

Upcoming Events at Michaan's!

Free Appraisal Event

Wednesday, February 18th; 9 am - 12 pm

Wednesday, March 4th; 9 am - 12 pm

March Gallery Auction

Friday, March 20th; 10 am

Preview:

Sunday, March 15th; 10 am - 5 pm

Thursday, March 19th; noon - 5 pm

Friday, March 20th; 9 am - end of auction

March Annex Auction

Mon, Mar. 16th; Tues, Mar. 17th; Wed, Mar. 18th | 9 am

Preview:

Sun, March 15th; 10 am - 5 pm

Mon, Mar. 16th & Tues, Mar. 17th; 9 am - 5 pm

Wed, March 18th; 9 am - end of auction



Chinese Summer Robe,
Gauze Embroidered



Warren Platner Chrome
Plated Low Table



Jade, Cultured Pearl,
Pink Sapphire,
14k Yellow Gold
Butterfly Brooch



Seguso Glass Bowl



Greek Orthodox Passion Icon
of the Theotokos

All items to be offered in our March 20th auction!

MICHAAN'S AUCTIONS

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San Francisco Chronicle

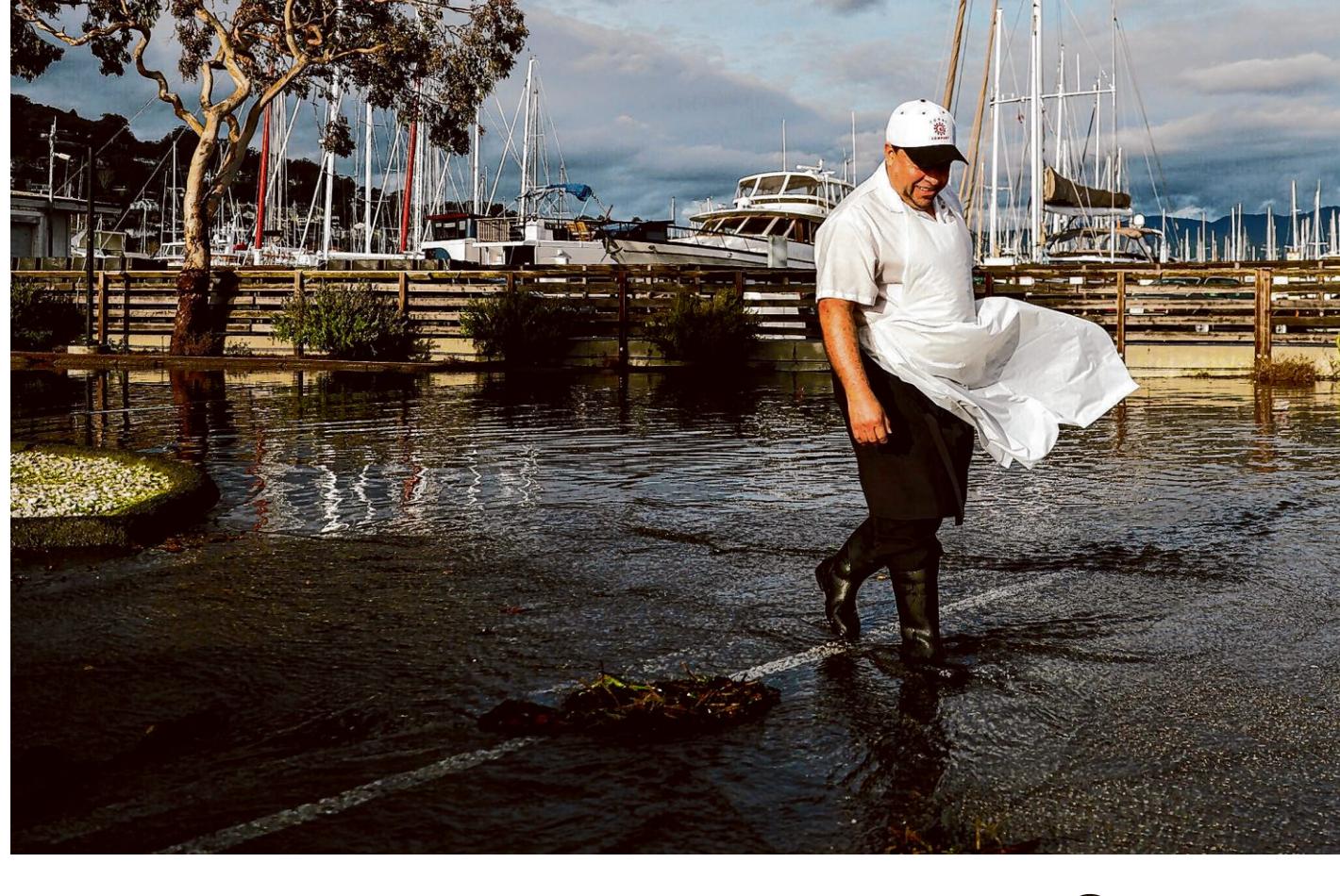
SFCHRONICLE.COM

SUNDAY, FEBRUARY 15, 2026

CONTAINS RECYCLED PAPER

\$3.00

Sausalito draft proposal alarms businesses as storm flooding worsens



Big new incentive to convert offices to housing

By J.K. Dineen

STAFF WRITER

It's now or never for San Francisco's dream of reviving downtown by converting empty office buildings into housing.

For the past four years, the city has been rolling out the red carpet for developers or building owners willing to convert underutilized historic office buildings: cutting fees, slicing red tape, relaxing zoning restrictions and eliminating both affordable housing requirements and transfer taxes. The city has about 30 million square feet of vacant office space.

Despite the extensive efforts, the city has nothing to show for it. Not one office-to-residential conversion is un-

Buildings continues on A13

Plan could sacrifice buildings to rising sea

By Tara Duggan

STAFF WRITER

The restaurant, on a spit of land stretching into the bay, serves up petrale sole and panoramic views.

But during January's record-high king tides, waves blocked the entrance. The decades-old Sausalito institution became an island that only pelicans could visit — and a symbol of the existential threat facing the town's waterfront.

Just months before, Sausalito had published a new sea level rise adaptation plan. The plan, still in draft form, was full of maps depicting the restaurant, the Spinnaker, and



ABOVE: Signs warn drivers of flooding along Harbor Drive near Gate 5 Road in Sausalito last month.

TOP: An employee heads to move his vehicle from floodwaters caused by the king tide in the parking lot of the Spinnaker restaurant, a Sausalito institution.

other landmarks underwater in the coming decades. It even suggested that some of the places — including the Spinnaker and other restaurants as well as boatyards, art studios and other businesses along its busy waterfront — might not be worth saving from the rising waters.

"We were flooded," said Jeff Scharosch, general manager and partner at the Spinnaker. The restaurant ultimately did not sustain damage in January because it sits on pilings that kept it above the water, on city-owned land. But because the flooding will worsen, the report recommended the city elevate, rebuild or

Sausalito continues on A14

S.F. public defenders block Drug Court judge

By David Hernandez

STAFF WRITER

Attorneys at the San Francisco Public Defender's Office have filed a flurry of challenges in recent weeks in an effort to prevent the new judge overseeing the city's Drug Court from hearing cases.

The dozens of legal challenges — at least 70, according to prosecutors — automatically disqualified Judge Muriel Randle from the cases on grounds that the office believes she can't be fair, a claim that attorneys can make under state law without having to provide evidence. Both prosecutors and defense attorneys

Judge continues on A15

How Chinese New Year Parade evolved

Scrappy celebration by immigrants became one of S.F.'s biggest events

By Ko Lyn Cheang

STAFF WRITER

It was the Year of the Ox when the first public Chinese New Year celebration lit up the streets of San Francisco in 1853. Five years earlier, tens of thousands of Chinese immigrants had started arriving in California — "Gold Mountain" as it was known in Chinese — for the Gold Rush and had brought their traditions and culture with them.

"Today is the Chinese New Year, and the Cele-

tials are making a grand holiday of the occasion," a Feb. 8, 1853, article in the San Francisco newspaper Daily Alta California stated. "Fire crackers of all sorts are being exploded. Sacramento and DuPont Streets are lively with the moving multitude of Celestials rigged out in their finest togery. They make a custom of paying visits and receiving calls on this day, as we do on the first of January, except that both sexes visit."

Celestials was a com-



A crowd watches a lion dance as part of Chinatown's Chinese New Year Parade in 1953 when the celebration was opened to all San Franciscans.