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Another Modest Proposal

YIMBYs Attack — Drop Dead! (Please)

Elderly Homeowners Must Die to Give Millennials Homes by George Wooding

> onathan Swift's a *Modest Proposal* has been turned By introducing SB 827, State Senator Scott Wiener is trying to destroy all of the residential housing in San Francisco.

Lift up a rock and Workers, West PAC in Los Angeles. here's what you'll

find: The bill was drafted by Califor- are supported by donations from nia Yimby Executive Director Brian pro-development unions, contrac-Hanlon. Groups such as YIMBY tors, developers, and high-technol-(Yes In My Back Yard), Housing and ogy companies. Action (HAC) a development lobbyist group, BARF (Bay Area Renter's tic in July 2017: "I think there are

Foundation), and SPUR (San Francisco Bay Area SPUR played a and

large role. Director, founded generations – right now!" and HAC, has donated at least

\$36,000 to YIMBY from a special contributors. interest group he founded called San Franciscans Against Wasteful homes that will be destroyed will Spending (SFAWS). The first con- be significant and the people living tribution to SFAWS was \$250,000 in those homes will be displaced from the SFIII United Health Care from the SEIU United Health Care

All of these groups, and Wiener,

As Metcalf stated in the The Atlan-

more people understanding housing as What had started a social-justice issue. Planning and Urban Research Associa- out as a community meeting While they might not like their comtion), often collabo- slowly became a referendum munities changing rate with each other. on the land value of homes with higher-density SPUR played a and apartments that buildings, more peo-gree role.

Gabriel Metcalf, younger generations would they are necessary SPURs Executive like to take away from older to live up to our values as progressives." Metcalf is speaking for no one but his

The number of San Francisco



Financing 250 Laguna Honda Housing

Funds for Affordable Housing Must Be Made Public

by Patrick Monette-Shaw

n addition to concerns about the 250 Laguna Honda location being in earthquake and landslide hazard zones, and the stability of the hill that neighborhood residents have raised, there are serious concerns about the funding for the proposed senior housing project to be built on the site. San Franciscans deserve a full explanation of this project's financing.

Financing Awarded

After voters passed the "Prop. Bond in November 2015, bond spending became the purview Average Costs Per Unit of San Francisco's Citizens' General Obligation Bond Overgation bond projects.

Housing and Community

Affordable Housing Bond spending, informing CGOBOC averaging 595 sq. ft., and just on January 28, 2017 it had one 1,051 sq. ft. two-bedroom done so, indicating the project unit (0.7%) for an on-site build-A" \$310 Affordable Housing would receive \$3 million for ing manager. pre-development.

ect budgeted at \$73.5 million MOHCD changed its mind, sight Committee (CGOBOC), averages \$490,000 for the avercharged with holding hearings age 535 sq. ft. units, including ber 2017 the bond funding had on progress of all general obli- both "hard costs" (construction been re-allocated to another only) and "soft costs" (archi-The Mayor's Office of tectural fees, permits, etc.). The initial proposal indicated it Development (MOHCD) sud- would include 42 studios (28%) denly added the 250 Laguna averaging 382 sq. ft., 107 Honda project to planned bond one-bedroom units (71.3%) details will be harder to obtain.

"Prop. A" Funds Stripped

Nine months after adding The proposed 150-unit proj- the project to bond spending, notifying CGOBOC in Novemproject.

Because the Laguna Honda project will not receive bond funding, it won't be under CGOBOCs purview. Financing

by John Farrell

here is a major decision to be made this June and it is to elect a new mayor who will potentially lead our City over the next eight 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. Further, this is a flawed system which in most cases elects a candidate without a majority vote.

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. Further, this is a flawed system which in most cases elects a candidate without a majority vote.".

Let's look at the last two or 42.8% of the total ballots excess Mayor's races under rank cast. There were 52,524 votes Parkmerced choice voting. In the last may- that were exhausted, mean- Lake Merced and or's race, Mayor Lee had no ing these voters didn't vote sits 1.3 miles from competition and only received for either of the two remainther the ocean. There's 57% of the vote. What did ing candidates. In other words fog. Its leases include that tell you? It shows people these votes didn't count. This a "Disclosure of the wanted a change but there was to me is unconstitutional. 2011 were a factor.

election was over, Mayor oral election cost taxpayers borne illness-causing tress." After 3 months, he deemed his apartment "not habit-standing dues for Lee had 59,775 votes out of \$4,696,390 in disbursements contaminants." Park-197,242, or 30.3% of the vote, to candidates per the Ethics merced responded by before the rounds of the rank Commission, and nearly \$11 performing its own choice voting. After the rank million since inception of air quality testing. Whatever was choice voting rounds Mayor public financing. Lee won with 84,457 votes,

for elected positions. Did you "excess dampness" and

Rank Choice Voting Doesn't Work Parkmerced: Class Action Lawsuit, Secret Settlement, Small Changes

by Dr Derek Kerr

n December 13, 2017, the City's Superior Court approved a settlement in the contentious case of Stewart v. Parkmerced Investors Properties¹. Notably, "The Settling Parties, and their counsel, are barred from initiating any publicity of the Settlement...and will not respond to requests by any media..."Accordingly, this report was derived from court records

In May 2014, Danilo Stewart and his girlfriend moved to Parkmerced. They settled into a 1 bedroom unit in

Soon, Stewart developed nausea, diz-moved out.

ziness, fatigue and headaches. He attributed these symptoms to moisture and mold caused by building and ventilation defects that allowed water intrusion and humidity. abuts Presence of Moisture/

a 13-story building at 405 Serrano distress." After 3 months, he deemed 2014, Stewart paid \$2,550 for rent, Drive. The rent was \$2,391/month. his apartment "not habitable" and

garbage and utilities, but inadvertently fell \$243 short of total dues

The rent was \$2,391/month. Soon, Stewart devel- excessive, generating tives were scared off or barbecause rank choice voting prevention tips. Stewgained off. Further, the results was meant to save taxpayer art commissioned air uted these symptoms to moisture and mold caused by Parkmerced for soof rank choice voting from the monies, and our City decides quality testing that building and ventilation defects that allowed water intru- called "cost and damprevious mayor's election in to provide public financing reportedly showed sion and excess humidity ... Stewart claimed his symptoms age". He alleged that In 2011 when the mayor's know that the 2011 May- "harmful levels of air- persisted, leading to "severe mental and emotional"... dis- proper notice of out-

> There's more. Rent is due on the done, or not done, Stewart claimed first of each month. If payment isn't late fee "as additional rent". The SF Cont. p. 4 his symptoms persisted, leading to received within 5 days, Parkmerced Residential Rate Stabilization and "severe mental and emotional ... charges a \$75 late fee. On July 3rd

owed. For this minor shortfall, he was charged \$75. The next month, his rent payment was late and another \$75 penalty was imposed. Stewart felt that Parkmerced's flat-rate late fee was unfair. It was imposed regardless of the amount owed or the length of the delay. He charged that the late fee was "unlawful profits" by over-compensating services and utilities, thereby increasing their risk of fines.

Further, his lease defined the

Cont. p. 6

Emergency Fire Preparedness

by Glenn Rogers

ecently, in the November issue of the *Westside Observer*, there was an article, *Plan to Protect Neighborhoods from Fire Abandoned*, describing San Francisco as unprepared for another earthquake

and fire. The source of the information was a former official who retired 10 years ago. That report did not take into account numerous improvements in technology and planning. The public should be aware of these advances. Graciously, on January 31, 2018, the SF Public Utilities Commission (SFPUC) and the SF Fire Department (SFFD), both agreed to discuss the article. At the meeting was the Assistant Deputy Chief Anthony Rivera. and John Scarpulla from the SFPUC. Fortunately, a great deal of progress has occurred in the last ten years.

CONGENIALITY: SFFD AND SFPUC:

Instead of these two agencies being at odds with each other, I found just the opposite. They explained that the SFPUC has countless water engineers and plumbers, while the SFFD does not. Furthermore, the SFPUC explained that they listen carefully to any request from the SFFD, since the SFPUC never fought a fire. This congeniality was sincere and heartfelt as these two agencies worked together to describe a plan they developed to fight fire in San Francisco.

INDEPENDENT EXPERT:

Adding to the expertise of these two agencies was an independent fire authority, Charles Scawthorn, who would provide additional advice as these agencies developed a plan to fight fire. Included in the fire plan is a robust hydraulic model to provide reliable information about what damage can occur in a 7.8 earthquake. After a designed 7.8 earthquake, the existing system was estimated to be 47% reliable and many upgrades were required.

WATER SHORTAGE:

The Auxiliary Water Supply System (AWSS, though often referred to on manhole covers and hydrants as HPFS for High Pressure Fire System) is a high pressure water supply network built for the city in response to the failure of the existing emergency water system during the 1906 earthquake. The necessity for more water was a paramount concern. Therefore, three existing reservoirs needed to be repaired due to leaking. Leaks

of 1989, fire hydrants were damaged in the Marina. However, one fire boat was crucial in putting out the fire there. Realizing the importance of fire boats today, two additional

fire boats have been added. These fire boats can pump water into an AWSS along the



valves, so that should one section of the pipe fail, pressure can be maintained elsewhere. In combination with the loop system, fire-fighting hose advancements now allow fire hose to extend over a mile from a fire engine, with supplemental water pressure. Flow meters can detect leaks during practice runs and during an emergency use of the AWSS. The Kubota pipe is hard enough

Flow meters can detect leaks during practice runs and during an emergency use of the AWSS. The Kubota pipe is hard enough that it can be hammered under intersections without excavation. The fact the pipe is metallic allows it to be located in the future, unlike ceramic pipe. Each coupling is capable of bending 5-8 degrees and can be fasten with stainless steel bolts. Kubota pipe

removed after twenty years of use was found

to be completely intact and capable of far

longer service.(2)

LIQUEFACTION AT LAKE MERCED:

A study of the 1906 earthquake explained just how vulnerable Lake Merced is to earthquakes. After the 1906 earthquake "a bridge was broken in two places ... At one break the west piece was shoved 12 or 14 feet past the other section. The west end of the intermediate piece failed to join the section at the west bank by 6 or 7 feet. The west section that remained with the bank was 4 to 6 feet lower vertically than the intermediate piece."(1)Piping here and nearby Lake Merced must be especially robust with numerous fail-safe protections.

FLEXIBLE WATER SUPPLY SYSTEM:

The previous article mentioned a Flexible Water Service System (FWSS) that was

Cont. p. 6

This is one proposed layout of the Kubota pipe in the Richmond/Sunset district. From this basic loop formation of the pipe, other locations can be covered by extending pipe in one direction. i.e. in the far northern Potable Booster part of the diagram, Pump at Sunset a pipe is heading for the Letterman Army FRA 18 FRA 20 Medical Center for fire protection.

can also reduce water pressure. Repairing these leaks saved 150 million gallons of water a year. This existing system has 11.5 million gallons of water. When the Sunset reservoir is added to the Ancillary Water Supply System (AWSS), an additional 11.5 million gallons of water will be available. Then, the University Mound Reservoir will be added to provide another 70 million gallons of water to the AWSS. Lastly, water from Lake Merced could add another 1 billion gallons of water to the system. Then there would be enough water to fight fire.

FIRE BOATS:

During the Loma Prieta earthquake

piers beside the Embarcadero. The Bayview district could also benefit from an extension of the AWSS along the Bay pier leading south.

2,000

== Potable AWSS

- Existing AWSS

FRAs Boundary

Legend

NEW PIPE TECHNOLOGY:

Japan has numerous earthquakes, the last one being 9.0. This earthquake was considered to be the 5th largest earthquake ever recorded and the worst in Japan. The pipe designed and used in Japan to fight fire is called Kubota pipe. This pipe has movable joints and did not fail after the Fukushima earthquake. A date for the installation of the Kubota pipe in the Sunset/Richmond district is set for 2019. This pipe will be part

2019-2020 BUDGET

Your Voice Matters to Us

The San Francisco Municipal Transportation Agency invites you to share your needs and priorities for Muni, parking and traffic, bicycling, walking and taxis.

Public In-person Meeting

Co-hosted with Senior Disability Action (SDA)

03/02/2018, 1 -4 PM

SF Public Library 100 Larkin Street Latino Room at Lower Level

Online Budget Townhall Meeting

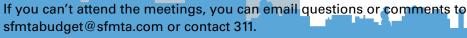
03/07/2018, 6-7 PM

Stream live on sfmta.com/budget

Board of Directors Meetings

03/06/2018, 1 PM 03/20/2018, 1 PM

City Hall, Room 400 1 Dr. Carlton B. Goodlett Place



For free interpretation services, submit your request 48 hours in advance at (415)701-4387.





because it's where integrity in reporting still matters!

NEIGHBORHOOD NEWSPAPERS THREATENED!

San Francisco's network of neighborhood newspapers is threatened by Trump's tariff on the major suppliers of newsprint. The Commerce Department slapped an overall tariff of 6.53%, beginning February on newsprint, but it's "pretty much a guarantee" that the U.S. will impose preliminary countervailing duties of 15 to 25% adding as much as 50% to the cost of our newspapers, according to Forbes Magazine.

In a letter to Commerce Secretary Wilbur Ross, both Democratic and Republican Representatives urged denial of the tariff on Canadian newsprint which "could accelerate the decline for an entire industry and may put small-market newspapers out of business."

WHAT WE CAN DO

- Thank the advertisers who support your local paper!
- Support the advertisers and mention the paper to the businesses you trade with.



Angela's experience, drive, and passion to improve the lives of all San Franciscans is unmatched in this race. She will rise above the petty, divisive politics in City Hall and find solutions to the issues that affect all of us. www.aliotoformayor.com

Ruminations From a Former Supervisor by Quentin Kopp n anonymous writer once observed: "Maybe we were better off

when charity was a virtue instead of a deduction." Another writer observed: "Real charity doesn't care if it's deductible or not." Friends and acquaintances have mostly ceased asking me about my experience and opinion of service on the San Francisco Ethics Commis-

sion since September 2016 as an appointee of the Board of Supervisors.

I refrain no more because of failure of a necessary four-fifths majority of the five-member Commission to approve restoration of anti-corruption laws which were approved by voters in 2000, then repealed by Board of Supervisors action in 2003. Bear in mind that the Charter law over 20 years ago requires a four-fifths approval of Commissioners to submit a proposed strengthening of ethics requirements to the Board of Supervisors for submission to voters or submission to voters by the Commission itself.

The nonprofit entities succeeded in stopping the prohibition of behest payments in the proposed ordinance in favor of simply a disclosure of "behest" donations by contractors, planners, architects, and developers to designated charities. As I stated last December, how many citizens possess an interest in reading City Hall ethics forms? Not very many, in my long experience.'

high-sounding Anti-Corruption and for Commission adoption barred sodonor on a permit, a license, or other city residents. government benefit. That incited nonprofit entities to bombard Ethics Commis-stopping the prohibition of behest paysion members and staff with catastrophic objections, claiming they (the nonprofit corporations) never tried to exercise undue influence and such act by the Ethics substantially. I can recall the venerated pastor of Glide Memorial Church in the 1980s pleading with his chosen candidate for mayor to withdraw from the run-off in November, 1987, against future Mayor the ability of a citizen to sue for such eth-Art Agnos, based upon fear that Agnos'

election cause termination of taxpayer money flowing to the Glide Memorial Church.

Friends of Etha volunteer ics, organization receiving no taxpayer money, discovered as of February 13, 2018 \$798,566,250 has been paid to nonprofit entities for fiscal year 2017-18, that \$191,790,256 remains to be paid by June 30, 2018, a

total of almost \$1,000,000,000 from tax- find ways to harass charities with frivolous nonprofit entity is 17%, according to the Anti-Corruption Act. Mayor's Workforce Office, and the nummany receive a large number of grants.

The infestation of nonprofits is remarkable. Friends of Ethics through its Presithe nonprofit "Friends of City Planning" testified repeatedly at the Ethics Commission against a prohibition on "behest" payments, S. Osborn Erickson, major developer and behest donor, and Larry Nibbi, another major "behest" donor are just three of the nonprofits' members who

One of the major provisions of the regularly need permits from the Planning Commission. Cohen's organization doesn't Accountability Act propounded last year even provide benefits in the form of housing or medical treatment or recreational called "behest" donations to a local elected activities; it's an association of nonprofit or appointed official's favorite charity housing entities which supposedly do in return for favorable treatment to the provide direct benefits to San Francisco

The nonprofit entities succeeded in ments in the proposed ordinance in favor of simply a disclosure of "behest" donations by contractors, planners, architects, and developers to designated charities. As Commission would diminish donations I stated last December, how many citizens possess an interest in reading City Hall ethics forms? Not very many, in my long experience. Moreover, the same nonprofits succeeded in deleting a clause conferring ics and conflict of interest violations if the

> City Attorney or District Attorney refuses to act after 90 days of a complaint to the Ethics Commission. It's called a "private right of action." Over 10 city ordinances bestow that power upon taxpayers if city officials fail to act and allow recovery of their attorney fees and court costs. State law contains numerous such provisions, but the nonprofits were able to claim that unidentified but well-heeled entities and individuals would

payers, and that the estimate of the per- lawsuits. Thus, there's no private citizen centage of San Franciscans working for a empowerment to enforce the now-insipid

The culmination occurred February 16, ber of grants annually is 2,277, with the 2018 at the Ethics Commission meeting, number of recipients much lower because with two Commissioners voting against even conveying a weakened law to the Board of Supervisors, after one had told Chairman Peter Keane he would support dent, Larry Bush, reported the most recent him. That led Peter Keane to resign from Internal Revenue Service filing for 2016 of the Commission immediately, a saddening event. (Mr. Keane was Chief Deputy Pubincluded Peter Cohen from Council of lic Defender for 25 years, a law professor, Community Housing Organizations, who and then Dean of the Golden Gate University School of Law, still teaching at Hastings Law School.)

Best laid plans have gone awry.

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



Ethics Chair, Peter Keane

Central Council 4 Will Durst 5	SFPUC Guest Ed 5 Around the Town 7 Lou Barberini 9 Calendar 12 Ella Ruth Francis 13 Police Report 14	Senior Smarts
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West Of Twin Peaks Central Counci by Mitch Bull

NEWS AND VIEWS...

he February meeting of the West of Twin Peaks Central Council focused on legislation aimed at spurring additional housing, as well as an expanded system to protect them in the event of an emergency.

President Sally Stephens opened the meeting at 7:30 at the Forest Hills Clubhouse with a large turnout of delegates and attendees. Stephens started by welcoming everyone

to the meeting and having the roll call, which resulted in enough delegates being present for a quorum.

Stephens followed by introducing the first speaker of the evening, State Senator Scott Weiner, appearing before the gathering to speak about SB 827, designed to spur the development of more housing throughout the state.

SB 827 is a major change to the longheld zoning principles that have been in place throughout California for decades. The bill would make it legal to build small and mid-rise apartment buildings near high-quality transit by exempting these areas from certain restrictive zoning standards.

Weiner, who was formerly the Supervisor for District 8, spoke passionately about the need for California (and San Francisco) to build additional housing, as housing stock has been underbuilt over the past 40-50 years. Zoning that focused on R1 single family homes at the expense of small apartment buildings has resulted in **low-density** throughout much of the city, and as the population of San Francisco and other cities in California has continued to rise, many people are being displaced due to the supply and demand economics that causes rents and housing prices to rise disproportionately. The Senator cited numbers showing that California is about 4,000,000 housing units short of what is needed. For every 10 jobs created in Cali-



State Senater Scott Weiner

needs of the fire department in the event of an emergency. His presentation focused on the history of the high-pressure fire suppression hydrant system (AWSS) that was developed after the 1906 earthquake and fire. Much of that system is centered in the parts of the city where the population was largest at that time, and not in the western and southwestern parts of the city that have been heavily developed over the past $80\ years.$ The hybrid potable AWSS system that is being proposed by the SFPUC will provide the ability for the SFFD to fight the



John Scarpulla from SFPUC

fornia, only 1 housing unit has been built.

The bill, as written so, that parcels within 1/2 mile of a major transportation hub, or within ¼ mile of a bus stop, would be exempt from zoning regulations banning multi-story, multi-unit construction, allowing for small and mid-sized ries. He acknowledged that the bill was crafted to garner comment and feedback, and to provide a method to create more every drop were drained. housing units. He stated that while the bill does not override inclusionary local statutes for affordable housing, existing CC and R's in neighborhood associations would be overridden.

Weiner answered questions from the in 2021. attendees and stressed that the bill is a work in progress and would be amended based on input from the public before a final version is voted upon.

Dave Bisho forwarded a motion to the WOTPCC to craft a letter to be presented to legislators and committees aligned with SB827 that the WOTPCC and its member organizations strongly oppose the changes proposed in SB827. The motion to develop language and a letter was passed 16-0 with 1 abstention.

John Scarpulla, a representative from the SFPUC, was the next speaker, with For more information see the WOTPCC weba presentation showing the proposed site (www.westoftwinpeaks.org). expansion of the AWSS system to meet the

fires that could occur in areas not served by the high-pressure AWSS, and would also provide a means to distribute potable (drinkable) water in case water lines are disrupted by the major disaster. The system is being designed to withstand a 7.8 magnitude quake, and will be rely on the apartment construction of up to 4-5 sto- 90-million-gallon North Basin of the Sunset Reservoir, which can be refilled by the Hetch-Hetchy system within 24 hours if

The proposed system will cost the city approximately \$109,000,000 with \$40,000,000 already allocated, meaning that 69 million still needs to be raised after the present program runs out of funding

The only area in SF that will have minimal AWSS coverage is Glen Park, due to the large issues of topography and elevation.

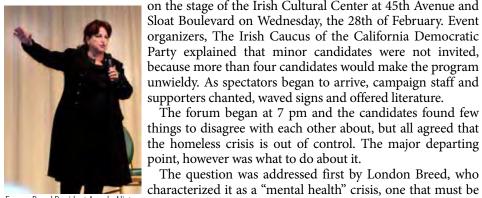
Following the SFPUC presentation, Following the presentation, delegate a delegate spoke on a ballot measure to reverse the SF Board of Supervisors decision to eliminate "Columbus Day" in favor of "Indigenous People's Day."

> Following the report, a motion was made for adjournment, seconded and approved at 9:05 PM. The next meeting of the WOT-PCC will be on Monday, March 26 at 7:30 PM at the historic Forest Hills Clubhouse.



Westside Mayor's Forum Attracts Full House

n spite of forecasted rainy weather, an estimated crowd of over 300 people gathered to listen to four candidates vying to replace recently deceased Mayor Ed Lee at the June 5 election. Former Board President Angela Alioto, Board President London Breed, Supervisor Jane Kim and State Senator Mark Leno appeared together



Former Board President Angela Alioto



Board President London Breed



Supervisor Jane Kim



State Senator Mark Leno

ing away the civil liberties of "the most challenging" homeless people to get them off the streets is the most humane thing to do. "We have to make uncomfortable decisions." Jane Kim said 60% of \$250 million dedicated to homeless goes to housing 10,000 people no longer on the streets through direct subsidies and SRO hotels. The approximately \$100 million left serves the 17,000 people who enter our system each year. Not all are on the street, many sleep in their cars, or find temporary housing. 7,000 people, on average, are in our shelters and that means the expense is \$4-10 thousand

The forum began at 7 pm and the candidates found few

The question was addressed first by London Breed, who

resolved by taking "Conservatorship" from the DA's Office and

putting it in the City Attorney's Office so homeless people can

be treated like children's conservatorship. She argued that tak-

dollars each for services. Salt Lake City housed their homeless through its Housing First policy, and so can we. We need more shelters. She spent a night in a shelter and learned that we lock people up for 14 hours without any services and that people are much older and sicker than she had thought. She wants more nurses and medical services available.

Mark Leno said that 70% of our homeless were living in a home in San Francisco before they became homeless. So keeping people in their homes prevents the situation from getting worse. We shouldn't be treating people through the criminal justice system, it's not working. A mental health justice center is a better option than jail.

Angela Alioto faulted the current elected officials for dropping the ball on the Ten Year Homeless plan she put in place as Homeless Czar for Gavin Newsom in 2004. By 2011 "we housed over 11,400 in permanent supportive housing." This housing featured a crisis clinic on each ground floor. "We know what works," she said. "Shelters do not work, programs that put people through six months of mental health program then dump them back on the streets is throwing money away." We're spending \$67,000 for every homeless person and that could be used to house people, Navigation Centers are also dead-ends - good for 120 days, then back out on the street." We need a coalition of the wealthy businesses, state, federal and local governments to sit down at one table and solve this problem."

Be sure to vote on June 5th.



Rank Choice (Cont. from p. 1)

In my opinion, we need to return to the runoff between the top two candidates. This gives the voters an opportunity to vote for the person they prefer most or the lesser of the two evils, whichever applies, and everyone's vote counts. Further, we need to eliminate public financing. Nearly \$11 million in your tax dollars has been spent so far on candidates running for elected office in our City. Don't you think this money could be better spent elsewhere? I do.

Whoever wins the mayor's race this June will win with substantially less than the majority of the votes due to this faulty ranked choice voting system. So please remember that it is important to pick your top three mayoral choices, or at the least your top two this June.

We are the City that knows how. We need to pick a Mayor who will 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.

= Commentary =

Taking a Walk on the Beach

By Steve Lawrence

ake a walk with me on South Ocean Beach. This is the more than half mile stretch between the west end of Sloat and Ft. Funston's northern end. We walk during low tide. High tides obliterate the beach. This is where the cliffs erode, where the sea eats away at the land.

Emergencies happen. A part of the parking lot is closed, unsafe. A part of the Great Highway is closed; asphalt fell off the cliff. Walking atop the cliff one sees erosion canyons, broken pipes and fallen drains. Sandbags are to be placed, probably will have been placed by the time you read this.

created with big rocks. These work: the highway and cliffside you should see and cliff face remains further oceanside. Where there are no revetments the ocean has taken cliffside, which is pushed inland. rock to the west at the foot of the cliff-face In one place there are rounded concrete blocks, almost like cobbles. These pieces of concrete rubble were once part of the roadbed. They slid and fell down; the ocean has long topped them daily, rounding them. Here the cliff-face is not so far inset as where there are none (the road above curves away), but further inset than where there are revetments.

What can we learn? Revetments work, retaining land. Rock rubble also works, some. Allowing the ocean free reign loses the most land. Seas are rising, so far slowly but relentlessly. The face of the cliffs has moved inland by many yards, and surely will move east more.

infrastructure is. The cliff-face is close to the Western gates of the Oceanside Sewage mutual reinforcing society arises. Higher Treatment Plant, just a few yards off. The public officials are brought in. So long as

In past emergencies revetments were the tiny sliver of land remaining between imagine for yourself. I can't fathom it.

Once this invisible wall is installed the comes off the beach. Is it not certain that the new wall will soon be seen? Without rock protection the ocean will eat greedily, and cliff's edge at high tide will march east.

Per the current plan construction on the new wall starts early in 2022, four years away. As wall is installed, rock is removed. Paying for both we replace one ugly with

What sense does this make? Government sense, sung by the siren of a mantra: managed retreat.

PS Why do governments chase mantras such as managed retreat? A term resonates, seems popular, perhaps cutting edge. Using it bestows a cool factor. Experts are Notable, too, is just how vulnerable engaged; they quickly learn what is wanted. Their study and report is tailored to fit. A cliff-face is right next to parking lot, and money can be found, the plan smoothly

Certain phrases attain a siren-like allure to those of the government world. Affordable housing (not housing); locally sourced. Once a phrase attains a certain lift, it floats, free of gravity, lifting soaring spirits heavenward."

road--the lane reduced Great Highway. Walk along the top of the cliffs and you can't help but be alarmed at how little land

Walk on the beach, and scratch at the dense sand-like material (Colma formation), and you can't help realize how vulnerable this cliff-face is to the elements. No

So what is the City's plan? Not new, this problem. The latest plan is a 2012 master plan that is being implemented. It's mantra: managed retreat.

Certain phrases attain a siren-like allure to those of the government world. Affordable housing (not housing); locally sourced. Once a phrase attains a certain lift, it floats, free of gravity, lifting soaring spirits heavenward.

Managed retreat is to do two contradictory things. One, it removes rock from the beach, returning the beach to nature, supposedly. Two, it builds a new and invisible wall to protect City infrastructure.

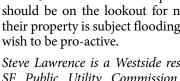
How will this new invisible (buried) wall be built? Think of pencils lined up side by side. Now turn them vertical. Those pencils are the three or four foot diameter concrete piles that are to be drilled in a long line, 3000 feet and more, to form a wall. These piles must protect a buried storage pipe (Lake Merced tunnel) fourteen feet in internal diameter, under the western edge of the Great Highway--in places, now abandoned pavement. Just how heavy construction equipment can be moved onto

adheres. Time reinforces; long acceptance brushes off late questions.

Water rate increases are coming. It appears that the rate charged for water will rise by 9% on July 1. On subsequent July 1's, in 2019-22, rates will rise by 8%, 7%, 7% and 6% for a 5-year increase of 43%. These rates cover budgeted costs as proposed. But stay tuned; they could change. About half of water revenues pay bond debt (for improvements made over the past 15 years, WSIP). Employee numbers and cost are to rise slightly. How big is SFPUC today? Annual expenditures average a little over a billion dollars.

Flood prone. SFPUC has produced a draft map of areas of the city, including many on the westside, which would flood in a big storm. It is proposed that these properties inform potential buyers, meet certain plumbing requirements upon sale, and flood-proof when building new. Flooding is an increasing problem; seas will rise, and storms intensify. The city's combined sewer system, sanitary and storm water in one, is troublesome. Property owners should be on the lookout for notice that their property is subject flooding, and may

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



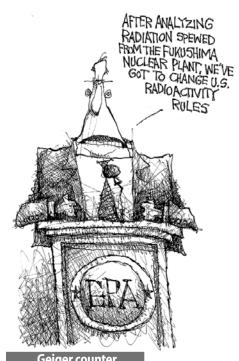
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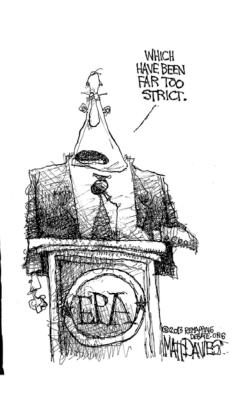
SFPUC Invests in Vital Services #AlwaysOn

e at the San Francisco Public Utilities Commission (SFPUC) know that San Franciscans expect high-quality tap water, as well as safe disposal of treated sewage to protect our public health and the health of the Bay and ocean. It's our job to worry about those things so you won't have to. But the bottom line is that we need additional support from our ratepayers to make critical upgrades necessary to serve San Francisco—today, tomorrow, and decades down the road.

The services we provide you are funded clean, reliable water, and safely collect and we depend on to collect, treat and deliver

100% by your monthly water and sewer bill. treat wastewater before returning it to the Your payments help maintain and upgrade Bay and ocean. And, just as your car needs an extensive array of infrastructure that regular maintenance and upgrades to keep





My 24 • Will Durst 0 2018

THE CAFETERIA LADY IS PACKING HEAT.

resident Donald Trump tossed out some wacky nonsense about arming teachers which encouraged the press and public to go nuts debating this ludicrous suggestion, totally ignoring commonsense remedies like banning civilians from purchasing weapons

whose sole function is to kill the most people in the shortest time. The man is not as dumb as he looks, which at last count was considerable.

That was just one of the president's mul- the Parkland, Florida high school. tiple responses to the latest in a distressing the map like a class of apprentice cartographers in the belly of a garbage scow during a category 4 typhoon.

First he said we should arm teachers, then yelled at the mainstream media for saying he said we should arm teachers, then he said we shouldn't just give teachers guns, but bonuses. And snacks. Not rulers. Or pencils. Stationary targets, yes. Statio-

During a listening session with relatives and survivors of various school massacres equals 700,000 people. Do they all get the he was photographed carrying a cheat same gun? Would these teachers going

sheet reminding him to say "I hear you." His staff is apparently aware that hearing people in a listenpeople do to him, not he of them believe in that whole Think back: how many to them.

POTUS was erasing rules that restricted some mentally ill from purchas-

they don't have any decent Jewish delis the stacks? Sister Mary Uzi? anymore.

always later? "Now?" "No, later." "Now?" to start packing. "I'm going to study hall. "No, later." And repeat. Now is the time to Cover me." talk about mental health issues. Voting to fund programs to deal with those issues is a different story.

The NRA says the only way to stop a bad guy with a gun is a good guy with a gun. The problem with good guys with guns is — a lot of them believe in that whole "kill 'em all and let god sort 'em out" school of thought. Except that security guard outside

Giving guns to teachers, what a great series of school shootings. He was all over idea. Probably cut down on tardiness, note passing, and backtalk as well, not to mention making faculty meetings and parent teacher conferences a lot more interesting. The penalty for truancy is a flesh wound.

As with most of 45's ideas, details were murky, but this plan could easily lead to arming janitors, crossing guards, and cafeteria ladies. Although many would argue that school lunches were already weaponized during the Reagan Administration.

Besides, 20% of American teachers

heavy be appointed or volunteers? Or would The problem with spontaneously develop ing session is not his first good guys with guns is — a lot bone spurs like some-instinct. Listen is what

"kill 'em all and let god sort of your high school Trump also promised to focus on mental health em out" school of thought. teachers would you have confidently armed? issues, forgetting that Except that security guard The ex- Marine wresone of his first moves as outside the Parkland, Florida ting coach? The English teacher who spaced out during John Keats' "Ode on a Grecian Urn?" The

ing firearms. Like Germany complaining librarian regularly hitting her flask behind

And you do realize that once teachers "Now is not the time to politicize the gun start carrying Roscoes, it's only a matter of issue." Why is the time to talk about guns time before kids themselves feel the need

> Copyright © 2018, Will Durst. Will Durst is an award-winning, nationally acclaimed columnist, comic and former banana faced monkey dribbler.

> For past columns, commentaries and a calendar of personal appearances, including the updated Durst Case Scenario: Midterm *Madness*, *please visit willdurst.com*.

WESTSIDE BSERVER

www.westsideobserver.com

Award Winning News for the Neighborhood Society of Professional Journalists



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Modest Proposal (Cont. from p. 1)

because they cannot afford to live in the city. To SPUR, YIMBY, BARF, and HAC this seems to be morally acceptable. As long as high-tech workers have a place to live and the special interest groups get paid, everything will be OK.

Housing development has turned into a cottage industry. Beyond the contributions they receive and the money they make, they are allowed to feel "important" and good about themselves.

Stated simply, SB 827 ties the width of your street to the amount of public transportation near your home. The height and size of your home now will depend on your home's proximity to transit corridors prohibit cities from and/or major transit stops.

According to the San Francisco Planning Department, "SB 827 would affect most of San Francisco and would significantly upzone most of the city. Almost 96% of the city's parcels are within a half mile of a major transit stop or a quarter mile of a transit corridor meeting the definition in the

Further, Planning notes "San Francisco's transit network is expansive and most bus lines run service every 15 minutes, or more frequently, during peak commute hours. Over 90% of the city's parcels currently have a height limit of 45 feet or less. Given that most major streets in the city have widths greater than 45 feet, the majority of the streets in the City would have their height limits doubled from 40 feet or 45 feet to 85 feet. Homes near major transit stops will be allowed to build 75-foot to 105-foot high homes throughout the city. Even where height limits are not raised significantly, the elimination of density controls could result in significantly more units per parcel, as many of these areas are zoned RH-1 or RH-1D."

For the sake of creating density, SB 827 will destroy the fabric of San Francisco's neighborhoods. This is earily reminiscent to what San Francisco did when the Fillmore District was destroyed, and is tantamount to breaking what you are trying to

Wiener's SB 827 bill would usurp cities' building rules by requiring them to allow denser housing developments within a half-mile of transit hubs such as BART, Caltrain, and Muni stations, and within a quarter-mile of bus lines.

Your neighbor or a speculator would be allowed to build a 105-foot-high house with no parking next to your home. Each

residential apartment could be as small as the property, or tear it down and rebuild. 300 square feet. There is no stipulation on whether the homes will be affordable.

SB 827 would also prohibit the enforcement of "Any design standard that restricts the applicant's ability to construct the maximum number of units consistent with any applicable building code," would also suspend local parking minimums (and maxi-

mums), and density restrictions. Prepare for poorly-designed, cheap buildings to litter San Francisco's landscape.

SB 827 would restricting heights to lower than 45 feet (six stories) or 85 feet (eight stodepending on the width of the street — on parcels within a half-mile of a "major transit stop" or a quarter-mile of "a high-quality transit corridor."

SB 827 as proposed elimi- State Senator Scott Wiener at Folsom St. Fair completely

nates all design standards related to building envelope, other than height for buildings within the prescribed height limits. It precludes the applicability of any design guideline and Planning Code provisions that in any way reduces the size and shape of the building envelope from a maximal box within the height limit, allowing only application of California Building Code standards. This would preclude the ability to maintain any standards regarding rear yard, lot coverage, exposure, open space, setbacks, and bulk controls of any kind, to name a few. The California Building Code addresses light and air as primarily life and safety issues.

The San Francisco Planning Department hates the bill.

At a February 3 community meeting sponsored by State Senator Scott Wiener at the Taraval Police Station, an anonymous, 20-something-year-old millennial attendee thanked Wiener profusely for "working so hard for those of us who are actually going to be alive in the next decade or two."

was taking too long for older homeowners to die so millennials could either take over

The anonymous millennial was seated in the front row directly in front of his beloved Wiener. Many of the younger attendees loved the millennial's comments and ageist remarks, clearly heard throughout the room.

Here's what the millennial stated: "I wanted to thank you for the work that

> us who are not fortunate enough to already have a house, to already be

renting a place who can eventually be buying a place, or if they choose, to continue renting.

*I think that the incum*bency advantage is not fair. Just because you have a place doesn't mean that you can tell everyone else: Why don't you live in Tracy, why don't you live in Sierra Nevada? We got no room for you.'

We can't continue to have a vibrant economy if we can't have people here (SF) taking care of

the elderly — who seem to be opposed to this bill — or people who clean up our streets, or build our buildings. And I think that there is no future for the City if we don't increase density, if we don't increase jobs near quality transportation centers, if we don't do anything for the next few generations.

So, thank you for working so hard for those of us who are actually going to be alive in the next decade or two?

He was totally vacuous. No manners. This person only cares about himself and his own needs. When they were passing out participation awards at school, he was first in line. His mother convinced his teacher to change his "B" grade to an "A." His whole life he has been told how special he was. Immediate gratification isn't fast enough.

The current owners of homes worked hard, created jobs, and fought for our country. Many waited, sacrificed, and saved for years. Wiener and company don't seem to have a clue.

The millennial turned inside out without Wiener's objection — a Mod-In other words, the millennial implied it est Proposal, the satirical essay published anonymously 289 years ago by Jonathan Swift in 1729. Swift suggested a solution

to Ireland's famine might be that poor Irish people could ease their economic troubles by selling their children as food to rich gentlemen and ladies. Swift's "modest solution" irony asserted "a young healthy child well nursed, is, at a year old, a most delicious nourishing and wholesome food, whether stewed, roasted, baked, or boiled."

The millennial, who probably never you are doing for those of heard of, let alone read, Swift's classic essay, turned it inside out, implying that by killing off elderly homeowners, millennials would magically acquire housing.

What had started out as a community meeting slowly became a referendum on the land value of homes and apartments that younger generations would like to take away from older generations — right

Remember, when you're a 28-year-old, a 45-year-old person is "old."

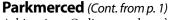
Wiener's economic logic is fundamentally flawed. He's using a supply-side economic model (i.e., the more housing you build, the less expensive the housing will become). But that depends upon a number of factors, not the least of which is whether housing can equal or exceed demand, which hasn't happened for some time. The best one can say is that the housing cost increase may not be as great. Wiener's allies forget Planning Commissioner Dennis Richards has stated, "there are already over 143,000 housing units in the San Francisco housing pipeline."

Is Wiener's SB 827 even needed? Should California be able to completely control San Francisco's planning and building procedures?

San Francisco historian Jamal Frederick offers the best perspective: "The Fillmore should serve as a cautionary tale to San Francisco. Change is inevitable, but when change replaces people, it also erases culture. Being critical about gentrification isn't about casting blame. It's about wanting to build something together, and feeling like we all must be included. The old and new residents need to engage, discuss, share ideas, learn from each other, create new culture, and create new San Franciscans who will continue to uphold this city's beautiful tradition. To preserve this city, you must include the people. **All the people**."

San Franciscans don't need an inverted Modest Proposal.

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



Arbitration Ordinance doesn't allow late fees to be collected as rent. Although Parkmerced did not raise the basic monthly rent when it imposed a late fee, the Law Offices of Eric Lifschitz considered it an "illegal rent increase". On 4/27/16 a Class Action lawsuit was launched on behalf of 5,186 Parkmerced residents – expressly for those saddled with late fees. It asked for "restitution of all excessive late fees."

Parkmerced moved to dismiss the suit

as meritless. It denied that its late fees were malice. rent increases since it "never increased the monthly rent due, merely assessed a late fee when rent wasn't timely paid." In effect, it was an administrative fee, not added rent. Parkmerced also rejected Stewart's claim for punitive damages, citing no evidence of malice or reckless disregard. However, in October 2016 Judge Ronald Quidachay allowed the claim to proceed, since the lease Parkmerced's \$75 late fee undervalued its verbiage related the late fee to a rent increase administrative costs for handling delin-

An arduous discovery process ensued during which Parkmerced showed that its late fee was low compared to those of 8 similar City landlords overseeing 75,000 units. Most charged \$100 with a range of \$75 to \$200. An expert witness testified that tailoring late fees wasn't feasible and a flat rate was both reasonable and standard. Moreover, and Stewart's ill-health could be related to quencies. For example, in 2016 Parkmerced assessed 2,271 late fees (some were waived)

> After a year of wrangling, mediations and conferences, a Final Settlement was approved on 12/13/17. Parkmerced will

costs were double the sum recovered.

retain its \$75 late fee, but agreed to delete the descriptive phrase "as additional rent" from 3,221 leases. They'll be replaced. Only the late fee language can be revised on the new tenancy agreements. As a good will gesture, Parkmerced reduced its separate fee for bounced checks from \$50 to \$25. While denying any fault, Parkmerced agreed to pay \$120,000 in legal fees, and \$30,000 to Danilo Stewart for work loss, environmental testing, health and moving costs, plus acting as the Class representative. Parkmerced residents with concerns about the settlement or their totaling \$132,825 of which \$111,750 was newly-revised leases can contact the Houscollected. But its calculated management ing Rights Committee of San Francisco at HRCSF.org or 415-947-9085.

> Dr. Derek Kerr is an Investigative Reporter living in San Francisco

1. (Case #: CGC-16-551696)



Fire Preparedness (Cont. from p. 2)

suggested as a substitute for the more expensive AWSS. However, Chief Anthony Rivera inspected an existing FWSS system in Berkeley. He discovered that the FWSS pipe was too heavy to be useful in fighting fire in Berkeley and was abandoned. Each segment of the FWSS pipe weighs 350 pounds and needed to be installed with expensive equipment. This system could not be installed by a Neighborhood Emergency Response Team (NERT) during a fire as was suggested. The Chief explained this FWSS pipe was actually designed for oil well producers.

SUMMARY:

Lastly, the new firefighting system designed for San Francisco must be flexible and adaptable so that when new technologies develop, they can be added to the new system easily. After this meeting with the SFFD and the SFPUC, with the hope of more improvements later, I felt optimistic about our fire protection plan and strategy. Footnote:

1. The CA Earthquake of April 18, 1906: Report of the State Earthquake ... -

2.www.youtube.com/watch?v=VM0FnwNVVF Glenn Rogers is a landscape architect who lives in the Westside.





Housing, Zoning and the "Manhattanization" of SF...anyone who has seen the myriad of cranes along Market Street in the Castro and throughout SoMa can attest to the massive changes that have come to those areas in the past 15+ years. Along with the China Basin developments, the city has become much denser and populated with high-rise buildings (one of which has infamously started to tilt). With the plans for the Parkmerced development (over the next 15+ years) as well as the proposal of **State Senator Scott Weiner's** SB 827 changing the zoning of R1/R2 areas, look for the cranes to start popping up more and more on the Westside. As the Senator said at the West of Twin Peaks Central Council meeting, "It's not going to happen tomorrow, as these types of changes take years to happen." But change is coming and the second most dense city in the country is about to get a whole lot denser. The big question is: "Can we build our way out of the housing crisis and towards affordability?" Without government subsidies like rent control I doubt it. The jobs boom shows few signs of slowing down, although the super-high cost of attracting and retaining employees in the Bay Area is causing some companies to look at places like Denver, Austin and Pittsburgh, PA. This has been going on for years, and the population of SF is higher than ever. How long will the Salesforce tower reign as the tallest structure? Take photos now as the future will surely look a whole lot different (as it always has...).





Want more Mayoral Candidate Interaction... The West of Twin Peaks Central Council is working with SHARP and other West side neighborhood groups to co-sponsor a public forum for the candidates running for SF City Mayor in the June special election. The forum will be held at the Hall of Flowers County Fair Building in Golden Gate Park on **Thursday, April 26**. This promises to be a lively and interactive event, and is a great opportunity for citizens to hear how the candidates stand on the issues that are important to the West side. For more information visit their website at westoftwinpeaks.org.

Soul Food Paradiso...we recently had our first experience at Chef Tanya Holland's West Oakland gem, Brown Sugar Kitchen. The place was packed and the food was fantastic. BBQ Shrimp and Grits and Chicken (Fried) and Waffles seemed to be the two courses that virtually everyone seemed to have. Not to rock the boat, we had them too and they were worth the wait. Why do I bring this up you may ask? Executive Chef Holland and her team are bringing the BSK experience to the Ferry Building in the very near future, taking over the space formerly occupied by Il Cane Russo. She also has a new book out. Check out the BSK at: www.brownsugarkitchen.com

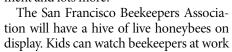




Schools and Sandwiches...ok it's a weird tie in, but Ulloa School was just honored with the award as a "California Distinguished School". Kudos to everyone associated with the school award. The strange tie in comes that the Submarine Center sandwich shop on ...Ulloa... was named as one of the best sandwiches in San

Francisco by the foodie website Eater SF, for their "Atomic Submarine."

Randall Museum set for BUG DAY... the newly-reopened Randall Museum is celebrating the world of insects with their annual BUG DAY, on April 21 from 10 am to 2 pm. The museum, located in Corona Heights Park, will have an interactive science and art activities, games, entertainment and lots more!



and can decorate containers of freshly made beeswax lip balm to take home, plus there will be honey collected from hives all over the city and other bee-made products for sale.

The Randall Museum is a facility of the San Francisco Recreation & Park Department. Admission to BUG DAY is free. For more information, call (415) 554-9600 or visit their website at: www.randallmuseum.org.



The Music Store of West Portal... our own "hillbilly" music impresario, Shelby Ash, brings bluegrass and Americana music to local venues each month. Check out the eclectic performances right here in SF!

AMERICANA JUKEBOX: April 6: Leftcoastspecial (Cajun Band)

BLUEGRASS BONANZA: March 16: Riley Hill & Brand New Still / April 20: Stringband Fever

Both shows @The Plough & Stars, 116 Clement Street, San Francisco

9pm doors / 9:30 show / \$6-\$10 sliding scale / 21+

ST. PATRICK'S DAY EXTRAVA-GANZA: Featuring: Culann's Hounds +

Show@ the Great American Music Hall, 859 O'Farrell Street, SF 7:30 doors / 8:30 show / all ages...6+ info: http://www.shelbyashpresents.net Listen on the Radio (yes - it's wireless!)

THE BARN DANCE: *country & bluegrass online radio show* Tuesdays 6-8pm @KXSF / San Francisco Community Radio / Listen live: http://kxsf.fm/listen Info: http://shelbyashpresents.net/

Happenings at the Merced Library...

Knitting Circle - Tuesday, March 13, 6:00 to 7:30 P.M.

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.

Book Talk: An Excess Male Wednesday, March 14, 7:00 to 8:30

information, visit https://maggieshenking.com/

Author Maggie Shen King will read from and discuss her book, An Excess Male. Called "The Handmaid's Tale of a new generation," the novel is set in near-future China where the One Child Policy and the cultural preference for male heirs have a created a society overrun by 30 million unmarriageable men. This updated twist on the age-old marriage plot is a chilling dystopian tale of a government that reacted to a crisis of its own making by redefining the boundaries of marriage and tampering yet again with reproduction in the name of the public good. The Washington Post, the Barnes & Noble Sci-Fi and Fantasy Blog, and Kirkus Reviews named An Excess

First Ladies and Women's Rights, Part I - Daughters of the Enlightenment -Wednesday, March 28, 7:00 to 8:30 P.M.

Male one of the best books of 2017. A question-and-answer session will follow. For more

In the first installment of this series, Patricia Southard and Elizabeth Thacker-Estrada present an overview of U.S. First Ladies from Martha Washington (tenure 1789-1797) to Sarah Polk (tenure 1845-1849) and their relationship to women's rights. This discussion will include celebrated aristocratic and revolutionary founding mothers Abigail Adams (tenure 1797-1801) and Dolley Madison (tenure 1809-1817) as well as lesser known and proxy first ladies of the "Common Man" era of Jacksonian Democracy. The talk will conclude with a glimpse of First Ladies since the mid-nineteenth century who held differing opinions on women's rights as well as the role of women, which reflected the views of the women of their

* Funded by Friends of the San Francisco Public Library.

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 make a 45-minute one-on-one appointment.

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



Columbus Day to return?...festivities and parades honoring explorer Christopher Columbus have been conducted for decades, with large parades held in NY and San Francisco. Of course, this has provoked controversy and the SF Board of Supervisors eliminated Columbus Day in favor of the more politically correct Indigenous People's Day. A group of Columbus Day supporters are gathering signatures to get a motion on the ballot to restore Columbus Day. (Maybe we should eliminate the name San Francisco and return it to Yerba Buena – think how much the printing industry and sign industry would benefit from changing all of the signs and letterhead)

Do you have an event, a neighborhood fact 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.



Money Matters By Brandon Miller

Own a home? Here's how the new tax "cut" affects you.

et's face it. The cost of owning a home in the Bay Area is crazy high. We pay taxes on top of taxes—at some of the top rates in the nation. Our state taxes alone are the highest of any state in the Union, according to the Federation of

But every April 15, homeowners could find a little relief in the form of tax deductions. We could deduct the full or anywhere outside the U.S.? No personal amount paid for personal (non-business) state and local property tax deductions for that piece of property taxes. And that was on top of being able to paradise any more. deduct every dime paid in state and local income tax.

Ah, the good old days.

Sadly, California homeowners may have just been taxes. If you have a home office or rent jobbed by the Tax Cuts and Jobs Act (TCJA). That's out part of your home, you may be able

because if you itemize your taxes, there is now a cap on how much you can deduct. And it's way below what many of us have become accustomed to sub
iii in god rechize god reakes, there is now a suballocated to that business or rental use on top of the tomed to subtracting tracting from our tax bill." from our tax bill.

Of course, the TCJA hopes to make itemizing less attractive by doubling the standard deduction to \$24,000 for joint-filing couples, and \$12,000 for individuals and those filing separately. But that may be little consolation for California homeowners.

Let's take a closer look at how the TCJA may impact you.

State and Local Tax **Deduction Limits**

Schedule A of Form 1040 used to be a friend

of the homeowner. By itemizing, you could deduct the full amount of your state and local income and property taxes. (Unless you're subject to the alternative minimum tax, which disallows these deductions and will continue to do so under the TCJA.)

But now married couples can only deduct up to \$10,000—for both income and property taxes. That's only a \$5,000 deduction if you're single, or married and filing separately. And again, this limit is for both your state and local property taxes AND your state and local income taxes. Ouch.

Oh, and that home you own in Belize,

There is one way you can potentially deduct a little more from your property

to deduct the portion of your ... if you itemize your taxes, there is now a property taxes \$10,000. Luckily,

> we have a lot of entrepreneurial types in the Bay Area who may be able to gnaw on that bone Congress threw to us.

Mortgage Interest Deduction

There are a few changes happening here too, that don't work in favor of Bay Area homeowners. If you buy a property any time after December 14, 2017, only \$750,000 of your mortgage debt is deductible. That's down from the \$1 million it used to be. (Purchases made prior to mid-December of last year aren't affected by this.) The new deductible limits and effective dates apply to second homes, as

If you want to refinance a property you purchased before December 14, 2017, you can still deduct the interest on your debt up to \$1 million, as long as the new loan doesn't exceed the amount you're refinancing. So if you were thinking of pulling out an extra forty grand to redo your bathroom, that extra amount won't be deductible.

you can no longer deduct the interest you pay on this loan. So it may make sense to start paying down any outstanding debt you have here as quickly as possible.

As always, it's best to consult your tax professional to



make sure you comply with new rules and don't lose out on potential gains.

And speaking of gains, one thing Congress didn't touch are the rules affecting how much you can deduct from your taxes when you sell your home. You can still exclude up to \$500,000 in gains if filing jointly and half that if filing individually. So if the high cost of living in the Bay Area becomes too frustrating, you can always sell and go elsewhere.

Or wait until 2025. Unlike the massive tax cuts to corporations that are permanent, the revisions to personal tax codes are set to expire in six years. There's hope for

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SFPUC Rates (Cont. from p. 5)

it in good working order, so do your water and sewer systems. Here are the imminent priorities:

The Southeast Wastewater Treatment Plant is the frontline protector of basic public health for a majority of the City. It treats both sewage and stormwater runoff for 80% of the City, and key facilities are in need of an upgrade. Built in 1952, some components still use 1940s technology. Many of its facilities have not been retrofitted to withstand the next major earthquake. We are making major upgrades to this plant and the system that serves it as part of Phase 1 of the \$2.9 billion dollar Sewer System Improvement Program (SSIP).

On the water side, our \$4.8 billion Water System Improvement Program (WSIP) to repair, replace, and seismically upgrade the water system is now 95% complete. We must complete this program and continue to upgrade key pipelines and other critical components of the system take these proposed rates increases lightly. By law, we can to ensure high-quality 24/7 services to you.

We also maintain over 1,000 miles of water transmission pipelines and are responsible for almost 2,000 miles of sewer lines within the city of San Francisco alone. repairs over time are far easier and less expensive than emergency fixes after a break.

Water and sewer rate increases are necessary to pay for these vital system upgrades. We are planning an approximate annual rate increase of 8% for water and sewer rates over the next four years. For the average single-family residential household that pays \$108 on its current monthly bill this increase translates to about an additional \$10 per month each year, with more than 80% of that amount funding critical upgrades and investments.

As responsible stewards of ratepayer money, we do not only charge you the cost for providing services to you, nothing more, and nothing less. Now these pending and critical upgrades require an additional investment.

Setting rates is a public process that involves several And—just as for a well-maintained car—planned system oversight bodies and independent analysis. The Rate Fairness Board (RFB), composed of SFPUC customers and other appointees, is currently reviewing proposed rate plans, holding public meetings and providing recommendations to ensure affordability, stability, and fairness.

We invite you to be part of this public process and attend the March 30, 2018 meeting held at 525 Golden Gate Ave. to share your feedback. To learn more about this process and your rates, please visit sfwater.org/rates.



Specialists in Residential

Urban Landscaping

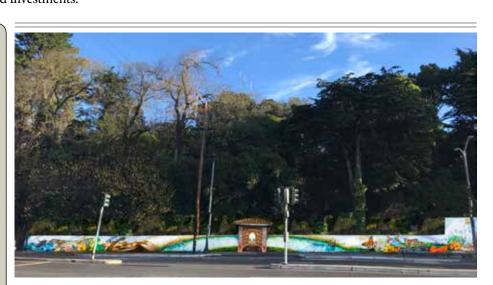
Janet Moyer Landscaping specializes in the creation of custom residential landscapes that address the unique challenges posed by San Francisco's climate, terrain and architectural constraints.

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Supervisor Norman Yee, Precita Eyes mural artists and Laguna Honda Staff dedicated the second phase of the Laguna Honda mural March 1st. It was funded with a \$25,000 grant from District 7 Participatory Budgeting program. The green wall that surrounds the grounds of the Laguna Honda Hospital has been a target for vandalism for multiple years, so there has been an initiative set in place by the staff, patients, and neighbors to cover the entire wall with historical illustrations of the hospital and the surrounding area. The second phase of this project strives to expand the current mural to illustrate the landscape of the area before the development of the region.

By the Numbers

SFERS Defies Warren Buffett's Rules

by Lou Barberini, C.P.A.

ast month, the long stock market calm was disrupted by a storm of volatility. Much of the instability was caused by the implosion of complex financial instruments that are sometimes embedded in "exchange traded funds." Exchange traded funds are similar to mutual funds, and it was the ingredients — the "derivatives" — within the exchange traded fund that triggered the turbulence. Warren Buffett has described these derivatives as "financial weapons of mass destruction."

SFERS'

willingness

mutual funds with these Buffett-titled weiser beer, and Smuckers peanut butter weapons financial of mass destruction. Thus, not only are city employees being mislead about what they are actually investing in, but SFERS also has empowered Prudential to do the opposite of what the most successful investor of our time has recommended.

money allow Prudential the right to into a voluntary and an IRA, or the city employee has accurate have been monitored by the Food and comp plan is an knowledge of where their money Drug Administration act similar to storing provisions in an is being invested. Which of course (FDA). Starti earthquake prepared- violates Warren Buffett's other SFERS and Pruness kit. Packing a warning to never invest in some-dential have moved flashlight, a radio, and nonperishable thing you don't understand. Be to replace the pure mutual fund deferred food items assures careful city employees. Caveat comp options with residents they will be prepared for the aftermath of an earthquake, while simulta-

neously hoping the kit is never put to use.
CITs are not registered with the Securi-

emptor!"

Despite Buffett's caution, the San Francisco Employees' Retirement System (SFERS) has allowed Prudential's insurance and and Prudential convey they were buying annuity division to replace city workers' Wheaties cereal, Calistoga water, Bud-

for public employees' earthquake preparedness kits. Unfortunately, when city employees receive their account statements, the container has been generically labeled as "food" and "drink." Thus, city employees have been relegated to hoping **to** that SFERS and Prudential were acquiring the real food supplemental pen- invest in a broad array of nontra- items they ordered sion plan like a 401k, ditional investments, means that — food that should

> Starting this month, investments called "collective investment trusts" (CITs). Unlike mutual funds,

Continuing with the analogy, San ties and Exchange Commission (SEC), Francisco employees have had SFERS and thus are exempt from SEC oversight.



A Free Seminar On

Tax Strategies for 2018

How has the investment and housing landscape impacted the new tax act and how you can minimize your taxes while maximizing your returns? Presented by: Lou Barberini CPA **Financial Advisor with Nich Capital Partners**

http://nichcapitalpartners.com

Wednesday, May 14 • 10 am Members' Room

United Irish Cultural Center 2700 45th Avenue • San Francisco

Refreshments served

RSVP: Lou@nichcapitalpartners.com



The switch to CITs is tantamount to filling and their inherent opaqueness and illithe earthquake preparedness kit with only non-FDA regulated food items and perishable, rather than nonperishable, foods.

SFERS and Prudential will claim they are making this switch to save city employees fees, but Prudential stands to reap huge cost savings by eliminating mutual fund marketing expenses, SEC registration costs, and by not having to pay the SIPC insurance premiums to insure investors' mutual funds. This is not fee reduction for cerns about the new tax law, please RSVP city employees — this is a tradeoff lacking government protections. Meals from Tijuana street vendors cost less than San Francisco restaurants, but that's because Tijuana diners, notorious for not paying fair wages, don't receive or pay for the protection of the FDA and health inspectors.

Unlike mutual funds, CITs generally have great leeway to invest in alternative investments, including hedge funds. The great investment independence of CITs

quidity, combined with SFERS' willingness to allow Prudential the right to invest in a broad array of nontraditional investments, means that no city employee has accurate knowledge of where their money is being invested. Which of course violates Warren Buffett's other warning to never invest in something you don't understand. Be careful city employees. Caveat emptor!

Seminar: If you have questions or conto my March 14, 2018 tax seminar at the United Irish Cultural Center (see attached information).

Lou Barberini's family lives in the West Portal area. He has an MBA in Taxation. He worked for investment companies and a Big Four CPA firm. He currently works with clients at Nich Capital Partners (Nichcapitalpartners.com). He can be reached personally at Lou.barberini@gmail.com.

250 Laguna Honda (Cont. from p. 1) **Evolving Financing**

On January 19, 2018 MOHCD indicated it expects to fund the 250 Laguna project

using other MOHCD affordable housing sources, such as Inclusionary Housing fees and Jobs Housing Linkage fees.

Given the Langan draft geotechnical report describing the dangers of the instability of the hill, MOHCD indicated on January 17 it expects the project size will be reduced by one-third — from 150 to 100 units. Once costs for stabilizing the hillside are determined, CCH will provide a revised budget.

When CCH first applied for "Prop A." bond funding, it submitted a project budget, shown in Table 1.

Notably, Table 1 *doesn't* include costs to purchase the property. Table 1 reveals fully \$71.5 million (97.3%) of the financing will be funded by sources other than from CCH, and \$54.2 million (73.8%) doesn't require repayment.

Lien Orders 4 through 7 totals \$35.2 million classified as "forgivable" in terms of repayment.

The \$31.5 million tax credit equities (42.8% of funding) is clearly of interest to CCH, just as tax credits for re-development of El Bethel Arms was of great interest to CCH.

About Residual Receipts

Kate Hartley, then-Deputy Director of MOHCD, informed CGOBOC members on January 28, 2016 that MOHCD typically doesn't expect repayment of "residual receipts" — revenues received in excess of operating costs — such that if no residual revenue is left over, repayment

It's unknown whether California requires HCD-AHSC residual receipts funding be repaid in full. Kiss the \$19 million in cityissued residual receipt funding goodbye. **About Tax Credit Equity Funding**

CCH's reliance that \$31.5 million in

for the project is uncertain and may be in jeopardy.

MOHCD's Eugene Flannery confirmed January 29 projects applying for MOHCD funding submit an estimated amount of tax credit equity to be obtained. The Low-Income Housing Tax Credit program is administered by the IRS and overseen by California's Tax Credit Allocation Committee (CTCAC).

Flannery indicated that during 2016 the local value of tax credits dropped significantly, from \$1.15 to 95 per credit — a 17.4% percent decline in value.

What Flannery didn't mention is competition for tax credits is intense, because El Bethel Baptist Church vs. Christian CGC-16-551933], seeks to rescind the the credits aren't restricted just to 100% affordable housing projects, they're available to for-profit developers, too.

below-market rate (BMR) units in jurisdictions like San Francisco having inclucredit equity on the BMR units.

One example of this is Axis Developwhich obtained multi-family housing revenue housing bond financing from San Francisco's Board of Supervisors in December 2017 for a 117-unit market-rate project at 2675 Folsom Street. The 2675 Folsom deal calls for 20 percent — 23 units — of the 117 to be BMR units.

Axis received \$5.3 million in tax credits from CTCAC.

The 50-unit reduction at 250 Laguna Honda will yield less credits than CCH was banking on. CCH will have to compete for tax credits with for-profit developers. MOHCD indicated CCH hasn't applied to CTCAC for the tax credits.

CCHs interest in the tax credit equities for the 250 Laguna project mirrors CCHs interest in tax credit equities for re-development of another project.

Lien Order	Funding Source	Amount	% of Total	Probable Repayment Terms	Source
1	Bank Loan	\$1,745,000	2.4%		
2	MOHCD	\$19,020,350	25.9%	Residual Receipts	City
3	HCD — AHSC	\$17,293,720	23.5%	Residual Receipts	State of CA
4	FHLB — AHP	\$1,490,000	2.0%	Forgivable	Federal
5	GP Loan / AHSC STI Grant	\$500,000	0.7%	Forgivable	State of CA
6	Tax Credit Equity	\$31,482,361	42.8%	Forgivable	IRS / State
7	GP Equity	\$1,750,000	2.4%	Forgivable	State / Federa
8	Deferred Developer Fee	\$250,000	0.3%		
	Total	\$73,531,431	100.0%		

Church Homes Lawsuit

Tax credit equites are so lucrative that For-profit developers who are required development of El Bethel Arms, a hous- issued his tentative decision in Phase I of to include a percentage of their projects as ing project owned by El Bethel Baptist the El Bethel Arms, Inc., et al. trial that the Church, because CCH stood to receive a six agreements could be, and are, rescinded \$2.5 million re-development fee. The prosionary housing minimum percentages posal sought to sell the Arms to investors are allowed to submit applications for tax for 15 years under a low-income tax credit

A series of six contracts were signed by ment Corporation, a for-profit developer, Lillian Peck, an El Bethel Arms board of directors' member in her 80's. Peck was allegedly misled into believing the Baptist Church would retain 51% ownership, when in fact the agreements reduced ownership of tax credits to just 1%.

> In 2013 Keva McNeill had become El Bethel Church's new pastor and an El Bethel Arms board member. The new Board voted to halt the redevelopment project in March 2016 and terminated company.

> The six agreements were subsequently challenged in San Francisco Superior Court by El Bethel Church's new Board of Directors, which had been appointed in the summer of 2014. El Bethel Arms, Inc., et al. vs. Christian Church Homes, et al., filed May 11, 2016 [case number

agreements under breach-of-contract.

On January 16, 2018 San Francisco back in 2012 CCH advocated for re- Superior Court Judge Richard Ulmer [case number CGC-15-546236]. Ulmer's tentative ruling noted evidence presented at trial "establishes undue influence at the least [on Ms. Peck], if not outright fraud."

> Ulmer's tentative decision stemmed from El Bethel's initial May 2016 lawsuit.

The Project's Undoing

After CCH submitted a Preliminary Project Assessment (PPA) application to the Planning Department on July 6, 2016 for the 250 Laguna Honda Project, Planning issued its preliminary response on October 4, 2016 noting the application was valid for 18 months, would expire on April 4, 2018, and a new PPA will be required.

In response to a records request for CCH as El Bethel Arms' management financial arrangements between CCH and Forest Hill Church, CCH's CEO, Donald Stump, noted Forest Hill Church is selling its property to CCH for less than full market value.

CCH is looking to acquire the 250 Laguna property for below market price of just \$3 million to \$3.5 million. The sale

Cont to page 15

Page 10-WESTSIDE BSERVER March 2018

ZEPHYR PROUDLY CONGRATULATES OUR 2017 TOP PRODUCER AGENTS























Pictured far left: Tanya Dzhibrailova (#1 Companywide Agent). Pictured left to right, starting from top row: Isabelle Grotte (#1 Noe Valley Agent), Laura Kaufman, Robin Hubinsky (#1 West Portal Agent), John LePage, Simon Shue (#1 Pacific Heights Agent), Suhl Chin, Chris DeNike (#1 Marin Agent), Andrew Roth, Damon Knox (#1 Upper Market Agent).

























































Homes are what we sell. Relationships are what we build.

ZephyrRE.com

NOE VALLEY UPPER MARKET **WEST PORTAL** BURLINGAME GREENBRAE PACIFIC HEIGHTS POTRERO HILL

Page 11 ______ WESTSIDE BSERVER _____ March 2018

2017 TOP PRODUCER TEAMS





Pictured far left: Team Howe (#1 Companywide Team). Pictured left to right, starting from top row: Real SF Properties (#1 Upper Market Team), Amy Clemens & Alec Mironov (#1 Noe Valley Team), Spiro Marin (#1 Marin Team), The Gullicksen Group (#1 Pacific Heights Team), The Valandra Group, Team Honda, Jennifer Burden & Carren Shagley, SFNorth, Joan Loeffler & Jim Beitzel.





























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BURLINGAME GREENBRAE NOE VALLEY PACIFIC HEIGHTS POTRERO HILL UPPER MARKET WEST PORTAL

CULT OF THE MACHINE

de Young Museum | March 24th | Golden Gate Park



Charles Sheeler, Golden Gate 1955. Metropolitan Museum of Art, NYC

Characterized by highly structured, geometric compositions with smooth surfaces, linear qualities, and lucid forms, Precisionism—a style that emerged in America in the teens and flourished during the 1920s and 1930s—reconciled realism with abstraction, and wed European art movements, such as Purism, Cubism, and Futurism, to American subject matter to create a streamlined, "machined" aesthetic with themes ranging from the urban and industrial to the pastoral. The tensions and ambivalences about industrialization expressed in works by the Precision-

ists are particularly fascinating and relevant to a contemporary audience in the midst of a fourth Industrial Revolution, in which robots are replacing human labor for various functions, underscoring many of the same excitements and concerns about modernization that existed nearly one hundred years ago.

Tuesday-Sunday, 9:15 - 5:15 pm • Members free, Adults 28, Seniors 25, Students 19, Youth 13 • Golden Gate Park • 50 Hagiwara Tea Garden Drive • 415.750.3600

alendar (Larch

EVERY SUNDAY • FARMERS MARKET

Farmers Market | Every Sun | 9 am-1 pm | 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 sfcityquides.org

EVERY TUES • QUE SYRAH HAPPY HOUR

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

EVERY THURS - NIGHTLIFE

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

JAZZ FRIDAYS @ THE CLIFF HOUSE

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

SATURDAYS • FREE YOGA IN THE PARK

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

DAILY • BOOK-A-LIBRARIAN

Learn Basic Computer Skills. Choose a topicsearch databases, set up email, or surf the web. Basic mouse skills required. Call 355-2825 to make an



FEBRUARY 2018 BESTSELLERS

- 1. The Monk of Mokha by Dave Eggers
- 2. Fire and Fury: Inside the Trump White **House** by Michael Wolff
- 3. Little Fires Everywhere by Celeste Ng
- 4. A Gentleman in Moscow by Amor Towles
- 5. When: The Scientific Secrets of Perfect **Timing** by Daniel H. Pink
- 6. The Immortalists by Chloe Benjamin
- 7. Killers of the Flower Moon by David Grann
- **8. The Woman in the Window** by A .J. Finn
- 9. Rise and Kill First: The Secret History of Isreal's Targeted Assassinations by Ronen Bergman
- **10. An American Marriage** by Tayari Jones
- 11. Trumpocracy: Corruption of the American Republic by David Frum
- 12. Sourdough by Robin Sloan*
- 13. Widows of Malabar Hill by Sujata Massey*
- 14. Leonardo Da Vinci by Walter Isaacson
- 15. Gnomon by Nick Harkaway*
- * Spoke at BookShop West Portal; signed copies available.

WHAT ARE YOU READING?

appointment. Merced Branch Library, 155 Winston Dr.

FRI/SAT • SEEDS

Fri & Sat Mar 9 - 24 | 7 pm | PianoFight Second Stage, 144 Taylor, SF (See review on page 13).

DAILY • COYOTES IN CITIES



Thru Mar 10 | M-Th 10 am - 9 pm/Sun Noon-5 | WED • WOMEN VOTERS HAPPY HOUR pm | Coyotes: Beyond the Howl, a photo and edu- Wed Mar 8 | 6 -9 pm | Wanna get more involved in cational exhibit by Janet Kessler a.k.a, "the Coyote local issues? Meet people who share your concerns Lady" has been called a, "pioneer in the photo-documentation of the lives of urban coyotes, capturing Women's Day with the League of Women Voters SF Francisco, take a ferry ride over!

TUE • EARTHQUAKE READY?

Tue Mar 7 | 7 pm | Personal Preparedness, Earthquake Mitigation and Fire Safety, first of a 3 part series presented by Selfhelp for the Elderly & Dept. of Building Inspection.



March 14th: Response & Recovery, Basic First Aid & Hands-Only CPR March 28th: Graduation receive a First Aid Kit valued at \$50! Parkside Branch Library , 1200 Taraval.

WED-SAT • SEUSSICAL THE MUSICAL



Wed - Sat Mar 8-11 | 7:30 pm /Sat 2 pm | Lowell High's Seussical - based on works of Dr. Seuss in the SAT • SF SUMMER RESOURCE FAIR Carol Channing Theater, 1101 Eucalyptus Dr. \$10.

WED • INTERNATIONAL WOMEN'S DAY



Wed Mar 8 | In honor of International Women's Day City Hall turns its lights purple. It's a great photo opportunity for you to capture San Francisco City Hall lit Sat Mar 10 | Okizu's annual fundraiser makes it up in beautiful purple. City Hall ,SF.

200 ANNUAL INTERNATIONAL WOMEN'S DAY @BULLITT, 2209 POLK THURSDAY, MARCH 8TH 6-9PM

about protecting voting rights? Spend International their intimate lives". Info: Coyoteyipps.com. Sausali- at our FREE happy hour, non-members welcome, to Public Library, 420 Litho St. Sausalito. From San so invite your friends! At Bullitt, 2209 Polk St, Bullitt will donate the evening's tips to the League of Women Voters of SF nonpartisan voter programs.

FRI-SAT • SOTA'S YOUNG FRANKENSTEIN

Fri-Sat Mar 9-11 | 7:30 pm + Matinee | Asawa School of the Arts presents a Mel Brooks Young Frankenstein-more: sotashows@sfsota.org. Dan Kryston Theatre, 555 Portola, Adults \$15/Sen10 /Stu \$7.

FRI • COMPUTER HELP FOR ADULTS

Fri Mar 9 | 4 - 5:30 pm | Drop-in and get help with a teen tech savvy volunteer! Bring your laptop, e-readers, gadgets, digital cameras, tablets or cell phones and we can help you learn how to use it. Parkside Branch 1200 Taraval St. (Every Fri in March)

SAT • COMPUTER HELP FOR ADULTS

Sat Mar 10 | 2 - 4 pm | Drop-in and get help with a teen tech savvy volunteer! Bring your laptop, e-readers, gadgets, digital cameras, tablets or cell phones and we can help you learn how to use it. West Portal Branch, 190 Lenox. (Every Sat in March)

FRI-SUN • FREE DAY/ACADEMY SCIENCES

Fri-Sun Mar 9-11 | All Day | Free Days Neighborhoods: Castro, Excelsior, Forest Hill, Glen Park, Ingleside, Noe Valley, Outer Mission, Parkmerced, Parkside, St. Francis Wood, Sunset. Zips: 94112, 14, 16, 22, 27, 31,32 Come see the worlds only aquarium-planetarium-rainforest living museum! Info: calacademy.org/free. Academy of Sciences in GGP.



Sat Mar 10 | 10 am - 2 pm | Over 200 exhibitors will be on site to share summer programs, classes, camps and activities at the County Fair Building in GG Park (1199 9th Ave @ Lincoln Way) Info: dcyf.org Also: sfkids.org all year long to find out about after school programs, family adventures, and more!

SAT • ART INSPIRING HOPE

possible for more than 700 children to attend pro-

grams for children with cancer. Black-tie, gourmet food, drinks, silent/live auctions, headline entertainment. Ft Mason Pavilion, 2 Marina Blvd. INFO: okizu.org

FFHOUSE.COM

SUN • SF CHOCOLATE SALON

CHASE AWAY THE WINTER BLUES

WITH THREE CLIFF HOUSE FAVORITES

WINE LOVERS' TUESDAY

Every Tuesday bottled wines are

half price with purchase of an entrée!*

THE BISTRO WEDNESDAY NIGHT PRIX FIXE

Three courses for \$35.00 4:30 pm - 9:00 pm

LIVE JAZZ IN THE BALCONY LOUNGE

Every Friday night from 7:00 pm - 11:00 pm

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

Sun Mar 11 | 10 am - 5:30 pm | At Fall Chocolate Salon, you can savor, discover, and enjoy samples from any of the participants. (must be over 21 to taste wine or spirits) SF County Fair Bldg. 9th & Irving \$30 (Advance \$20 @ sfchocolatesalon.com

SUN • COMPUTER HELP FOR ADULTS

Sun Mar 11 | 2 - 4 pm | Drop-in and get help with a teen tech savvy volunteer! Bring your laptop, e-readers, gadgets, digital cameras, tablets or cell phones and we can help you learn how to use it. Ortega Branch, 3223 Ortega St. (Every Sun in March)

WED • INTERNATIONAL DAY OF PI

Wed Mar 14 | 1-3:30 pm | It's the FREE 31st annual Pi Day, celebrating the never-ending number π (3.14159...), and the spirit of wonder and quirk that science inspires, rituals, antics, and plenty of pie. Exploratorium, Pier 15/Embarcadero.

WED • AN EXCESS MALE

Wed Mar 14 | 7-8:30 pm | Author Maggie Shen King's book, An Excess Male. Called "The Handmaid's Tale of a new generation," is set in near-future China where the One Child Policy & preference for male heirs create a society overrun by 30 million unmarriageable



men. Merced Branch, 155 Winston Dr.

|WED • VICTORIA AND ABDUL

Wed Mar 14 | 7-8:30 pm | Queen Victoria's unlikely friendship with young Indian clerk Abdul Karim. Starring Judi Dench and Ali Fazal. Rated PG-13. Ortega Branch, 3223 Ortega St.

THU • OUTER SUNSET/PARKSIDE

Thu Mar 15 | 6:30 pm | Residents from the Outer Sunset and Outer Parkside (the area west of Sunset) to discuss key issues in the neighborhood. Outer Sunset Parkside Residents Association (OSPRA). Ortega Library, 3223 Ortega St. mediasusan2@ gmail.com (Every 3rd Thur)

THU • AUTHOR ELLEN PETRY LEANSE



Thu Mar 15 | 7 pm | The Happiness Hack: How to Take Charge of your Brain and Program More Happiness into Your Life. Ellen's refreshing, practical book, to: Stop living on auto pilot; Reclaim focus for things that matter; Have more time for what you

love; Create real connections to the world. Bookshop West Portal, 80 W Portal.

SAT • ST. PATRICK'S DAY PARADE



Sat Mar 17 | 11:30 am | 167th Annual SF Parade begins 2nd & Market and heads down Market to the festival at Civic Center. The festival, during and after the parade at Civic Center Plaza, includes Irish music, dancing, and a never-ending supply of beer. It starts at 10 am and closes around 5 pm.

SAT • ANNUAL CORNED BEEF & CABBAGE

Sat Mar 17 | 3:30 pm | United Irish Cultural Center's annual Corned Beef & Cabbage Dinner: Adults \$18, Children \$12. 2700 45th Ave. 415 661-2700.

SUN • ST. PATRICK'S DAY BLOCK PARTY



Sun Mar 18 | 11 am - 3 **pm** | United Irish Cultural Center, Java Beach Café and United Irish Societies's Block Party FREE family fun. There will be Irish bands, face painting, jumpy castles, food

and more! 45th Ave @ Sloat & Wawona Street.

TUE • COMMUNITY SAFETY MEETING

Tue Mar 20 | 6-7 pm | Meet with Captain Yick at Taraval Station, Taraval Community Relations Forum Meeting: 2345 24th Ave. (Every 3rd Tues.)

TUE • BUCKMINSTER FULLER

Tue Mar 20 | 6:30 pm | Jonathon Keats recent book You Belong to the Universe: Buckminster Fuller and the Future. Fuller's unconventional practice, placing his philosophy in a modern context. West Portal Branch, 190 Lenox.

WED • NEW YEAR/RELATIONSHIP

Wed Mar 21 | 6:30 - 9 pm | Changing your relation-

ship status can mean untangling and splitting assets, sharing custody, or it can mean combining assets and starting a family! Pre-nuptial agreements, divorce, (1845-49) and women's rights. Also founding taxes or in between, Betsy Johnsen, Certified Family Law Specialist, Alice Ma, CPA, Lopez & Associates. West Portal Branch, 190 Lenox.

THU • OMI NEIGHBORS IN ACTION

Thu Mar 22 | 7 pm | OMI-NIA General Meeting at Temple UMC, 65 Beverly. (Every 4th Thu)

IFRI • BE A BETTER CONSUMER

Fri Mar 23 | 1:30 pm | Want to buy a car or a computer? Find a good doctor, dog walker, or auto body shop in the Bay Area? Consumer resources are available online 24/7 and free to access with your library card. Orgega Branch, 3223 Ortega. St.

SUN • NEON TOUR/



Sun Mar 24 | 7:15 pm | Flow through corners of three neighborhoods with iconic neon signs: from the Castro Theatre marquee to the city's largest neon cocktail Tix: giantorangepress.ticketleap.com \$22 /Stu.-

Sen-Teach /\$11.

MON • CENTRAL COUNCIL

Mon Mar 26 | 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

MON • S.H.A.R.P

Mon Mar 26 | 7 pm | S.H.A.R.P. gave several grants to local organizations. Two recipients are Sutro Stewards and Garden for the Environment. Speakers from these groups give us the details. sharpsf.org - 1736 9th Avenue.



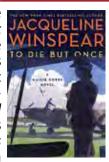
WED . FIRST LADIES/WOMEN'S RIGHTS

Wed Mar 28 | 7 pm | Patricia Southard and Eliza-

from Martha Washington (1789-97) to Sarah Polk mothers Abigail Adams (1797-1801) and Dolley Madison (1809-17) Merced Branch, 155 Winston.

THU • AUTHOR JACQUELINE WINSPEAR

Thu Mar 29 | 7 pm | The author of the New York Times bestselling Maisie Dobbs series, will discuss To Die But Once, the latest in the series. Her standalone novel, The Care and Management of Lies, was also a New York Times bestseller and a Dayton



beth Thacker-Estrada's overview of First Ladies Literary Peace Prize finalist. Bookshop West 80 West Portal.

THU • AUTHOR KELLI STANLEY



Thu Apr 5 | 7 pm | *City of* Sharks The blonde secretary was scared when she visited Miranda Corbie's office. A shove into a streetcar track, a box of poisoned chocolates...hateful, violent letters. Someone was trying to kill her. Bookshop West Portal, 80 West Portal.

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

Ella Ruth Francis is Our Native San Francisco Thespian Girl

by Jonathan Farrell

🔁 an Francisco native Ella Ruth Francis is part of an all-original play called Seeds presented by the Utopia Theatre Project, making its debut here in San Francisco on March 9. She is currently playing Juliet in Romeo and Juliet at the San Francisco Shakespeare Festival.

Her love of theater has been a part of her life for as far back as she can remember. Ella Ruth Francis is a graduate of the Ruth Asawa San Francisco School of The Arts on Portola Ave, near Twin Peaks. Referred to as SOTA, after graduation Ella Ruth Francis attended classes and was accepted to the prestigious ACT - American Conservatory Theater.

She continued to excel in the dramatic and performing arts. After ACT, glimpse of the caliber of company, mateshe completed an intense acting training rial, and training Ella Ruth Francis has program at the Pacific Conservatory Theatre (PCPA) on the central coast in Santa son PCPA is currently performing Arthur Maria, CA.





Not afraid to break new ground, Ella Ruth Francis is accustomed to new and complex material. Her time at ACT and at PCPA taught her well. Just to provide a acquired over the years, for its 54th sea-

Nony, Seniors At Home Caregiver

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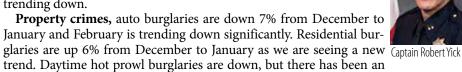
HHA License 220000378

— Taraval Station Community Meeting —

Tuesday, March 20 | 6 pm -7 pm • Taraval Police Station • taraval.org



he department's primary goal will always be violent crime. I am pleased to report that robberies are down 25%, from December to January and February is still trending down. Aggravated assaults are down 33% from December to January and February is trending down.





increase in late night garage burglaries. Suspects are reaching through garage door vents and are pulling on the mechanisms to release the door. Suspects are also opening automated garage doors with electronic devices. Neither of the above methods are new. If you have not already done so, please consider having SF SAFE, or a security professional conduct an evaluation of your residence.

I am pleased to announce personnel will be added to the Taraval Neighborhood Team with focus on violent and property crimes, residential and auto burglaries.

Burglaries Increase in the Taraval District

Investigators at Taraval Station have been seeing an increase of burglaries in our neighborhoods, the area around Lakeshore Ave, 9th Ave to 25th Ave and also around Lincoln Ave and the area on 36th Ave from Santiago St to Ulloa St. Leads are being investigated and are developing in to cases.

Be a good neighbor; if you see someone going door to door and ringing door bells for no apparent reason, please call the police!

Thursday, February 1

7:52 pm | 200 Winston Dr

argument ensued with the suspect taunting the her and asking if she was going to hit a 17 year old. Without warning, the suspect and three friends (also juveniles) punched and kicked the her and fled.

Saturday, February 3

Burglary - Possession of Stolen Property 4:25 am | 700 Pacheco St

The suspect cut in front of the victim in A witness saw the suspect loading boxes a line. She confronted the suspect and an from a house into two different vehicles. The second vehicle, driven by an unknown suspect, before officers arrived. The first suspect was detained and a search of his vehicle revealed the stolen items. The second vehicle was also located. the first suspect was arrested.

Monday, February 5

Battery

3:30 pm | 1200 Taraval St

two friends and directed them to the of racism and following her. She grabbed a when he tried to call police. Another employee told her to leave. She left the pepper sprayed him fled the area.

Suspended License - Stolen Property

11:55 pm | 3200 20th Ave

The victim was putting her groceries into her car with her purse still on the shopping arrested. cart when the suspect appeared and took the purse. Officers tracked the phone to 4:12 pm | Noriega St & 27th Ave the area of 6th and Harrison, and stopped A woman was walking on the sidewalk phone and heard ringing inside the suspect's car. He was cited for a suspended license and possession of stolen property. They could not determine if he had actually stolen the purse.

Wednesday, February 7

Battery

12:137 pm | Irving St & 8th Ave

CHP officers. The victim was riding his bicycle on the sidewalk when the suspect yelled at him to get off the sidewalk. The victim yelled back and the suspect knocked him to the ground. He said he did not know it was illegal to ride a bike on the sidewalk. Neither pressed charges, they were admonished.

Thursday, February 8

Stolen Vehicle - Possession

11:47 am | 400 Holloway Ave

The victim got a text message concerning his stolen car. Officers stopped the car being driven by the suspect. He was taken into custody without incident. A search located marijuana, methamphetamine and multiple credit cards and identification cards belonging to different people. 12:54 pm | 200 Brighton Ave He was arrested.

Friday, February 9

Warrant - Arrest

11:10 am | 700 Irving St

A store manager was up front, near the A witness saw a subject leaning against a register, when a juvenile walked in with merchant's window, fearing it might shatter, flagged down officers. Officers advised snacks. The suspect suddenly accused him him against leaning on the window and he walked away, jay walking in the middle of the his wrist attempting to grab his phone the street. They stopped him again, and a check revealed a warrant. He was arrested.

Methamphetamine Offense

store but immediately walked back in and 4:10 pm | Ocean Ave & Country Club Dr A reported vehicle theft suspect was detained. A check revealed a warrant for his arrest. A search located methamphetamine on the subject's possession. He was

Robbery

the suspect. Officers called the victim's when a vehicle pulled up next to her and a suspect got out of the car and attempted to cut the straps of her purse with a knife. She held on to her bag and was cut on her wrist with the knife instead, but she released the purse and the suspects fled with the purse.

Assault

5:10 pm | 200 West Portal Ave

A Traffic Officer had just written a parking ticket when the suspect started yelling, cursing, and threatening to kill him. He started recording on his phone before charging at the officer. He pushed the phone away from his face but the suspect knocked him down and fled.

Saturday, February 10

Battery on Officer - Resisting Arrest

12:41 pm | Lake Merced & Berkshire Way Responding officers found the reported suspect holding a baseball bat. He refused to drop the bat and replied with a string of nonsensical words. Despite resistance, they took the bat away. He was cited and taken to the hospital for a mental evaluation

Wednesday, February 14

Theft from a Vehicle – Burglary Tools

Cont. p. 16

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Senior Smarts

Life Happens

By Anise J. Matteson, CBF **Personal Perspective: In Loving Memory**

t is with a heavy heart I take pencil in hand to draft this month's article, when since 2014 March articles have focused on advance care planning.

March 8 marks the 20th anniversary of mother's death.

She was performing her daily routine. Unfortunately when I arrived to check why she was not answering the phone, I found her deceased—probably from a fall. Fortunately, she was not found alive, unconscious, or with a fractured hip, or a nursing home resident losing her independence.

My reason for sharing: She and I never discussed her wishes in the event that she could not, regarding health care or funeral arrangements.

Mother's death profoundly affected the past 19 years.

I ask for your prayers as I address an important family matter and to visit gofundme. com/save-retirement-security.

National Healthcare Decisions Day and advance care planning are mentioned briefly to avoid a conflict of interest.

Professional Perspective: Preparing for the Unexpected

We know not the day nor the hour when our life will change forever. For example, Mayor Ed Lee's sudden death. Only his wife and family know if he had an Advance

Each year, I contacted Lee for a Mayoral Proclamation for National Healthcare Decisions Day. His schedule was always too busy.

Take the time to use the resource list included in this article and prepare for discussing your wishes and naming someone to speak for you when you cannot.

SAVE THE DATE: April 16 – National Healthcare Decisions Day.

Let's Talk Boomer Legal and Advance Care Planning. Includes: Patient Self-Determination Act, defines elder law attorney and elder law; presents the elder law attorney perspective: Boomer Legal: Power of Attorney: The importance and Types of Designee; Advance Health Care Directive: How to Make It a Legal Document and Who Should Have a Copy; Physician Orders for Life Sustaining Treatment; Living Will; Will; The Difference Between a "Living Will" and a "Will." Resources: Advance Directive, Physician Orders for Life Sustaining Treatment, Seniors and the Law: A Guide for Life Sustaining Treatment, Wills. (Westside Observer, March 2015, pp. 15 & 18.)

Let's Talk Boomer Legal and Advance Care Planning, National Health Care Decisions Day. Includes: National Healthcare Decisions Day; presents elder law attorney perspective: Boomer Legal: Living Trust; What Happens To The Estate If The Deceased Does Not Have A Will?; Preparing for the Appointment if an Attorney Prepares Documents; The Difference Between "Revocable" and "Irrevocable" Living Trust. (Westside *Observer*, April 2015, p.15.)

Anise J. Matteson, CBF is a Certified Bereavement Facilitator, elder care consultant, retired Registered Health Information Technician, Advocate - National Healthcare Decisions Day, and writer of reference books for seniors. Information is educational only. For advice consult your physician or an attorney.

250 Laguna Honda (Cont. from p. 9) hasn't occurred. The minimum fair market value of the property is approximately \$10 million.

Stump noted CCH has no knowledge what Forest Hill Church will actually do with sale proceeds but asserted the Church has said proceeds will be used to further the Church's mission. If Forest Hill Church really wants to use sale proceeds to further its ministry, why on earth would it sell for below market value, at less than one-third of the full market value?

After CCH's questionable practices in the El Bethel Arms re-development project Judge Ulmer stopped just short of categorizing as fraud, how can San Franciscans trust CCH's plans to develop the project at 250 Laguna Honda?

credit equities value to investors, the yet unknown costs to stabilize the hillside

behind 250 Laguna, and the 50-unit reduction will kill CCH's plans to develop housing on the site, penciling the project out as financially unfeasible. Why would private investors snap up tax equity credits knowing the property is in landslide and earthquake hazard zones?

This desperately-needed senior housing clearly needs to be moved to a seismicallysafe alternative location, and needs full disclosure of the project's financing.

An expanded version of this article with hyperlinks 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. Hopefully, the 17.4% drop in tax com. Contact him at monette-shaw@westsideobserver.com.

Schedule of Trucks Transporting Sand along Ocean Beach to Address Coastal Erosion

The San Francisco Public Utilities Commission (SFPUC) is once again performing work to address coastal erosion along Ocean Beach to protect critical wastewater treatment facilities. The inter-agency sand backpass project involves excavating sand along the O'Shaughnessy Seawall at the Northern reach of Ocean Beach and then transporting the sand by trucks and placing it south of Sloat Boulevard. The work is conducted every 12-16 months. Additionally, sandbags will be placed along the bluff as stormwater runoff is creating erosion gullies that pose safety concerns.

Beginning early March, work will occur weekdays between the hours of 7:00am and 5:00pm. Southbound traffic on the Great Highway will be detoured to Sunset Boulevard between Lincoln Way and Sloat Boulevard. Northbound lanes will be unaffected, while single lanes in either direction along south of Sloat Boulevard will be closed at times. For more information, contact Joseph Sweiss at (415) 554.2487 or by email at jsweiss@sfwater.org or visit sfwater.org/oceanbeach.v

Do you have a pinched nerve? We can help.

Dear friend,

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 This is why chiropractic helps so many 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 Francisco and the surrounding area have 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, midback 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 arm pain for the last 4 years. After seeing Dr. went to his office where he asked me about my problems, did an exam, and took some my own pants and there is no longer a need x-rays of my head and back. After that he for me to ice my arm in the morning and pointed out where my nerves were pinched night! I feel more energetic, and can move and adjusted them. The adjustment was so my arm and neck pain free!"— C. Brubaker 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!

first 15 minutes after birth. They obviously know. didn't complain of neck pain or back pain; 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

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 medica-It's hard to believe, I know, but it's true. tion. Last year the WHO reported 350,000 Last year more Americans were killed by 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 beginning to understand that health within.

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 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

"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 Meakim I can now twist off caps, button/zip

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 I have adjusted many children within the care of tiny babies to athletes that you may

My assistants are Miranda and Nancy I adjust them to keep them healthy... as and they are friendly and helpful and ready with all the hundreds of children I care 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

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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THE FUNSTON BONEYARD March 20, 1944 A United Railroads / Market Street Railway facility for storing old streetcars on Lincoln Way between Funston Avenue and 14th Avenue. Also known as the "Lincoln Bone Yard," and the "H Street Car House," although a car house was never built here. | February 3, 1918 | Published by permission of the San Francisco Metropolitan Transportation Agency Photo Library

OPEN LATE









Police Report (Cont. from p. 14)

Officers found the reported suspects. The victim saw, via his surveillance camera, the suspects remove a camera and money from his car. A search revealed three shaved keys. Both suspects were cited.

Suspended License – Traffic Violation

10:24 am | 2900 San Jose Ave

Patrol Sergeants and saw a car making a left hand turn at high speed. A check on the car revealed expired registration. The driver pulled into a gas station and became confrontational, refusing to let the officer explain the detention. A check on the driver revealed a suspended license, He was cited and his vehicle towed.

Battery

9:57 pm | Grafton Ave & Plymouth Ave

A bus driver said the suspect boarded the bus with her five year old daughter and failed to pay her fare. He confronted her and the she scanned her card for payment. Later, the suspect missed her bus stop and demanded the bus stop immediately. She punched the driver in the face while he was driving. At the next bus stop, the she exited with her daughter.

Friday, February 16

Burglary - Warrant Arrest

4:50 pm | 2200 28th Ave

A woman came home and found the suspect in her house, wearing her clothing. The suspect left the house, walking towards Rivera

officers detained her. A search found a purse and items belonging to the victim. She said she was homeless and discovered the gate and front door open at the house and admitted to searching for items of value. A check revealed a warrant for her arrest. She was arrested.

Burglary of a Store

10:00 pm | 3200 20th Ave

The witness of a burglary in progress at Macy's Stonestown said a suspect from a previous burglary, identified via security cameras, was currently attempting to break into the jewelry display case with a crowbar. Officers detained the suspect, despite an attempt to flee. A backpack in the suspect's possession contained numerous items of jewelry and cash along with burglary tools. The suspect was arrested.

Saturday, February 17

Theft of Property – Unregistered Sex Offender 5:17 pm | 2200 Cecilia Ave

A confused person, was reportedly looking into car windows and swearing. When officers located him, a check revealed that he was a sex registrant who is not in compliance. A search also found blank checks that had been reported stolen. He was arrested.

Monday, February 19

Robbery with Force

9:46 pm | Holloway Ave & Byxbee St

A woman was walking home when two suspect approached her from behind. One grabbed her by the waist while the other rummaged through her pockets and took her cell phone. She screamed and the suspects fled.

Tuesday, February 20

Assault – Animal Cruelty

5:43 pm | 2000 24th Ave

A woman said she was driving when the suspect, in another car, opened the driver's side door and two small dogs, on a leash and harness, ran out of the vehicle. Unable to stop her car in time, she struck one of the dogs. She stopped her car and the suspect yelled and screamed at her. She tried to call police but the suspect repeatedly punched her, then pinned her against the car door and slammed it against her multiple times. Then the suspect picked up the unhurt dog and swung the dog, from left to right, hitting her with it. The suspect denied hitting her, but was arrested.

Wednesday, February 21

Assault

12:06 pm | 200 Winston Ave

Witnesses saw the suspect, a known shoplifter, walk into the store. The suspect noticed them and immediately walked back out of the store. But as the suspect neared one of the victims, the suspect bumped into the victim on purpose and swung a bag of glass bottles against the victim's head and causing injuries to the victim. The suspect then fled the store.

Saturday, February 24

Robbery

8:13 pm | 2200 Judah St

The victim saw two suspects enter the store and walk around the counter while brandishing a knife and demanding money. A witness confirmed and added that three suspects actually exited their vehicle but only two of them robbed the store before all three fled.

Burglary – Stolen Property – Resisting Arrest 5:00 pm | 1200 La Playa St

A victim detained a home burglary suspect. Witnesses were walking by the victim's house and decided to stop and say hi. But at the door, two suspects told them that a man let them into victim's house. They called the victim who came home and saw one of the suspects walking out of the door. The victim was making contact with the suspect when the second suspect also walked out of the door. While the victim was distracted by the second suspect's exit, the first suspect fled. However, the victim detained the second suspect until the police arrived. A search revealed items that belonged to the victim. The suspect was arrested.

Sunday, February 25

Theft of a Bicycle – Battery 1:18 pm | 100 Gonzalez Dr

The victim said his bicycle had been stolen from the front of a market, six months ago. From security footage he identified the suspect, a known person, who rode her bicycle to the market and switched it with his. Earlier that day, the victim saw the suspect nearby and detained her. The suspect attempted to leave

Cont. v. 17

Seeds (Cont. from p. 13)

Miller's The Crucible.

In Seeds, Ella Ruth Francis is very much at home portraying Carolyn, one of the four women in the play. They are conflicted on whether or not to keep their disturbing memories in the past in impulse with Seeds was to write order to move on with their lives. They find that even the deepest buried secrets have the capacity to sprout and come to light. This ensemble-driven play weaves in and out of time to unearth the possibilities of forgiveness for the painful truth at the center of each character.

Seeds is a formidable production. Set during World War II, its a time more than 70 years ago, its saga follows a group of allied soldiers who become bound by a terrible secret. Nine actors embody four women and five men all who are struggling to make sense of their wartime experiences.

The play's author and director Anne Yumi Kobori established the Utopia Theatre Project in 2014 because she believes in artistproduced live theatre as a unique alties. In the exploration of the and powerful form of human impact of war on human relationconnection.

This past year Kobori adapted Anton Chekhov's The Seagull for Utopia Theatre Project's inaugural experiential production.

Speaking about her original work, director Anne Yumi Kobori noted. "My artistic into the paths ordinary people take to rebuild their lives after cataclysmic acts of violence both global and personal. I hope to create a dialogue about the perpetrators of violence as well as the victims."

Even though the story is set at theme and complexity is applicable to today. The U.S. involvement in the Middle East, the on-going "war on terrorism" in Afghanistan, are no doubt applicable.

Seeds takes a compassionate and sometimes humorous view of not only the soldiers who are impacted by war, but also the women who are their family, lovers, and casuships, Seeds joins in the movement



to listen to, and believe in, women's stories.

Ella Ruth Francis is very honored and proud to be a part of this unique and all-original production. She hopes her friends and neighbors of the Sunset District will attend and join her and the cast on the theatrical and cathartic journey which is Seeds.

Opens March 9-24th, Sat Piano-Fight, cabaret stage and night club on Fridays and Saturdays. All performances 7 pm. Tix/Info EventBright www.eventbrite.com/e/seedstickets-42700963732?aff=efbevent Or call PianoFight night club and cabaret at (415) 816-3691.



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Police Report (Cont. from p. 16)

and pushed her bicycle away and bruised Arson - Open Containers the victim. The suspect said she thought the bicycle was thrown away since it was parked next to a garbage can and that the bicycle had been stolen from her. After further investigation, the suspect was cited.

Robbery

2:22 am | 30th Ave & Taraval St

GAREZ VOUS MALIN

Ne laissez pas vos objets de valeur

dans votre voiture.

財不可露眼!

離開汽車時,請把貴重物品隨身.

Let's kick auto break-ins

to the curb!

The victim was heading home in a taxi and attempted to pay for his fare but his debit card was declined. He transferred money to the debit card but it was again declined. At that point, the driver angrily pulled him out of the cab and took his cell phone before leaving the area.

Tuesday, February 27

9:35 pm | 3900 Taraval St

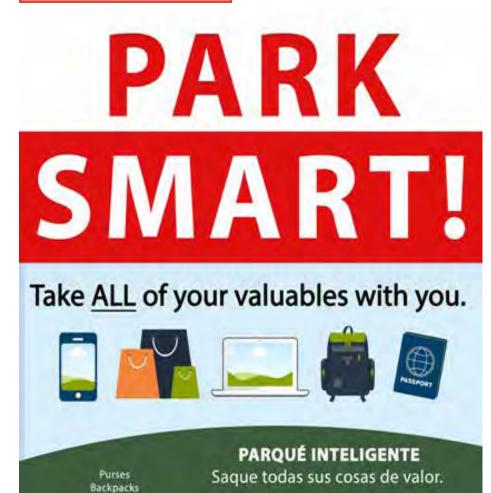
When officers saw a pile of books on fire next to a city garbage can, SFFD successfully extinguished the fire and advised that a group of people fled from the fire at their arrival. The officers found the subjects described and a search revealed that they were in possession of open containers of alcohol but could not confirm they had actually started the fire. They were cited for the open containers of alcohol.

Battery

4:18 pm | 3200 20th Ave

The victim said he was on his way to Lowell High School for a basketball game when he decided to meet with an acquaintance at the Stonestown Mall. He arrived just as his acquaintance was walking away. However, at that moment, five suspects approached and struck him. He said the suspects also attended the same school as the acquaintance.

Editor's Note: These are highlights of the crime report. For the complete reports, visit taraval.org





Our Systems At Work



Our Water System

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We serve residents and businesses in San Francisco. Our combined sewer system treats wastewater and stormwater. Infrastructure investments are critical to protect public health and the environment, now and into the future.









Never Let a Serious

This bleak picture

energized parents

and communities.

In 2004, San Fran-

cisco voters passed

"The Great Schools

that

geted City funds

for preschool and

K-12 public-school

Amend-

tar-

Charter

ment"

Crisis Go to Waste

Education Carol Kocivar ©2018

Take a look at the Arts in San Francisco Schools—and SMILE!

Bu Carol Kocivar © 2018

🎮 an Francisco has done something quite amazing. In a little over a decade, it has transformed its schools from arts poor to arts rich. And this did not happen by chance.

Years ago, when budget cuts put the arts on the chopping block, a task force looked at the arts in San Francisco schools—and wept. Here is what we found for elementary

1999-2000 SFUSD Funding for the Arts

Teachers	
Visual arts	No district funding
Music	Only to 4th and 5th grade once a week
Drama	No district funding
Dance	No district funding
Supplies	No earmarked funding
Instruments	Not enough. Students have to rent private instruments
Artist in residence	No district funding
Teacher training	Limited

enrichment programs. Since that time, city support for these programs — that include the arts and physical education and librarians — has been re-upped.

The Arts Today Guided by what I think is the best arts master plan in the nation, San Francisco

2016-17 SFUSD Elementary School Arts Profile Dianne Feinstein Elementary School Drama Opera à la Carte One day Three days per ays Per Weel 12 week session Francisco Ope Guild & Parent DCYF-IMP DCYF-EAP DCYF-EAP PEEF

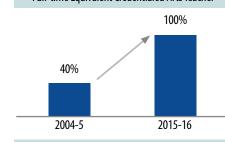
carefully grew the arts in all schools—adding money for teachers and supplies, and artists in residence, and training.

San Francisco's 2016-17 Elementary School Arts Profile—which gathers information about the arts at every elementary school shows a much prettier picture.

All 72 schools offered two or more arts discipline, 86% offered three or more, while 54% offered all four.

All elementary schools have least one credentialed music, visual arts, dance or drama teacher two or three days a week based on student enrollment.

All elementary schools have at least one Percent of Elementary Schools Served by Full-time Equivalent Credentialed Arts Teacher



In 2015 -16 all elementary schools were served by a full time equivalent credentialed arts teacher.

Percent of Elementary Schools that Offered Arts Discoplines in 2016-17 93% 67% Music Visual Art Dance Drama 63 67 67 48 schools schools schools schools

artist in residence

All elementary schools have a credentialed instrumental music teacher to teach violin, flute, trumpet and clarinet once a week to participating students during the regular school day.

Instrumental music teachers also teach instruments such as recorders or guitar to entire classrooms in additional to or in lieu of a pull-out program.

The Instrumental Music Program is offered to all fourth and fifth grade students and participation is optional. Instruments are

available to all students and some families choose to rent or purchase their instruments. Find Your School

You can look up your school on the SFUSD Public Education Enrichment Fund (PEEF) web page

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



Saturday, March 31 • 10 am-12 pm • Grace Lutheran Church (3201 Ulloa St. at 33rd)

General question and answer session — one-on-one meetings with staff from three departments to discuss your questions. To register or reserve a one-on-one appointment RSVP online: sfbos.org/supervisor-tang-workshops



* Voted top real estate brokerage in 9 local neighborhoods



Real Travel By Sergio Nibbi

Skating on Thin Ice

t appears that North and South Korea decided that it is a lot more fun to challenge each other on the slopes than lobbing nukes at each other. I've truly enjoyed watching the Winter Olympics in PyeongChang every evening and cheering those young athletes from around the world

performing those amazing stunts on the mountain sides and marveling at their skill and courage. But while watching this amazing show I can't help but think about the 1960 winter Olympics held only a few hundred miles away at, of all places, "Squaw Valley."

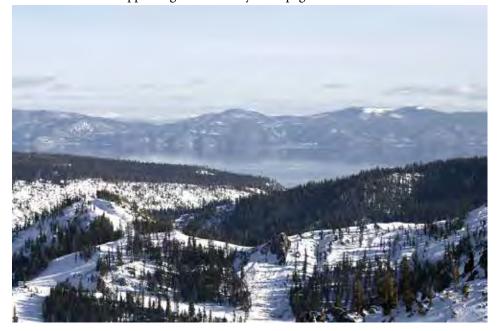
It was 1956, and as a young man I remember driving to Lake Tahoe and putting up

with the endless delays as men and equipment worked fearlessly to expand Highway 80 in order to handle the additional traffic. While drilling rigs bored into the sides of the mountain, brave men packed the chambers with dynamite in order to disrupt the beauty of nature for the sake of humankind. The wait was endless as we sat patiently anticipating the next "boom." The roadway signs warning us "Do not turn on radios." Just imagine with today's I-Phones, cell phones and I-Pads



the mayhem in controlling the threat of a pre-mature explosion. Talk about terror!

Once Squaw was chosen, the challenge was to turn the virtually unknown and undeveloped Squaw Valley into a world-renowned resort. The task was accomplished in an unbelievably short length of time and for a total cost of 80 million dollars, a far cry from today's billions spent in recent years by host countries. Without today's fanfare or chain cutting, the politicians were able to deliver the project on time and probably under budget, but that was the California of old. Edmund G. "Pat" Brown was governor and should have taken a little more time educating his young son in the ways of governing, but wait a minute, this is about history and not political comment which shall be left for the more talented columnists appearing on these very same pages.



The amount of planning, design and construction is unfathomable in today's litigious society, and starting from a clean slate was an advantage and disadvantage at the same time. McKinney Creek Stadium, as well as Blyth Memorial Arena, were built from the ground up, and the latter used as the site of both the opening and closing ceremonies. And who better to chair the Pageantry Committee than Walt Disney himself, who was responsible for both ceremonies.

I vividly remember attending the spectacle and being enthralled by the high jump as skiers soared hundreds of feet in the air. I only wish I had stayed to see the closing festivities, but the treat of driving back on a brand new four lane Highway 80 was too

So now the games are over, the medals proudly displayed, and the nukes still in their silos. Perhaps we should extend the games to run all year long — certainly a lot more fun and a much safer world.

Sergio gets around—the world. Feedback: sergio@westsideobserver.com

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Howard Meehan

oward Meehan, of the Meehan Brothers comedy team, died on Valentine's Day. Family and friends gathered at Star of the Sea Catholic Church on Geary Blvd on Feb. 22 in a memorial service to honor him. He was 57 years old.

As part of the Meehan Brothers, Howard was well-known among the comedy circuit of San Francisco. Much of his material, and that of the Meehan Brothers, came from being born and raised in a large Irish-American Catholic family "out in the Avenues" of San Francisco.

When not performing on stage, or trav- Romane described Howard as one of

Chris, he was busy working, earning money to support his family. Usually, Howard was either painting and working in construction like his late father did, or he was driving a taxi. No matter what the job, Howard considered comedy and a spot up on stage his primary goal.

Comedy gave him a tremendous outlet for his

boundless energy and "kid-at-heart" spirit. Even as the established comedy venues like the legendary Holy City Zoo on Clement Street closed, and the Purple Onion folded, Howard persevered. Like many performers, including his brothers Mike and Chris, if no venues were available to perform, Howard would make

Out-pourings of grief and recollections of many happy times filled the feed-thread lines of Facebook as news of Howard's death was released by the Meehan family on social media.

Fellow local comedians such as Paco

eling to gigs with his brothers Mike and a kind. Romane was shocked and sad-

dened by his death. Howard was in Romane's eyes, "talented, funny and continually creatively searching." Romane and Howard worked together many times throughout the years. Howard made many appearances at Cobbs Comedy Club in North Beach, appeared in SF Sketch Fest, Fringe Festival, and productions in the City

and greater Bay Area.

Howard strove very hard to bring comedy shows to the people. He was among a considerable circle of comedic talent that makes San Francisco its home base.

No matter where Howard traveled or where he lived, he always considered San Francisco home. He will be missed by family and friends, as well as the many extended family members with whom he formed a bond in the comedy circuit of San Francisco.

Jonathan Farrell contributed this memorial to Howard.



San Francisco passed a new law that will help business and property owners better comply with state and federal disability access laws. If your business serves the public, this new law may apply to you. The Department of Building Inspection's Accessible Business Entrance Program requires that your business have all primary entrances accessible for people with disabilities. Contact us today to learn more! First deadline for compliance is May 2018!

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