Letters Street Talk Crime Watch New Neighbors Jazz Festival Home Sales



# Change Coming to Japantown

Hotel Kabuki is sold: Tomo on the market

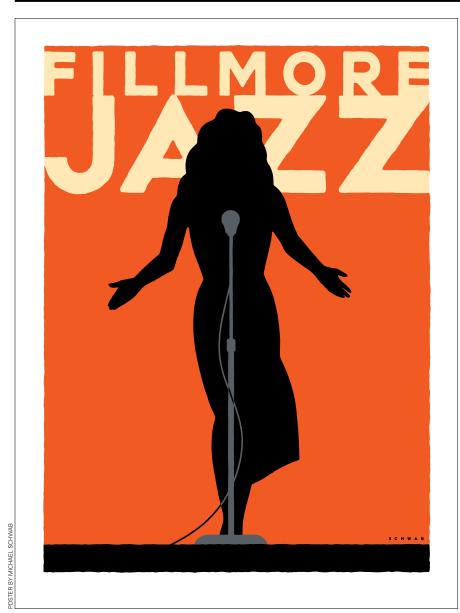


#### ■ BODY & SOUL

#### Pilates Studio Goes Hi-Tech

Simply Balanced, in person or online

SAN FRANCISCO ■ JULY 2014



# It's the Year of Women at Fillmore's JazzFest

THEN THE artistic director of the Fillmore Jazz Festival, Jason Olaine, began planning this year's lineup, he found himself booking so many women performers he had a theme.

"There are so many great women jazz artists in the Bay Area," he says, "and not just vocalists."

THE YEAR OF WOMEN

PAGE 7

**ENTERTAINMENT SCHEDULE** 

PAGES 8 & 9

BONUS PERFORMANCES
PAGE 10

POSTER ARTIST

Olaine's day job as director of programming for Jazz at Lincoln Center in New York, keeps him on the front lines of jazz around the world. "My boss, Wynton Marsalis, is an inspiring leader," he says.

But Olaine says he is always happy to come home to the Bay Area and to his ongoing commitment to Fillmore jazz.

# A New Era Begins at Yoshi's

Jazz club and sushi give way to new ideas still being worked out

By Chris Barnett

FTER A DIZZYING seven year roller-coaster ride - from its open-Ing as the hot new jazz club on the West Coast to a plunge into bankruptcy - Yoshi's on Fillmore was taken over by new owners July 1 and is tuning up for its next gig.

Yoshi's San Francisco, launched at the end of 2007 as the offspring of 42-year-old Yoshi's in Oakland, will no longer be a jazz club, despite its heritage and its locale in what was once the fabled Harlem of the West. In fact, it hasn't been a jazz club for several years, and the music promises to get still more eclectic under new management.

The big question is what the new Yoshi's is going to look like, sound like and taste like. It's hard to say just yet because the take-over management team, headed by

longtime minority owner and successful urban developer Michael E. Johnson How the deal who developed the Fillmore Heritage Center housing

#### **■ INSIDE**

went down

Yoshi's, 1300 on Fillmore and 80 condominiums above - took control suddenly last month without a fully developed business plan. Even as the curtain rises this month, the new Yoshi's, including its new name, is a work in progress.

This much is known: The business known as Yoshi's San Francisco - which includes the 420-seat club and the 370seat Japanese restaurant and lounge - was sold by an investment consortium headed by Yoshie Akiba and Kaz Kajimura to the Fillmore Live Entertainment Group, where Johnson is the managing director. No one Johnson is the managing unector. No one including Johnson is saying what Fillmore Live paid, if anything. The club complex, separate from the building Johnson developed and controls, filed for Chapter 11 bankruptcy protection in 2012. The sale does not affect the mothership Yoshi's in Jack London Square.

As part of the deal, the Yoshi's name will remain on the San Francisco club for the next 90 to 120 days until the new owners get their act — and their new strategy together.

TO PAGE 12 ▶

# PERUVIAN CONNECTION

#### Artisan apparel for nomads and romantics

2326 Fillmore St. • 415.513.1559

San Francisco • Boston • Chicago • Kansas City • Santa Fe • Washington, DC • London



Peter Loftus, Near Lucia, oil on canvas, 24 x 36 inches

# **BLUE** | Peter Loftus

#### The California Landscape

WE ARE PLEASED to announce an exhibition of recent work by eminent California landscape artist Peter Loftus painted along the central coast and at Lake Tahoe. Loftus had a number of San Francisco exhibitions at the legendary William Sawyer Gallery in Pacific Heights in the 1980s and later at the Hackett-Freedman Gallery near Union Square. We are pleased to present his paintings in San Francisco once again

July 11 - August 23, 2014

OPENING RECEPTION: Friday, July 11, from 6 to 8 pm

#### THOMAS REYNOLDS GALLERY WWW.THOMASREYNOLDS.COM

2291 Pine Street at Fillmore . San Francisco, ca 94115 hours: Thursday-Friday-Saturday, Noon to 6 PM OF BY APPT

#### **LETTERS**

# Hot Praise for 'Cool City'

HIS IS TO let you know how much I enjoyed and appreciated the excerpt from Gary Kamiya's book *Cool* Gray City of Love in the June 2014 issue of The New Fillmore.

I am one of the children who grew up in the "Old Fillmore" of the 1950s on Laguna and Bush Streets and attended Morning Star School, now Stuart Hall, at Pine and Octavia, I left San Francisco when I was 22 and was fortunate enough to retire back in the city in my childhood neighborhood at 62. When I walk the streets of the Fillmore Japantown, Lafayette Park, the Post Office on Geary Street — fond memories intertwine with today's dynamic energy.

JUANITA TAMAYO LOTT

Many kudos for the article excerpted from Cool Gray City of Love by Gary Kamiya. Very well done - and thanks to Mr. Kamiya for his permission to allow you to excerpt the piece. You both (The New Fillmore and Cool Gray City of Love: 49 Views of San Francisco) can be described in five words: Class! Is Class! Is Class!

Andre Bolaffi

I just finished reading the excerpt of Gary Kamiya's book Cool Gray City of Love. It was very, very interesting.

I'm a member of the YMCA on Buchanan at Geary. There is a connection between that YMCA and the Japanese internment. The Buchanan Y has a remarkable history beginning in 1938, when the building first opened. It was called the Japanese YMCA. The name was chiseled over the entrance. The structure was, allegedly, built by Japanese craftsmen.

After Pearl Harbor the Japanese YMCA became an R&R stop for African-American troops leaving San Francisco for the Pacific. It was also open for families living in the Fillmore. There are a number of photographs from that period.

I'm trying to confirm a story that African-American pastors offered to help African-American families move into the about-to-be-vacant homes of Japanese-Americans. The African-Americans would be caretakers until their neighbors were released from concentration camps. Many Japanese-Americans from the Fillmore spent the war in the Topaz concentration camp in Utah. The refugees who elected to return to California could go back to their Fillmore homes. The African-American families assigned to their homes would hand over the keys.

If true, this is a wonderful story about two disenfranchised groups coming

together during desperate times. It's a nice feel-good story, but I haven't found a shred of evidence this actually happened.

ANDREW SHINNICK

#### The Geary Bridge

OR MONTHS homeless people have gathered all day at the Muni stop on the bridge at Fillmore and Geary.

The area has become filthy with trash, drunk people, supermarket cards and the like. The seats are always occupied and no Muni users are comfortable there.

Please let me know where to address myself to complain about this problem.

ROGGERIO C. DE BITTENCOURT

#### Shell Auto Repair

AM A native San Franciscan writing to protest the replacement of the California Shell Auto Repair shop with yet another convenience store that will destroy a vital, popular neighborhood business and also impact an already dangerous intersection. Many of us depend upon this well-run, reliable, long-standing auto repair business in a location convenient to us.

It is incumbent to hold well-publicized meetings so that those in the surrounding neighborhood have the opportunity to voice concerns before we are deprived of this important community resource.

Dr. Elinore Green

I have been a condominium owner in the neighborhood for 30 years. I take my two cars to be repaired at the Shell repair shop at 2501 California Street. Doug and Chelsea provide excellent service that I have used for years. I have been to many car repair shops over the 30 years and Doug and Chelsea are a real gift in the car service industry. They treat me with respect, explain why they recommend a repair, inform me of future maintenance needs and find things I didn't know needed repair (for example, a rear tail light out). I wish I had found them sooner. I cycle through this intersection on a regular basis. I see the congestion and the near misses.

Do not allow the removal of the Shell Auto Repair shop without neighborhood involvement. We have already recently lost our hardware store and laundromat and one of the friendliest coffee shops on Fillmore Street, Royal Ground. This is not going to be a neighborhood anymore with services people use. We do not need a 24 hour convenience store. We have a grocery store one block away.

NANCY L. CRANE

## THE NEW FILLMORE

newfillmore.com

2184 Sutter Street #202 San Francisco, CA 94115 415.441.6070 editors@newfillmore.com

Editors | Barbara Kate Repa & Thomas R. Reynolds Production Editor | Ginny Lindsay Copy Editor | Donna Gillespie

Advertising inquiries ads@newfillmore.com or 415.441.6070
Published on the first weekend of each month. Deadline: 20th of prior month Subscriptions by mail are available for \$30 per year. Please send a check

#### Connecting the neighborhood

Every month, 20,000 copies of the New Fillmore are delivered to homes and businesses in the Fillmore, Pacific Heights and Japantown. We thank you for your support and encouragement and welcome your ideas and suggestions.



newfillmore.com | updates, videos and an archive of back issues

#### ■ STREET TALK



#### Another new fashion boutique is now open

Fillmore's newest fashion boutique, The Kooples (above), opened for business on June 28 after a total remodel of the space formerly occupied by Clary Sage at 2241 Fillmore, next door to the Clay Theater. Although the Parisian brand has stores throughout Europe and is available in department stores, this is its first stand-alone store in the U.S. More are on the way.

THE HOT SPOT: According to Women's Wear Daily, Fillmore is "the hot retail spot in San Francisco" and is being eyed by still more fashion brands. Maje and Rebecca Minkoff are among those said to be looking.

OH SAY CAN YOU SEE: The Optical Shop of San Francisco, offering a variety of fashion-forward and utilitarian eyeglasses, opened at the end of June at 2211 Bush Street, just off Fillmore. The new shop is part of Dr. Daniel Goodman's upstairs optometric practice, which focuses on those striving to do without glasses through laser vision corrections, cataract removals, cornea transplants and lens implants.

# New Owners Take Over Hotel Kabuki

ping mall developer 3D Investments bought a huge swath of Japantown in 2006, local residents feared major changes were coming that would diminish the neighborhood's distinctive

The worldwide economic collapse helped blunt development in Japantown and elsewhere, and the area has remained much the same.

Now 3D Investments is selling off some of the property it bought, and once again change is in the air in what is one of only three Japantowns in the United States.

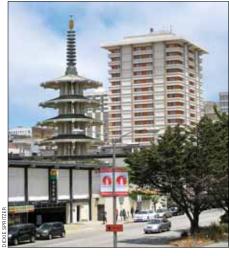
The Blackstone Group, a New Yorkbased international investment group with \$272 billion in assets, has bought the Hotel Kabuki at 1625 Post Street from 3D Investments. Blackstone also owns Hilton Hotels and claims to be the largest private equity firm in the world and a global leader in private equity real estate.

In addition, the Hotel Tomo at 1800

Sutter Street has also been listed for sale by 3D Investments.

The two hotels, managed by Joie de Vivre, have been key players in Japantown and have had a high occupancy rate, bringing thousands of visitors to the area every year and many shoppers to local businesses.

The hotels and the shopping malls were built by Kintetsu Enterprises as part of the redevelopment of the area in the 1960s. When Kintetsu sold its holdings to 3D Investments in 2006, it put into place covenants ensuring the area would maintain its Japanese character for at least 15 years.



The Blackstone Group, owners of Hilton Hotels, have acquired the Hotel Kabuki near the Peace Plaza pagoda in Japantown.

Blackstone has agreed to honor those covenants, according to community leaders.

In recent years the city has created a pecial use district intended to protect the Japanese identity of the area. And the Planning Department led a major study of the area that resulted in the Japantown Cultural Heritage and Economic Sustainability Strategy designed to promote economic development while maintaining the area's cultural heritage.

A community meeting of about 100 people on June 16 made clear there is con-

siderable concern among Japantown residents about the sale of the hotels

Community leaders reported that they had met with Blackstone's hotel advisors and been reassured the new owners would honor the covenants on the property by maintaining a Japanese theme and supporting the Japanese American community.

But it is clear Blackstone will not own the hotel forever, despite its announced plans to renovate and upgrade the hotel. Blackstone has what it calls a "consistent investment philosophy: buy it, fix it, sell it."





5:30 pm (Saturday Vigil) 7:30, 9:30 & 11:30 am 1:30, 5:30 & 9:00 pm

WEEKDAYS 6:30 & 8:00 am & 5:30 pm

SATURDAY 7:40 am Rosary, 8:00 am Mass

#### PRAYERS & SACRAMENTS

The church is open for prayer all day and into the early evening.

Liturgy of the Hours (Daily)

Morning Prayer 7:15 am/Sat 8:00 am

Evening Prayer 5:00 pm **Reconciliation** Sat 5:00 pm, Sun 7:00, 9:00 & 11:00 am, 5:00 pm

Adoration of the Blessed Sacrament Mon & Wed 8:30 am & 6 pm Tue & Fri 8:30 pm

2390 Bush St. (at Steiner) • (415) 567-7824 • Free Parking

#### SUMMER PHOTOGRAPHY WORKSHOPS

Our 12th year of Summerfoto camps for children and teens



Photographer Kathi O'Leary teaches week-long workshops in her Hayes Valley studio, starting June 2nd

> \$50 off our classes & portraits with this ad! 415,359,1900 www.kathioleary.com



#### YOUR AFTER HOURS MEDICAL RESOURCE

- Asthma and Respiratory Infections
   Coughs, Colds, Sore Throats, Ear Infections
  - ever and Flu Symptoms, Pink Eye
  - Cuts, Wound Care, Sprains, Strains, Fractures and Burns
    - (STD) Testing and Treatment
  - UTIs and Kidney Infections
     Travel Medicine and Vaccinations!

One Shrader Street, Suite 578 San Francisco, CA 94117

(415) 876-5762 www.pacificfamilyafterhourscare.com



Monday - Friday 5pm - 9pm Saturdays 10am - 4pm

Walk-ins Welcome! Open to Adults and Children

We accept most health insurance, and we even have a sliding scale policy for local students

#### **CRIME WATCH**

#### Robbery Lvon and Washington Streets May 25, 10:45 p.m.

A man walking down the street was approached from behind and grabbed around the neck. The assailant struck the pedestrian with a heavy object and pushed a metallic instrument to the side of his head while telling him to get down on the ground. He then took the man's wallet, cell phone and satchel and fled.

Officers tracked the cell phone to the gas station at California and Steiner Streets. Three men stood beside the gas pumps, filling up a black Toyota Camry. When an officer called the stolen phone's number, a ringtone came from one of the suspects' pockets. They searched the men and found the pedestrian's driver's license and debit card tucked into one suspect's waistband; the debit card had been used to buy gas. The three suspects were charged with robbery, aggravated assault, possession of stolen property and fraudulent use of a credit card.

#### Hit-and-Run, Driving While Intoxicated **Divisadero and California Streets** June 6, 2:50 a.m.

Officers were called to a car accident scene; a witness reported that the driver had fled. The car hit a light pole on the center median and flipped over, then landed back on its wheels. The passenger inside the car told officers she had just met the driver at a bar and he was giving her a ride home. A passerby informed them the driver was hiding on the 1900 block of Broderick Street. Officers found him and took him into custody. He was charged with driving under the influence, hit-and-run and driving without a license. The passenger was treated and released.

#### Sutter and Baker Streets June 12, 8:10 p.m.

Two men approached a pedestrian; one forced her to the ground and grabbed her purse. Both men then fled. They were described as black males from 20 to 25 years old; one wore a tan jacket with a hood and blue jeans. The woman who was robbed was not injured. The incident is being investigated.

#### Possession of Pepper Spray, Resisting Arrest, Outstanding Warrant Post and Scott Streets

June 17, 1:18 a.m.

Officers on patrol saw a man walking along the curb line peering into car windows with a flashlight. At first he refused to provide identification. When he complied, officers discovered two outstanding warrants for his arrest. As they moved to place him in handcuffs, he pulled away while shouting, "Shoot me! Hurt me!"

After a struggle, the officers got him onto the ground and placed him in handcuffs. As the officers walked him to the patrol car, he lunged, shouting, "Shoot me! Kick me!" When they finally subdued him and searched him, they found pepper spray, a stethoscope and two laryngoscopes in his coat pocket. He insisted he needed an ambulance because his arm hurt. But when the ambulance arrived he said his medical complaint was "hurt pride." One piece of medical equipment had a name engraved on it; the officers discovered an earlier auto burglary report listed the item as stolen. The suspect was charged with possession of pepper spray and resisting arrest.

#### Robbery With a Gun Sutter and Baker Streets June 17, 10:22 p.m.

Just after a man got inside his car, two men rushed up to the car door and pulled it open. One man, who was armed with a handgun, demanded cash and began to pat the driver's pockets. He found a wallet, then struck the man in the head with the butt of the gun. Both suspects then fled. The man who had been robbed stated the two were wearing ski masks and dark clothing. The matter is under investigation.

#### Robbery With a Gun, Reckless Evasion of Police Officers, Gang Members Carrying Loaded Firearms Octavia and Green Streets

June 20, 7:50 p.m.

Three men burst into a nail salon with handguns and ordered the people inside to get down to the floor. The patrons stood frozen as the men walked around the room collecting purses, laptop bags, wallets and jewelry from everyone in the salon.

A witness called the police. The robbers had already fled in a car, but officers broadcast their description throughout the city, then interviewed more than 20 witnesses During this time, another police unit called

to report it had spotted the getaway car.

The officers called for additional units. As these arrived, police in one car attempted to perform a traffic stop, but the suspects took off speeding. Several police units pursued the car and lost sight of it near Eighth and Folsom Streets. Eventually it crashed into a car and become disabled at Ninth and Mission. Several SFPD units closed in on the car. The three suspects jumped out of the car and ran, but officers caught them. They had changed clothing to disguise their identities, but numerous witnesses from the nail salon confirmed these were the men involved in the robbery. Police recovered firearms from the suspects' car, along with stolen purses and cell phones. The three were booked at Northern Station.





#### **BODY & SOUL**

HEN CARRIE MATTHIAS established Simply Balanced in the neighborhood 20 years ago, there were only four Pilates studios in the entire city.

"At that time, people didn't know why they were drawn to Pilates, but they were," she savs.

Her own interest in the exercise form, which targets core strength and flexibility, took hold while she was studying to become a surgeon. "It's a balance of body and intelligence that goes beyond the skinline," she says.

Matthias recently moved Simply Balanced to 2410 California Street, just blocks from its former location on California near Divisadero — and, synchronistically, in the same building in which she first launched her fledgling business. The new space was completely gutted and now boasts new walls, floors and vaulted ceilings that take advantage of the southern sunlight.

While the studio has stayed in the neighborhood, there are big changes. The new studio offers mat classes that make use of props including rollers, balls and resistance bands and circles — and also reformer classes, featuring exercise on a bedlike frame equipped with resistance springs. Classes are offered for groups, duets and individuals - and now in a more newfangled way: on the Internet.

"We've been working on perfecting videoconferencing for the last two years a more grounded, in-service offering of Pilates," Matthias says, "and another way of being innovative in the business and making the exercise available to more people."

It's also a way of combating the com-



Instructor Susan Himes-Powers leads an online class at the new Simply Balanced studio.

# In Person or Online

Pilates studio evolves, offering videoconferencing and Indian club swinging in the park

mon complaint that Pilates has become too expensive. At Simply Balanced, unlimited live online classes are available for \$79 a month and a package of 10 group classes go for \$15 per class.

Susan Himes-Powers leads live video conferences with Pilates students, accessible by computer or iPad. She says the approach is perfect for clients who travel or are homebound.

A Pilates teacher with 15 years of experience, Himes-Powers also has the patience of Job, recently calmly leading a flummoxed newbie through the steps required to install and operate the conferencing software. Then she instructs the client how to position the computer and mat on the floor at home before launching into the Pilates regimen, constantly coaxing proper breathing and alignment.

"It's amazing how much I can see," she says during a brief break between leg lifts.

Online and in-studio clients, both men and women, have ranged in age from 5 to 93. They come seeking a range of specific benefits: strength, flexibility, weight loss, recovery after an injury, increased perfor-

Another unique offering at Simply Balanced is a class in Indian Club Swinging, a centuries-old form of exercise that originated in India and is now gaining popularity in the U.S. It's led by personal trainer and bodywork expert Brian Johnson, who also does Shiatsu massage at the neighborhood's Kabuki spa.

The clubs used in class, which resemble elongated bowling pins, weigh a pound or a half-pound. Swung in prescribed patterns, they improve coordination and flexibility. "The modern fitness world has exploded

with different products and ways of moving," Johnson says. "But Indian Clubs are different than machines in a gym, which put you in a limited range of motion and arc of movement."

Weather permitting, the weekly Wednesday classes are held at the top of Alta Plaza Park, where they attract plenty of curious passersby, some game enough to join in.

Johnson says the exercise helps lubricate the shoulder joints and keep them flexible. "But other benefits are a sense of ease and relaxation, because the clubs are not about effort, but allowing the forces of nature gravity and momentum — to work for you. It's about doing less and letting the weight of the club head take you through the range of motion."

And, he says, the exercise has the added benefit: fun. "They have a powerful rhythmic quality, like a kid on a swingset - they look new and not intimidating, not like something that's going to hurt.



# SEE OUR PROGRESS

# in the Fillmore Area



In San Francisco, our customers are our neighbors. The communities we serve as PG&E employees are where we live and work too. We're hard at work for your family—and ours.

At PG&E, we're investing \$4.5 billion every year to enhance pipeline safety and strengthen our gas and electric infrastructure across northern and central California. We're helping people and businesses gain energy efficiencies to help reduce their bills. And we're focused on developing the next generation of clean, renewable energy systems.

We want to tell you more about our activities right here in San Francisco.



#### **SEE THE FACTS IN SAN FRANCISCO**



**Replaced** approximately 28 miles of gas pipeline in 2013



**Invested** more than \$167.5 million into electrical improvements in 2013

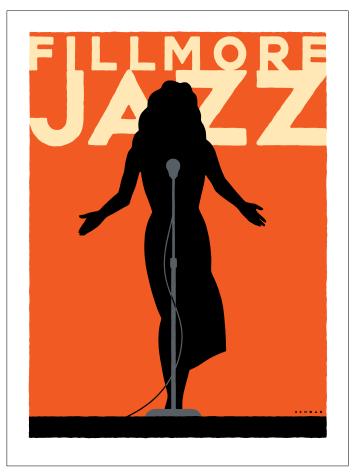


**Donated** more than \$5 million to non-profit and community organizations in 2013



**Connected** more than 4,500 rooftop solar installations for residents and husinesses

PG&E'' refers to Pacific Gas and Electric Company, a subsidiary of PG&E Corp ©2014 Pacific Gas and Electric Company, All rights reserved.



# The Year of Women

The 2014 JazzFest Celebrates Women in Jazz, Blues and Beyond

Artistic Director, Fillmore Jazz Festival

Thile 1992 might have been tagged the "Year of the Woman" in politics, this year's Fillmore Jazz Festival might well be dubbed the same, as we raise our flags up and down the street to salute talented "Women in Jazz, Blues and Beyond." Here in the Bay Area — and this weekend on Fillmore — we are blessed to have a cornucopia of talented female artists who not only excel at their craft, but run the gamut of styles, perform on a variety of instruments and excite and energize audiences. Whether it's jazz or blues, flamenco or folk, world music or soul, the women performing this weekend have style and substance in spades.

Some of the performers in 2014 return to the festival and are household names up and down the peninsula — including jazz and blues singers Faye Carol, Kim Nalley, Lavay Smith and flamenco pioneer Yaelisa and her group Caminos Flamencos, who tore the non-existent roof off of the festival in 2012.

Other artists are household names but are here for the first time or returning after a long sabbatical — including singers Kitty Margolis, Pamela Rose, Carla Helmbrecht, Shayna Steele, Anna Kristina and Ila Cantor.

We are lucky to have bands or groups with us that feature or are led by women, including the all-woman world music outfit Azúcar Con Aché, the dynamic, multi-cultural 15-member strong Oakland Jazz Choir, the most in-demand blues bassist on the planet, Bay Area resident Ruth Davies and her band Blues Thing, vocalist Ariel Friedman's Waves of Silver and the California Jazz Conservatory's Arabelle Schoenberg and Nora Stanley Group.

With such a diverse and inspiring lineup, the best tip might be to arrive early and stay late - and wear comfortable shoes. These streets were made for walking, and I know that's just what I'll do. There's so much music to catch, so many artists to support, so many arts and crafts and goods for sale that the weekend will be gone before you know it.

# JAZZ AT CALVARY PRESBYTERIAN CHURCH

# DURING FILLMORE JAZZ FESTIVAL

#### SATURDAY, JULY 5 & SUNDAY, JULY 6 **NOON - 5 PM**

## DAVE SCOTT & HIS JAZZ QUARTET

Saturday, July 5

1 pm "Miles Davis: Changing

the Direction of Jazz"

3 pm "Joy Spring: The Story of

Trumpeter Clifford Brown"





# DAVE SCOTT & HIS JAZZ QUARTET AND SPECIAL GUEST. JAZZ VOCALIST JESSE FOSTER

Sunday, July 6

1 pm "The History of the Blues" 3 pm "The Father Of Jazz:

Louis Armstrong"

2515 FILLMORE ST @ JACKSON ST WWW.CALPRES.ORG



## FILLMORE JAZZ FESTIVAL



#### **SATURDAY** | JULY 5

#### **CELEBRATING WOMEN O**

Program Notes by Jason Olaine, A

#### **CALIFORNIA STREET STAGE**

10:15 – 11:45 AM I THE CALIFORINIA JAZZ CONSERVATORY PRESENTS: ARABELLE SCHOENBERG AND NORA STANLEY GROUP The California Jazz Conservatory, formerly known as the Jazzschool Institute, is a nonprofit organization dedicated to the study and performance of jazz and is the only accredited, stand-alone conservatory devoted to jazz studies in the United States. This marks the fourth year it has presented one of its top student groups here. Rising stars in the Jazzschool Young Musicians Program, pianist Arabelle Schoenberg and saxophonist Nora Stanley, mark their festival debuts.

12:15 AM – 1:45 PM I FAYE CAROL More than a singer and entertainer, educator, mentor and community leader, Faye Carol is a living legend and Bay Area treasure. She has a unique vocal style and gift of connecting with her audience, taking standards and popular songs and infusing her bluesy-Mississippi roots with jazz and R&B for more than four decades. Carol has shared the stage with a long and illustrious list of musicians — including Charles Brown, Ray Charles, Gene Ammons, Albert King, Bobby Hutcherson and Pharoah Sanders.



2:15 – 3:45 PM I CONTEMPORARY JAZZ ORCHESTRA FEATURING CAR-LA HELMBRECHT Saturday afternoon marks the annual return of the everswinging festival favorite, Tod Dickow's all-star 16-piece Contemporary Jazz Orchestra. This year, the orchestra welcomes Grammy-nominated singer/songwriter Carla Helmbrecht. Helmbrecht has been a San Franciscan since 1997, headlining shows internationally. She has also performed with artists Louie Bellson, Cyrus Chestnut and Bob Mintzer. Early influences included Ella Fitzgerald, Sarah Vaughan, Julie London, Shirley Horn, Nancy Wilson and Blossom Dearie.



4:15 – 5:45 PM I KIM NALLEY A Bay Area institution and fast becoming a national star, the Fillmore's own Kim Nalley returns to close the festival stages on Saturday and Sunday. Fresh off shows with Chester Thompson at SF Jazz and Houston Person in Napa, the dynamic jazz and blues storyteller has become an annual Fillmore Jazz Festival standby: her closing sets each day send the packed

crowds home wanting more. Get to the stage early to save your seat or place to stand. If this were a ticketed show it would be sold out weeks in advance.

#### SUTTER STREET STAGE

10:30 AM – NOON I WAVES OF SILVER A band formed in the foggy Richmond District last year, vocalist/guitarist Ariel Friedman, a San Francisco native, and her singing-songwriting cohorts Jack Sundquist, James Johnson and Max Denny make uplifting, inspired music. Catch them around town from Osteria to the Honey Hive Gallery.

12:30 – 2 PM I ANNA KRISTINA Anna Kristina's music drives with sheer electric sensuality. From her past projects fronting the all-gal cover band Zeparella to the all-originals of 2AM to Bud E. Luv's Orchestra, she brings on intense authenticity. Currently mixing a new album, Kristina and her all-star band will debut this new music for Jazz Festival audiences.





4:30 – 6 PM I CAMINOS FLAMENCOS Get ready to close Saturday afternoon with some high-energy Flamenco by Caminos Flamencos. Founded by Emmy Award-winning dancer and choreographer Yaelisa, you may have caught the group at the San Francisco Opera or Marines' Memorial Theater, Yoshi's San Francisco or somewhere in Spain or Australia. Yaelisa's choreographies have been commissioned around the world, particularly her version of Ravel's Bolero. When she last performed here in 2012, the crowd would not stop asking for more as the Sutter Street Stage area was filled to capacity.

#### **EDDY STREET STAGE**

10:30 – 11:30 AM I ATTA KID East Bay Funk meets New Orleans Soul performing smart originals and flipped covers — with an all-star band featuring Max Cowan, Daniel Casares, Victor Little, Thomas McCree, Bill Frates and Mike Olmos.

NOON – 1:30 PM I TERRIE ODABI Few vocalists own the stage like Terrie Odabi. When the Oakland native begins to sing funky blues, a hush falls over the audience. She takes you on a ride through the highs and lows of soul music, and packs her shows with heart-pumping energy and poignant memories.



2 – 3:30 PM I DARLENE COLEMAN Smooth, soulful and swinging. That is San Francisco-based Darlene Coleman — a vocalist who has that rare

gift for making you feel as though you're hearing a pop classic or jazz standard for the very first time. Although her style is varied, she easily moves from pop to jazz or swing standards to the blues.



4 – 6 PM I KATDELIC P Funk All-Star RonKat Spearman is authorized to play the Funk. And that is what his San Francisco-based Katdelic will do on Saturday. Katdelic is a Funky Dance Experience — a hybrid of rock, funk, soul and pop; an infectious, sophisticated mix that moves mind and body into a groove that lasts. The Katdelic ensemble features two bass players, a horn section, DJ loops and background singers along with his space age guitar and vocals, to deliver a wide range of musical textures.

#### **WASHINGTON STREET ENTERTAINMENT AREA**

NOON -1:30 PM | FRANK MARTIN TRIO

2 – 2:20 PM | MILLER CREEK BEGINNER SUMMER JAZZ COMBO 2:30 – 3:30 PM | MILLER CREEK ADVANCED SUMMER JAZZ COMBO 4 – 6 PM | GOOD KARMA

#### O'FARRELL STREET ENTERTAINMENT AREA

NOON - 5 PM | SF SWING FEST





## **ENTERTAINMENT SCHEDULE**

#### F JAZZ, BLUES & BEYOND

#### **SUNDAY | JULY 6**

Artistic Director, Fillmore Jazz Festival

#### CALIFORNIA STREET STAGE

10:30 AM - NOON | OAKLAND JAZZ CHOIR | A unique, dynamic, multicultural ensemble, the Oakland Jazz Choir has been dedicated to the education, preservation and perpetuation of vocal jazz since 1992, performing at venues including SF Jazz, San Jose Jazz Festival, Sonoma Jazz Festival and Lake Tahoe Summer Music Festival. Comprised of 15 women and men, this group is a "choir's choir" that has collaborated with notable jazz, blues and gospel artists including Mark Murphy, Marlena Shaw, Madeline Eastman, Faye Carol, Brenda Boykin, Terrence Kelly and Kenny Washington.



12:30 - 2 PM | KITTY MARGOLIS The Fillmore Jazz Festival is fortunate to feature a handful of household jazz names this year, and San Francisco native Kitty Margolis is right at the top of the list. Widely recognized as one of the most innovative and inspired singers in jazz today, her imaginative improvisations, dynamism and inventive scat have redefined the art of jazz vocals.

Critics have praised her "visionary approach to melody and rhythm," "sophisticated musicality" and "buoyant sense of rhythmic swing."

2:30 - 4 PM | PAMELA ROSE WITH WAYNE DE LA CRUZ AND HAMMOND ORGAN PARTY This Southern California native who now lives in San Francisco is a jazz and blues vocalist of the highest order and a dedicated educator who has been touring and teaching about the great women of jazz and blues. From swing standards to smoky ballads to blues and soul-jazz, Rose's rich, warm voice and superb musicians move diverse listening crowds. For this weekend's show, she presents selections from her new CD



Hammond Organ Party — with Rose and her top-shelf cast romping through beloved standards, blues hits and R&B classics.

4:30 - 6 PM | KIM NALLEY See entry for Saturday.

#### SUTTER STREET STAGE

10:15 - 11:45 AM | ILA CANTOR With a deep modern jazz background, the award-winning guitarist/singer/composer Ila Cantor has a penchant for melodymaking. Although grounded in jazz, her music and playing challenges contemporary categories of music: highbrow and pop, West and East, rock and jazz, alternative and mainstream, straight and out-there. Also a prolific composer, Cantor's music has been featured in the award-winning films "Horizons" and "Blast."



#### 12:15 - 1:45 PM | AZÚCAR CON ACHÉ

The Bay Area's own Azúcar Con Aché is an exciting multicultural ensemble of women who draw from traditions originating in Africa, Puerto Rico, Venezuela, New York, Cuba and California - singing in English, Spanish and Portuguese. The band's name translates to "Sweetness with Powerful Blessings," which is appropriate, as the

sound combines a spicy, creative mix of original compositions with arrangements of standard tunes

2:15 - 3:45 PM | SHAYNA STEELE Whether she's recording with Grammy winner Snarky Puppy or Robert Randolph or Moby, or starring in "Rent," the Sacramento native and NYC-based vocalist/song-writer/bandleader Shayna Steele brings soul power and energy to every performance. With appearances on the Grammy Awards, Tony Awards, Brit Awards and Billboard Awards, this year Steele makes her Fillmore Jazz Festival debut.





4:15 - 5:45 PM | LAVAY SMITH & HER RED HOT SKIL-LET LICKERS Another Bay Area household name, and internationally recognized as "The Queen of Classic Jazz & Blues" in the authentic style of the 1940s and 1950s, Lavay Smith and Her Red Hot Skillet Lickers will close the Festival on the Sutter Street Stage in swinging style. While she's scheduled to ring in the New Year at Jazz at Lincoln Center's famed Appel Room, San Francisco fans can catch her gracing the stages around town - from Le Colonial to Biscuits and Blues to the Royal Cuckoo and SF Jazz Center.

#### **EDDY STREET STAGE**

10:30 - 11:30 AM I JANICE MAXIE REID "Queen of the Keyboards," "The Complete Package" and "The Triple Threat" are just a few titles that have been used to describe keyboardist and vocalist Janice Maxie Reid. The Oakland-born. conservatory-trained, jazz and gospel inspired powerhouse easily shifts through multiple genres during a performance — from classical to spirituals, blues to gospel and funk to jazz. She often doubles as a keyboard and left-hand keyboard bass player, which makes her a force of nature on any stage. Her soulful, angelic and daringly accurate vocal prowess, distinctive four-octave voice range and engaging stage presence captivate audiences.

NOON - 1:30 PM | GABRIELLE WALTER-CLAY | San Francisco native Gabrielle Walter-Clay is a classic soul singer with a jazz sensibility. She received formal training from the San Francisco Girls Chorus from ages 7 to 16, and continues her training and music education now at Berklee College of Music in Boston. Walter-Clay is an old soul who got her singing inspiration from some of the greats, particularly Stevie Wonder, Aretha Franklin, Ella Fitzgerald and Marvin Gaye

2 - 3:30 PM | DENISE PERRIER Born in Louisiana and raised in the East Bay, Perrier is another local treasure. Her straight-ahead style, where the singer tells a story and lets the musicians do the rest, is a welcome throwback to some of the artists she loves best: Billie, Dinah and Sarah. New York crowds will get her for a week when she brings her Dinah Washington show to Dizzy's Club Coca Cola at Jazz at Lincoln Center to celebrate the late singer's 90th birthday next year, joined by sax great Houston Person.



4 - 6 PM I BAYONICS Bring the reggae. Bring the

hip hop. Bring the ska. Bring the funk. Bayonics is a 10-piece powerhouse that reflects the emerging face of urban music and culture on the West Coast and abroad. Their multifaceted sound could be seen as the hip-hop generation's answer to the Latin fusion of the '70s: Think Malo and Santana, minus the guitar pyrotechnics and with a more street-wise style. The band started six years ago as a traditional salsa group, Mala Fama, that emerged out of the Loco Bloco drum ensemble. And now: See for yourself; there's something for everyone.

#### **WASHINGTON STREET ENTERTAINMENT AREA**

NOON - 1:30 PM MICHAEL LAMACCHIA TRIO

2 - 3:30 PM DAVE COSTA TRIO

4 - 6:00 PM JAZZTRONAUTS

#### O'FARRELL STREET ENTERTAINMENT AREA

NOON - 5 PM SF SWING FEST







#### After the festival, a Grammy winner

Rising jazz star and Fillmore resident Stephanie Woodford (left) — a pianist, singer and composer will perform with her band at an After Glow musical celebration following the Fillmore Jazz Festival on Saturday, July 5, from 6 to 9 p.m. at the Lush Life Gallery at 1320 Fillmore Street.

But that's not the biggest event on her summer calendar. The 18-year-old has also been selected to participate in Grammy Camp in Los Angeles later in July. The camp will include 10 days of intensive instruction by music industry professionals helping high school students get real-world experience and advice about how to pursue a musical career. Woodford, who will be a senior at St. Ignatius

Woodford, who will be a senior at St. Ignatius College Preparatory High School this fall, began playing classical piano when she was four, but quickly gravitated to jazz. She faced stiff competition to snag a spot at the music camp: Only 175 students were accepted nationwide.

"I hope to come home with more ideas and more techniques in playing the piano, and also to have a better idea of what it takes to make it in the music business," Woodford says. "It's a huge opportunity."

After the festival on Sunday, there will be more music from 6 to 9 p.m. at the Lush Life Gallery.

# Even Fillmore's Presbyterians Get Into the Jazz Spirit

By Fran Johns

ILLMORE JAZZ FESTIVAL booths and stages may end at Jackson Street, but music and celebration will keep right on swinging up the street this year—where, in the words of jazz trumpeter Dave Len Scott, Calvary Presbyterian Church is "exploding with music." This year's innovative extension of Calvary into the jazz festival is part of an ongoing program that is bringing jazz to the congregation and the community.

"We've been enjoying jazz additions to our morning worship in recent months and at Sunday evening jazz services," says pastor John Weems. "So we're excited to join in with the musical spirit of the festival."

Calvary has long been part of the Fillmore Jazz Festival, offering cold drinks for festivalgoers and their pets, free restrooms, tours of the historic building and rousing renditions of *Stars and Stripes Forever* by organist Charles Worth. This year, Calvary is morphing into a full-scale jazz site for the occasion. The Dave Scott Quartet, joined by special guest Jesse Foster, will be performing — and talking about jazz — at 1 and 3 p.m. on both Saturday and Sunday.

Foster, a local blues musician who lives at the south end of Fillmore Street, "has been singing the blues in San Francisco for a lifetime," Scott says. Performances at Calvary during the festival weekend will also include Scott Foster on guitar and Surya Prakasha on drums. "We're hoping to have Marcus Shelby on bass," Scott says, "but he has a few other rehearsal and performance details to work out."

It began with an occasional Sunday night jazz worship service more than a decade ago, but now jazz has grown into a permanent part of Calvary church. The idea might well have been shocking to the congregation that first settled into the building at 2515 Fillmore at Jackson just before the 1906 earthquake. Currently celebrating its 160th anniversary, Calvary moved to the neighborhood



"We can make some noise at Calvary."

— DAVE LEN SCOTT leader of the Dave Scott Quartet

from what is today the site of the St. Francis Hotel on Union Square.

For Alden Gilchrist, longtime director of music, though, music is music — and jazz is one form he says definitely belongs in worship. Gilchrist started his campaign to bring more jazz into Calvary's worship services with the help of several ministers and a group of enthusiasts from within the congregation. Funding from the Calvary Foundation helped make the Sunday evening services possible. Jazz services are currently held at 6 p.m. on the second Sunday of every month.

"The jazz service has simply evolved, fostered with love

from all sides," says Alexa Frankenberg, one of the jazz enthusiasts in the congregation. "It offers an opportunity to appreciate beautiful music in a beautiful setting, with a come-as-you-are approach that draws lifelong Presbyterians and passersby alike."

Weems, who is leading Calvary in an all-encompassing, multi-year focus on breaking cycles of poverty, says it is not a stretch to note that so much great jazz has its roots in communities of people struggling against poverty and oppression. Soon after Weems arrived last spring, he and Gilchrist began adding jazz to the traditional mix of classic, sacred and secular music that is the hallmark of Calvary's 50-plus member choir. This often includes appearances by visiting professional musicians and chamber groups from local schools and conservatories.

In recent months the mix has grown to include the regular participation of Dave Len Scott and fellow jazz

Calvary and the entire community were dealt a blow late last year when Gilchrist, who first came to play the organ at Calvary more than 60 years ago and never left, fell ill. Though not yet able to return, he continues to work with Weems and interim choir director John Kendall Bailey to sustain Calvary's music program — and to bring innovative additions with Scott's help.

Scott says he has enjoyed collaborating with Kendall. "On Sunday mornings I might perform a classical trumpet piece with organist Charles Worth, or bring my jazz quartet to perform soulful, spiritual jazz by the likes of Dave Brubeck and John Coltrane," he says. "The Calvary Chancel Choir sounds glorious, and I often find myself arranging pieces for Sunday morning that involve the choir and the jazz quartet and the organ. We can make some noise at Calvarv."

That glorious noise has contributed to a steady growth in attendance at the 10 a.m. service, and Sunday evening jazz services regularly draw up to 100 or more.



#### MEXICAN CLASSICS

- · with line-caught fresh fish
- free-range chicken breastall-natural pork and
- black angus beef

We love catering your fiestas! Please call 415.786.9406

2401 California Street @ Fillmore 415tacobar.com



#### SERVING

Mary's Chicken, Chopped Salads, Brisket & a great selection of canned beers!

#### DAILY SPECIALS

SUNNY BACK PATIO • DELIVERY • CATERING

OPEN DAILY: Sunday - Thursday 11:30 - 9:30 • Friday & Saturday 11:30 - 10:00

1963 SUTTER STREET AT FILLMORE | 415.776.6783 | Roostertailsf.com



OU'VE SEEN THEM all across San Francisco in recent weeks - striking posters featuring a wavy-haired female vocalist silhouetted against a fiery orange background.

The image for this year's Fillmore Jazz Festival poster and street banners was created by Marin artist Michael Schwab, one of the country's leading graphic artists. His dynamic posters and logos for the Golden Gate National Parks, Major League Baseball, America's Cup, Amtrak, Robert Mondavi, Peet's Coffee, the San Francisco Opera and Nike, among many others, are icons of our time. Schwab talked about creating his third Fillmore jazz poster with ARThound editor Geneva Anderson.

#### What makes a really effective poster? And why are so many posters today so bad?

Simplicity. There's way too much visual noise out there. Graphic messages are conveyed much more effectively when the design is simple, bold and efficient.

#### You've had a long involvement with the Fillmore Jazz Festival. What is it about iazz that lends itself to visual expression?

I love all kinds of music, but jazz in particular inspires me. I love this project because I've had complete freedom to do whatever I want. The bass player I created eight years ago was my first Fillmore jazz poster and I envisioned him as a Ray Brown-like bass player. If you're driving down the street, you've only got a second or two to get the message, so I wanted to evoke the romance and history of jazz in the Fillmore. Four years later they called me again. At the time I was really into Miles Davis and was playing Ascenseur pour l'échafaud,





Poster artist Michael Schwab created two earlier Fillmore posters in 2006 (left) and 2010. This year's poster is available at the festival; the earlier ones at michaelschwab.com

# At the Top of His Game

Poster artist Michael Schwab is one of the best

his soundtrack for the Louis Malle film, a lot. I made a Miles Davis-esque horn player. I wanted a really cool color so I went with a deep blue that evokes that late evening jazz atmosphere that's so special on Fillmore. Now, four years later, I realize I've been slowly creating my own jazz band. It was time for a singer - and a woman.

#### What was your conception for this year's poster?

I was inspired by the great romance of Billie Holiday. Initially I had just the singer in silhouette and then I realized that she needed a microphone, which was the last element I added. That old-fashioned microphone, which harkens back to the 1940s and '50s, really pulled it all together. It often happens that way — that adding something relatively small becomes very important.

#### What types of source materials do you normally use? Also, since this year' festival is all about women of jazz, who do you listen to for inspiration?

When appropriate, I work with models - human or otherwise. I pose and shoot my own photos. In this case, there was a model I'd used a while back and I was able to piece together a few Polaroids and work from that. I wanted the hands to be special, and they're actually my wife Kathryn's hands. As for female vocalists, it doesn't get any better for me than early Diana Krall.

#### And what about your bold colors - how did you decide what to go with?

Not all jazz is blue and cool. This time I wanted a color that complemented the other two posters and this bold orange red represents the hot side of jazz. The flat color tones make the images, which are already abstracted by the silhouette, seem mysterious, almost two-dimensional. I wanted all three posters to become a triptych and to work well together.

#### There is a nostalgic aspect to these images as well, harkening back to old woodcuts.

Several of my heroes were Japanese woodcut artists and old European poster artists - Henri de Toulouse-Lautrec and A.M. Cassandre from France, Ludwig Holwein from Germany and the Beggarstaff Brothers from England. There's a lot of graceful movement as well as drama in those works. I was never very painterly in my style. I enjoy working with big bold shapes and challenge myself to get a message across using as few shapes and colors as possible. I'll keep working with the colors, combining them and fine-tuning, until they're right to me. Then it's a matter of getting the image and text to work together effectively. I really enjoy these jazz posters because I can get very dramatic with them. Speaking of old-school, I begin each project with a pencil and paper and use a Rapidograph pen and ink to create the line work. In the end, though, it becomes a digital file so I'm speaking the same language as everyone else



# Act I Ends, Act II Begins for Yoshi's

► FROM PAGE ONE

Reliable sources say Kajimura, who has been the hands-on manager of the venture, and Johnson are not speaking and there has been animosity between them for some time. Kajimura refused to discuss the transfer of the club.

While he won't commit to a concept, Michael Johnson, who went to the same high school as Bill Cosby — Central High in Philly — knows what he doesn't want. "We're not going to be a jazz club," he says. "Our focus will be on all kinds of music. And we're not going to be aiming at any one audience. Our age demographics are 18 to 80 — both in music and food."

In the restaurant, Johnson said Japanese cuisine is definitely on its way out. "Not everyone wants sushi," he offers. Then he adds: "Nopa — now that's the kind of restaurant we would want," referring to the urban rustic eatery on Divisadero run by Laurence Jossel, formerly of Fillmore's Chez Nous, which has been packed since the day it opened.

Johnson sees the bar becoming more of a neighborhood saloon — "absolutely," he says — and he has hired Reza Esmaili, one of San Francisco's top bar managers and the former boss of Fillmore's Long Bar before its makeover as Palmer's. Esmaili, fresh off a stint at Sweetwater Music Hall in Mill Valley, will manage not only the bar, but the entire operation.



"We'll still have jazz, but we won't be a jazz club anymore."

— PETER WILLIAMS returning artistic director at Yoshi's

Johnson says other changes are also in store. "We're thinking of repositioning the box office, changing the entrance, adding another bar in a strategic location," he says. Of the upstairs lounge, which comes alive on especially busy nights, he says: "We see that as becoming a VIP area or for private events."

There is one certainty Johnson is willing to talk about. Peter Williams, the original artistic director of Yoshi's San Francisco, is returning as the entertainment booker. Williams booked the opening acts when the doors opened, an occasion that local columnist Rochelle Metcalfe proclaimed in print as "Oh happy day in da 'Mo for jazz lovers especially — the Rebirth of the

Cool. It's been a long time coming."

Williams had worked as artistic director at Yoshi's in Oakland since 1999 and was booking acts for both clubs when the San Francisco club debuted. He wooed top jazz artists with a seductive siren song: Play Yoshi's in the East Bay and cross the bridge to Yoshi's San Francisco for your next gig.

Williams says Yoshi's San Francisco was never intended to be a clone of the Oakland club. Though promoted as a jazz club, "We were doing not only jazz but R&B, rock, Latin, blues," he says. Yoshi's SF caught the free-spending wave of late 2007 and early 2008 when the technology and housing sectors were on fire. But a year later, when the economy was swamped by a series of market meltdowns, Yoshi's part-

ners had to borrow money from the city Redevelopment Agency, which had already bankrolled its launch with a \$4.4 million

SFJazz Center, the nonprofit fueled by the vision of the Fillmore's own Randall Kline, stole Yoshi's thunder and many of its loyalists in the last 15 months. Jazz fans have found a new home in SFJazz's yearold \$64 million 750-seat concert hall near the opera and symphony.

The new musical format at the Fillmore club, says Williams, "will be focusing on world music. We'll still have jazz, but we won't be a jazz club anymore. We'll be booking singer-songwriters and working with a lot of local groups. I'm proud to be in a city with so many great clubs." He adds: "We will find our audience."

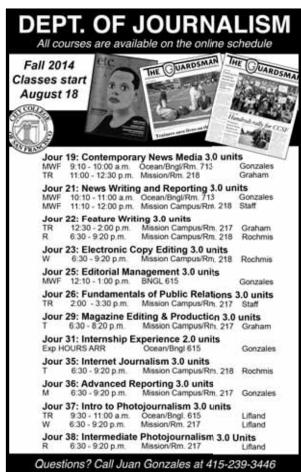
But will the revamped venture find enough diners and drinkers to fill up the hippodrome-sized restaurant and bar? You can squeeze four Nopas into that space. The East Bay restaurant consulting firm Ovation Partners has been retained to advise, but its owners did not return calls to discuss a new recipe for success.

On a street where strong restaurant concepts are packing in the locals and visiting food lovers alike — think State Bird Provisions, Dosa and SPQR, to name a few — a space as big as Yoshi's presents a special challenge.

"The dining space is just too big. I would chop up the space into two or three different restaurants, each with its own entrance," says one seasoned operator. "Might do one formal, one informal. Mexican food would be awesome there; we don't have a good sitdown Mexican restaurant on Fillmore. But you've got to make it affordable to drive traffic and attract regulars."

■ Research assistance by Veronika Torgashova





www.ccsf.edu/schedule

OSHI'S ON FILLMORE IS booked almost solid this month with acts lined up before the ownership changed on July 1.

But it almost went dark. Just a few weeks ago, the mood at Yoshi's was deathly. Backstage, insiders could practically hear a New Orleans funeral band playing Just a Closer Walk With Thee, the traditional dirge of the deceased.

But on the way to the cemetery, a miracle happened. Almost every investor with a financial stake in Yoshi's - owners, borrowers, lenders, private citizens, city and state governmental agencies - took a haircut, and in some cases a real scalping, so the club could emerge from bankruptcy and survive. Investors who despised each other set aside their differences and, in some instances, ponied up more cash or personal commitments to rescue a dream that had turned into a financial nightmare.

There is no one savior, no hero here. It's an arcane, complex "workout," a long drawn-out mediation straight out of Wall Street but with slightly smaller numbers. Based on interviews with most of the key players, here's how the deal went down.

A decade ago in 2004, the San Francisco Redevelopment Agency made a \$4.4 million loan to Yoshi's San Francisco LLC, which was two-thirds owned by Yoshie Akiba and Kaz Kajimura and one-third by San Francisco developer Michael E. Johnson through an entity known as Fillmore Jazz Clubs. The aim: to build a San Francisco-based version of Yoshi's Oakland, a three-decades-old jazz club, and to breathe new life into the nascent Fillmore Jazz District.

But with construction delays and cost overruns, the tab mushroomed to \$15 million for tenant improvements alone. The

# How the Deal to Save Yoshi's Went Down

Opening night at Yoshi's on

Redevelopment Agency — which had gutted the Western Addition, destroying thousands of Victorian homes in the 1960s and wiping out the economic vitality of lower Fillmore - loaned still more money to Yoshi's, for a total \$7.2 million.

At the same time, the city of San Francisco loaned \$5.5 million to help Johnson

finance construction of the Fillmore Heritage Center, which houses Yoshi's, 1300 on Fillmore and an underground garage. The massive mixed-use project is built on land leased from the successor to the Redevelopment Agency. Johnson subleased space to Yoshi's for \$45,000 a month rent, plus maintenance fees.

Yoshi's San Francisco opened in November 2007, a boom-time San Francisco, the U.S., the real estate and financial markets and for Fillmore's brand new

jazz emporium and top-flight sushi restaurant. But within a year, global headlines screamed "meltdown.

As Yoshi's San Francisco struggled, Johnson's Fillmore Development Commercial group defaulted on its loan from the city, according to an informed source, who quickly added: "Even though they weren't making payments, the city would be reluctant to foreclose. The club would go

dark, which would have been disastrous for the neighborhood - and the city would still have to find a new tenant.

Kajimura found himself saddled with heavy debt and complained the high rent and maintenance fees were crushing him. Kajimura wanted out and was open to a workout. His minority partners, Johnson

and Steven Mayer, a local investor who had teamed up with Johnson, wanted nothing to do with any kind of restructuring, maintaining they were in it for the long haul. In a legal move that angered his partners, Kajimura threw Yoshi's San Francisco into bankruptcy in 2012. Says one government official close to the Yoshi story from the beginning: "Things were very hostile between Michael and Kaz. But then Kaz could have liquidated in a Chapter 7 bankruptcy and everyone

would have lost everything. To his credit, he didn't.'

Instead, the settlement mediated by a bankruptcy judge resulted in Johnson forming a new company called Fillmore Live Entertainment that will assume his one-third, or \$2.4 million, of Yoshi's \$7.2 million liability to the successor to the Redevelopment Agency.

Kajimura and his partners lost all their

equity in Yoshi's San Francisco, estimated at \$2 million. At this point it is still unsettled, but it appears they will get out from under the \$4.8 million owed to the Redevelopment Agency since the debt is unsecured. The agency can't legally collect on it and has agreed to write it off. A city source emphasizes: "We did not forgive this loan to Kaz. It was lost with the bankruptcy.

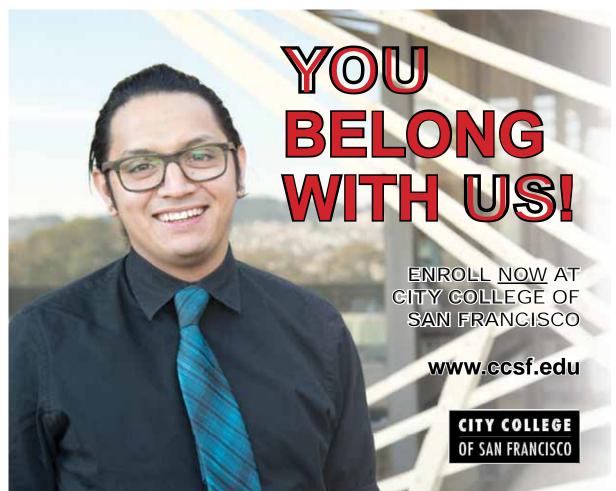
Michael Johnson, whose new company, Fillmore Jazz Club, owns 72 percent of Fillmore Live Entertainment, lost all his equity in Yoshi's as well. But he has wound up at the helm of an entertainment, food and drink enterprise that generated \$10 million in revenue annually even in hard times. That doesn't include the rental and fee income derived from other aspects of the mixed-use complex.

Johnson, his investors and his partner Mayer, who lost equity of approximately \$1.2 million when Yoshi's San Francisco was dissolved in the workout, are ponying up \$500,000 apiece to strengthen Fillmore Live Entertainment.

The City of San Francisco, now responsible for the \$5.5 million floated to Johnson in construction loans, is still waiting for full repayment of the debt. And as part of the workout, Johnson has asked the city for a reduction in rent during the transition period. City Hall, like the Redevelopment Agency before it, does not want to rock the boat on the fragile Fillmore Jazz District, so the city will take less rent tem-

It appears that every person and every entity with a financial stake in the venture has suffered financial losses. But the club and restaurant currently known as Yoshi's will live on and have an opportunity to reinvent itself under new management.

– Chris Barnett







#### **CALIFORNIA SHELL AUTO SERVICE & REPAIR**

Brakes & Tires Check Engine Lights Computer Diagnostics Factory Scheduled Maintenance 15K, 30K, 45K, 60K & 90K Services Cooling System & Transmission Problems Smog Tests & Repairs for Failure Batteries & Starting Problems Minor Repairs of all Types



**EUROPEAN • JAPANESE • AMERICAN** 

#### Fast, Friendly & Guaranteed

2501 California at Steiner • (415) 567-6512 Monday through Friday 8 a.m. to 6 p.m.



# **Did You Receive A Mandatory Retrofit Letter? You Are Running Out Of Time To Submit Your Screening Form!** Call Today: (415) 558-6699 e-mail: softstory@sfgov.org visit: www.sfdbi.org/softstory

You have only six more months to comply with City Ordinance No. 66-13. Submit your Screening Form, signed by an engineer or architect, to DBI IMMEDIATELY. ALL PROPERTY OWNERS MUST RESPOND WITH THIS COMPLETED SCREENING FORM BY SEPTEMBER 15, 2014.

After September 15th, you will receive a Code Enforcement citation and be liable for financial penalties. Avoid a citation - submit your engineer or architect-completed Screening Form today!

Soft-Story wood-frame buildings are those where the first story is much 'weaker' than the stories above - such as apartments and condominiums with parking under this first story and making these kinds of buildings vulnerable to collapse in an earthquake.

Protect your building and those living in it by calling DBI today to learn how to strengthen your soft-story building and Comply with the Mandatory Retrofit Law. Please obtain helpful information on the DBI website, www.sfdbi.org/softstory.

Thank You! The Department of Building Inspection welcomes your building improvement projects, and appreciates your cooperation in making your buildings better prepared for the next major earthquake.

#### **NEIGHBORHOOD HOME SALES**

	Single Family Homes	BR	ВА	PK	Sq ft	Days	Date	Asking	Sale	
	3902 Clay St	4	2	0	2400	10	6/10/2014	2,250,000	2,700,000	
	2342 Octavia St	4	3.5	2	2945	52	5/21/2014	3,795,000	3,700,000	
	3210 Jackson St	3	3.5	4		13	6/2/2014	3,995,000	4,350,000	
	3636 Jackson St	6	8	2		15	5/16/2014	9,950,000	11,000,000	
Condos/Co-ops/TICs/Lofts										
	1450 Post St #404	1	1	1	523	14	5/23/2014	115,000	115,000	
	1450 Post St #402	1	1	1	540	238	5/23/2014	150,000	130,000	
	2999 California St #505	1	1	1	615	21	5/30/2014	525,000	613,000	
	2006-2010 Broderick St #	3 1	1	1		12	5/29/2014	589,000	650,000	
	2999 California St #602	1	1	0		25	6/6/2014	649,000	655,000	
	1818 Broadway #102	1	1	1		11	5/21/2014	575,000	656,000	
	1880 Steiner St #411	1	1	1		10	5/21/2014	679,000	830,000	
	1998 Broadway #1502	1	1	1		18	5/29/2014	849,000	875,000	
	2170 Vallejo St #302	1	1	0	1236	92	6/3/2014	929,000	920,000	
	2694 Bush St	3	1	1	1471	16	6/6/2014	899,000	1,025,000	
	3065 Clay St #11	1	1	1	1286	13	5/21/2014	948,000	1,150,000	
	2299 Sacramento St #14	2	1	2	1252	35	6/9/2014	1,100,000	1,150,000	
	3294 Clay St #4	2	2	1	1246	36	6/13/2014	1,050,000	1,165,000	
	425 Spruce St	3	2	1	1600	13	6/13/2014	1,250,000	1,270,000	
	345 Maple St	3	2	1	1360	20	6/5/2014	1,189,000	1,285,000	
	2114 Divisadero St	2	1.5	1	1419	17	6/12/2014	1,295,000	1,310,000	
	1387 Baker St	3	1.5	1	1719	12	5/16/2014	1,295,000	1,435,000	
	1950 Bush St	3	2	2	1601	11	5/16/2014	1,495,000	1,650,000	
	1969 Clay St	3	2	1	1852	59	6/13/2014	1,595,000	1,670,000	
	2832 Pierce St	3	2	1	1701	23	6/13/2014	1,495,000	1,750,000	
	2820 Greenwich St #3	3	3	2		17	6/10/2014	2,395,000	2,200,000	
	1704 Vallejo St	3	2	1	2540	13	5/23/2014	2,195,000	2,502,000	
	3561 Sacramento St #A	5	4	1	3218	247	6/6/2014	3,195,000	3,195,000	
	2253 Broderick St	4	3.5	1	3356	67	5/30/2014	3,995,000	3,625,000	
	2002 Pacific Ave #4	3	3.5	3	3291	6	5/22/2014	3,495,000	3,900,000	



The stately 2900 Vallejo is offered at just under \$16 million.

#### Cooling the sizzle

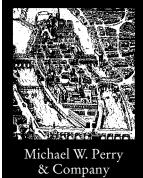
Inventory is still coming on the market as we move into summer, and neighborhood properties are still selling rapidly. But there's been a change: The number of offers has downshifted. Rather than 10 or more offers, we're seeing only four or five. That is still enough competition to drive the most eager buyer to stretch to win, which remains a positive trend for sellers.

The entry-level properties are the most competitive. To come out on top, a

buyer must write the cleanest offer possible. Loan-dependent offers are coming in with no financing contingencies. Inspection contingencies are being waived — either because the seller wisely provided the inspection or the buyer was able to have a pre-escrow inspection, or was confident enough in the property to take it as is. Then there's the price. While it isn't always the case, the highest price coupled with the best terms and conditions typically wins. Hopeful buyers should submit a best offer without expecting a counter offer.

The stratosphere is represented by the exquisite home at 2900 Valleio. This stately mansion designed in 1912 by Louis M. Upton in classic Spanish-Italian Renaissance style has been treasured and protected throughout its existence. Currently staged by in-demand designer Ken Fulk, the classic architecture captures light and frames the living space as captivatingly today as it did more than a century ago. It's being offered for just under \$16 million.

 Data and commentary provided by MARIA MARCHETTI at Sotheby's International Realty. Contact her at maria@mariamarchetti.com or call 415/699-8008



Fine Custom Framing Antique Prints & Maps

1837 Divisadero • 415-563-8853 www.mwperry.com



# As Inventory Goes Down, Prices Go Up

During the past year, the local price per square foot increased by nearly 20%

By Joel Schilperoort

URING THE last year, prices of single-family homes in Pacific Heights and nearby neighborhoods shot up from an average of \$985 to — an increase of \$1,208 per square foot nearly 20 percent.

To take just one example, the shingled mid-century modern home at 2201 Lyon sold for \$5.25 million, or \$1,513 per square foot, last September. Designed by wellknown local architect John Bolles, it has six bedrooms and an expansive private yard that includes a basketball court. It sold for 34 percent above the list price - a prime example of the bidding wars that became commonplace last year and have continued this year.

In this seller's market, buyers can expect to pay, on average, 116 percent of the list price for single-family homes and 109 percent of the list price for condominiums.

Delving deeper, it's clear that the sharp price increase is largely due to the equally



Like many neighborhood. the home at 2201 Lyon sold asking price.

pointed decrease in the number of homes on the market. In the year from May 2013 to May 2014, inventory decreased by more than 25 percent. Going back another year, inventory decreased by an astonishing 47

At the same time, the percentage of roperties that sold for more than the listing price increased to 87.3 percent of all single-family homes sold in San Francisco. This is a clear indication that the increase in prices paid per square foot - including the price paid for 2201 Lyon — are a direct result of bidding wars sparked by the decrease in the number of homes on the market.

Nevertheless, aggressive expansion in

San Francisco is on the horizon. There are more new developments currently opening or under construction than ever before in recent history. The bulk of new growth is primarily condominiums, with a central theme of modern luxury.

Among them are:

- 1645 Pacific, with a total of 39 residences, including some penthouses, at the convergence of Nob Hill, Russian Hill and Pacific Heights.
- Amero SF, in the heart of Cow Hollow, with 27 residences that take advantage of the bay views and a rooftop terrace and several private view decks.
- 8 Octavia, the modern urban residences in Hayes Valley that offer city

views and a rooftop open air lounge

- Arden by Bosa, a waterside high-rise with one, two and three bedroom units modeled after the maritime past of Mission Bay.
- Millwheel North, just opened in Dogpatch, which features 39 modern units consisting of mostly two and three bedroom condominiums

This new construction may help alleviate some of the city's housing woes, but given the finite amount of space, many buyers will still be willing to pay a premium for a prime location.

Joel Schilperoort is an agent with Zephyr Real Estate in its California Street office.



Presidio Heights Offered at \$7,995,000 Modern 5BD/5BA View Home. This home is on a large lot in a terrific ocation with views of the Golden Gate Bridge A lovely private deck provides the perfect setting for indoor/outdoor ving. 4-car parking and lentiful storage.

Annie Williams 415.819.2663



Pacific Heights Offered at \$4,600,000 Rare Opportunity to Own a Lovely Investment Property. Significant upside rental potential in this well maintained 7-unit building in excellent condition. Charming classic details, hardwood loors,dishwashers and attractive layouts. Garage parking for 4 cars (tandem) and common garden.

Eva Daniel Robert Vernor 415.595.5157



Pacific Heights Offered at \$3,199,000 Grand Condominium with Expansive Golden Gate to Alcatraz Views. Exquisite grand-scale full floor 3BD/2BA penthouse n a handsome,classic and detached 3-unit building. Shared garder and deeded storage room Rarely available home.
The condo was renovated in 2006 with high-end finishes throughout.

Jessica Waterston

415.218.6634



Corona Heights Offered at \$2,450,000 Stunning Contemporary View Condo. Designed by Dean of MIT School of Architecture this 3BD/3BA, uxury townhouse with family room has deeded walk-out decks and patios. Gourmet kitchen. urround sound system radiant heat, elevator and garage make for easy living. Great convenient Elaine Larkin 415.321.4223

Pacific Heights
Offered at \$1,099,000
Rarely Available
Southeast Corner
2BD/2BA Condominium. Roor to ceiling windows and parquet floors throughout the oyer, living room and dining area. Walkout balcony. Plus

exciting views of Broadway and adjacent luxury buildings. -car parking. Marc Calder

a seating area that creates a New York style feel with



Pacific Heights Offered at \$1,395,000 Spacious and Chic 3BD/2BA Condo. Urban living at its best. Large living room and formal dining room with window seats, large, welcoming foyer with arched doorways, chef's kitchen with abundant cabinetry and stainless steel appliances hardwood floors, in-unit laundry, leased parking. great location. Penny Welles 415.321.4341



Presidio Heights Offered at \$1,089,000 Charming and Spacious 2BD/1BA Top Floor Flat. ocated in a 3-unit Edwardian building, Chef's kitchen and bath are remodeled for modern living while the unit retain: all of its period charm with high cove ceilings. moldings, and hardwood floors. Sole use garage. Close to Sacramento Street and Laurel Village Annie Williams 415,819,2663



Marina Offered at \$1.245.000 Coveted Marina Condo in Desirable Location. 2 bedrooms, 2 full bathrooms and an office. Includes a arge living room with woodburning fireplace and original built-ins, master bedroom with en-suite bathroom and walk-in closet, sunny deck off both bedrooms exclusive use of sunny yard, in-unit laundry, 1-car parking plus deeded storage Tal Klein 415.321.4289

# The City's Best



HILL & CO. (415) 921-6000 • www.hill-co.com

