAPD. In the future, it would probably be a better strategy to connect with and gain a grassroots

understanding from the innovative and knowledgeable frontline troops, rather than insulating yourself (and draining the pension) by creating an additional layer of command staff.

Remember the accounting principle: *Form should not mask substance.* A chief's title is merely form, while the substance of your legacy is enduring.

Lou Barberini, CPA, Former SFPD Officer. Lou Barberini's family lives in the West Portal area. He has an MBA in taxation, worked for investment companies, and a Big Four CPA firm. He currently provides fiduciary retirement, investment, and tax planning services through Nich Capital Partners (nichcapitalpartners.com). Lou.barberini@gmail.com

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Real Travel By Sergio Nibbi

A Royal Visit

With all the hoopla and around the clock coverage of the Royal Wedding, I couldn't help but think about the first time we visited Windsor. It was in 2008, and after an easy flight from SFO to Heathrow we were picked up at the airport and driven to Windsor for the 90 minute ride to this lovely town that reminded us so much of Carmel.

When we arrived at the Harte & Garter Hotel, we were pleasantly surprised to see our room, not very large and not very fancy, but it was directly across the street from Windsor Castle. The large iron balcony off our room gave us a direct view of the Castle, the changing of the guards, and the young men from Eton College, a very famous public school, jogging down the street intermingled with the endless swarms of tourists. A priceless location for watching a Royal Wedding, if only we knew.

As we strolled around town we discovered great little shops with the most interesting names, like the Italian restaurant called Little Italy—Pizza Express, The Two Brewers, whose message over the door read, "Dedicated to Life, Liberty, Food, Drink and Other Less Serious Matters" and of course, a McDonalds. Walking around, we admired the Crooked House, a Woolworth's, and Hooters, a very clever

name for a store selling musical instruments.

After crossing the Windsor Bridge, we visited the old train station that had been converted to a lovely shopping arcade, where we saw another cleverly named shop called "Wooden it be Lovely." Another sign reminded us that there was "No Driving on This Side of the Street."



The following day we walked past a gaggle of swans as we made our way to a river cruise on the Thames, and watched as swimmers dodged the cleverly decorated mini-house boats and small yachts tied to the banks of the river.

The next morning we made our way through security and entered Windsor Castle. The grounds are meticulous, with guards standing like ramrods at every entrance to the various rooms. Photographs are allowed outside but not inside, which was very disappointing as we visited St. George's Chapel, and yes, there were no royals there to greet us. We were able to have our picture taken with one



of the guards as he stood there motionless, and I'm sure thinking to himself, "enough of this, already." On our way out, we

walked past Windsor Guildhall, the building where Prince Charles and Camilla, now the Duchess of Cornwall, were married in a civil ceremony. Again, a lot of tradition as to why they could not be married in St. George's Chapel.

In the evening, we again watched the changing of the guards as they marched



along with their drums, flutes, and more pomp and circumstance, and of course the usual wall-to-wall tourists.

Our stay was short but made all that much more interesting having visited this lovely town, and now

revisiting it again on national television as the royals romp around in their carriages, on horseback, in their Rolls, and with the women sporting their designer clothes and plumed hats.



The Royal Wedding has been a great spectacle, and thank you Harry and Meghan for putting on a truly enjoyable show, but for us there is no Royal Honey-moon as we come to the realization that tomorrow is just another day of slaving away. God bless the Queen.

Sergio gets around — the world!



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