

Upcoming Events at Michaan's!

Free Appraisal Event  
Important Update - Fine Art appraisals are by appointment only, please call 510.227.2530 to schedule.  
Wednesday, September 24th; 9 am - 12 pm  
Wednesday, October 8th; 9 am - 12 pm

September Gallery Auction  
Friday, September 19th; 10 am  
Preview:  
Sunday, September 14th; 10 am - 5 pm  
Thursday, September 18th; noon - 5 pm  
Friday, September 19th; 9 am - end of auction

September Annex Auction  
Monday, September 15th; 9 am  
Tuesday, September 16th; 9 am  
Wednesday, September 17th; 9 am



All lots to be offered in our September Gallery Auction!



MICHAAN'S AUCTIONS

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# San Francisco Chronicle

SFCHRONICLE.COM SUNDAY, SEPTEMBER 14, 2025 CONTAINS RECYCLED PAPER \$3.00



Vasco Road is part of a long commute for residents of Brentwood, a fast-growing suburb about 60 miles east of S.F. Santiago Mejia/S.F. Chronicle

## Commute driving city's workers to quit

Residents worry traffic will get worse as Brentwood grows



Liz Moyer checks her work email at home in Brentwood. Due to a long commute, she switched jobs to work from home. Her husband, Chris, retired early because he was tired of his long commute to Oakland. Yalonda M. James/S.F. Chronicle

By Connor Letourneau  
STAFF WRITER

For 12 years, Chris Moyer lived the harsh calculus of commuting from Brentwood: leave at 4:30 a.m. for Oakland and nap in his office parking lot, or steal a few extra minutes of sleep and risk being late for his 7 a.m. shift. "That's how much the traffic would stack up," he said. Tired of missing so much time with family to sit in gridlock, Moyer retired from his job with the NorCal Carpenters Union in January. Never mind that he was several years shy of maximizing his benefits. Whenever the 59-year-old Moyer now takes his morning stroll to Starbucks with his wife and two dogs, he reflects on those bleary-eyed drives and *Drive continues on A14*

## Wharf's makeover changing the vibe

Focus shifts to 'experiences' to draw visitors, locals back

By Roland Li  
STAFF WRITER

Fisherman's Wharf remains San Francisco's most-visited destination, attracting 12.5 million people last year. But after the closures of notable restaurants and downward shifts in tourism spending and foot traffic since the pandemic, the historic neighborhood is evolving. The changes include both major public works projects and the arrival of new businesses, at a time when Americans are tightening their spending amid economic uncertainty. The city's goal is to create a more vibrant experience on the street level, with plenty to do even on a small budget. The wharf's changes are more than physical. The tourist magnet's reliance on the nostalgia of its past was disrupted by numerous closures during the pandemic and a global realignment in travel habits, making its appeal to Bay Area locals more *Wharf continues on A13*

## Map pinpoints where insurers rate fire risk high

By Megan Fan Munce and Harsha Devulapalli  
STAFF WRITERS

New data shows for the first time what a modeling company for many major home insurers thinks of wildfire risk across the Bay Area in 2025. **See the map** Visit this story at bit.ly/CotalityMap While state agencies such as Cal Fire look at wildfire risk in broad swaths, modelers like Cotality analyze wildfire risk at a granular level to help insurers determine which properties to insure or not. Nearly 100% of residences along the Sonoma County coast have high wildfire risk, according to the Cotality data, which is from last month. In the 95033 ZIP code covering *Map continues on A13*

## Geology tearing a neighborhood apart

Coastal residents, officials fight over who should pay for repairs, prevention

By Tara Duggan  
STAFF WRITER

The staircase leans in a disturbing direction. The view out the window is no longer straight to the horizon, and living room chairs almost feel like they're sliding toward the ocean. But 91-year-old artist Carol Guion wishes to live out her days in her home of 55 years on the San Mateo County coast, in defiance of the earth slowly moving beneath her. "I can't leave here," said Guion, who is in hospice care.

Guion lives in Seal Cove, a picturesque neighborhood of around 170 homes perched on Pillar Point Bluff in Moss Beach, just west of the Half Moon Bay airport. The bluff is an anomaly on the California coast. Its cliffs are crumbling with remarkable speed, as waves erode the loose sediment, and faults run along the coast and through the entire bluff. "Pillar Point Bluff is pretty special," said Kim Blisniuk, a professor of geology at San Jose State University who studies it. "It's *Geology continues on A10*



Retired geologist Cliff Voss walks up a makeshift staircase as cracks in a former road become more pronounced in Moss Beach's Seal Cove enclave. Brontë Wittpenn/S.F. Chronicle