

JAN-FEB 2007



DUBOCE TRIANGLE NEWSLETTER

Hand-delivered to 3000 households and businesses bi-monthly

Monday January 22 PUBLIC MEETING

Davies Hospital
7:30 pm Lower level B

*All DTNA members are
asked to vote on these items:*

- 1.CPMC-Davies Medical
Office Building plans
- 2.Market/Octavia Plan
- 3.DTNA by-law changes
and updates
- 4.Election of Officers
and Board Directors

*All Triangle residents
are encouraged to attend
this important meeting!*

*You can join DTNA and
vote at this meeting
for only \$15.!*

DATES TO REMEMBER

MARKET/OCTAVIA PLAN MEETINGS

- January 11
- February 1
- February 8
- February 15

6 pm at City Hall Room 400
go to: sfgov.org/planning
for time changes

HOT NEWS - Bevan Dufty:

- Gets Money for
PARK DOG
play area!
- BIG CHANGES
at Davies! page 3



HOT NEWS - TOWER CLOSED!



Market-Noe Center for rent? page 6

DENSITY

M/O Plan could bring
10,000 more to this area

The Land Use Committee has analyzed the Market/Octavia Plan and its potential impact on Duboce Triangle. The plan seeks to increase housing and would add approximately 10,000 residents over the next 20 years. This change would occur by increasing the density in Duboce Triangle and throughout the plan area. In planning terms, density generally refers to the number of dwelling units permitted per lot or lot area. Areas are designated "single-family," "two-family" or "multi-family" districts.

Currently, our neighborhood residential areas are generally zoned multi-family and limited to two or three units per lot. Under the plan, the residential areas of Duboce Triangle would be re-zoned to a new high-density, Residential Transit Oriented (RTO) district.

With the proposed RTO zoning and changes to the parking requirements, density in our neighborhood could increase to six or seven units per lot. With higher densities, development pressure to demolish, alter or enlarge existing buildings increases, threatening the historic character of our neighborhood.
continued page 3

President's
Message
by
Dennis
Richards



Important Land Use Issues will affect Duboce Triangle for Decades

DTNA Members, we need your vote on DTNA's position on these issues at our next membership meeting January 15th!

It is hard to believe that it has been nearly a year since I was elected as President of Duboce Triangle Neighborhood Association. The Association has been very active this past year having successfully worked on these major issues:

- Market Octavia Plan - see page 7
- Davies Medical Office Building (Noe at Duboce Streets) - see page 4
- Duboce Park Issues
- Planning and Funding for Labyrinth in Duboce Park
- Upper Market Alliance
- Halloween in the Castro

As we look forward, 2007 will be a very busy year with the following major issues on our list to work on:
continued page 2

LAND USE CHANGES

continued

- Implementation of the Market Octavia Plan
- Individual Development Projects throughout the Triangle (especially along Market Street)
- Halloween in the Castro
- Market Noe Center tenant for the space previously occupied by Tower Records
- Completion of Duboce Park Labyrinth
- Upper Market Alliance Design Charette for Market Street
- Upper Market Alliance working with the San Francisco Planning Department on a long range Plan for Upper Market

Two of the major land use issues to face Duboce Triangle in more 3 decades will be decided in the next month or so: the Market Octavia Plan and the California Pacific Medical Center's plan for a Medical Office Building at the corner of Noe and Duboce Streets.

The DTNA Board along with several interested residents has devoted hundreds of hours working on the Market Octavia Plan (see related article). In our meetings with Planning as well as in meetings with other neighborhood groups who are also affected by the Plan, we put forth several recommendations about the Plan which has been adopted and are currently before the Planning Commission. Although we are extremely heartened by their inclusion, there remain several recommendations/positions that we are advocating before the Planning Commission (and potentially before the Board of Supervisors). These have yet to be incorporated in the final Plan yet we feel are appropriate for Duboce Triangle.

As a membership-based neighborhood organization DTNA will be taking an "official" position on the Market Octavia Plan at our next bi-monthly regular membership meeting on January 15th. All members of DTNA are encouraged to attend and express your opinion on the Plan and vote!

The other land use issue that we are working on since 1988 is the Master Plan for the Davies (Hospital) Campus. •

by Dennis Richards

The original plan was unveiled in DTNA's February 1988 meeting. It called for a parking garage (which has since been constructed at 14th and Castro Streets) and also a Medical Office Building at the corner of Duboce and Noe Streets.

DTNA has partnered with the Buena Vista Neighborhood Association on a Neighborhood Task Force and has been in discussions (more recently) on the Medical Office Building since 2002.

While the joint BVNA/DTNA Task Force has made great progress on several issues there remain several issues that have yet to be agreed upon and finalized. The Task Force plans on one final series of meetings with the representatives from CPMC and I am hopeful that by our membership meeting on January 15th they will reach an agreement on the remaining major areas of contention (see related article).

DTNA, as a membership based organization, will be taking an "official" position on the CPMC project at our January 22nd regular membership meeting. It is my hope that the Task Force and the representatives of CPMC can bridge the gap on the remaining major areas before our meeting on the 22nd. We have invited the representatives of CPMC to do a presentation on the project before we vote on the project. I strongly encourage all residents (and especially members) to attend the meeting and express your opinion on the project. All DTNA members are eligible to vote on the project and will be called upon to do so at that meeting.

I look forward to 2007 and as always encourage you to become members of the association (see back page for membership details). It is through your involvement that we residents are well represented on issues that face our neighborhood. See you at our next meeting on the 22nd of January! •

DTNA PUBLIC MEETING

Davies Hospital Lower level B
Monday January 22, 2007 7:30 pm
Be there! Vote on important
SF Land Issues !

HISTORIC TRIANGLE BUILDING



73 HENRY STREET is a one-story house in Stick-Eastlake with Queen Ann-Stick overtones.

A pediment-gable, almost hiding a semi-Mansard roof, pulls the square bay and the porch into a unit.

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la Méditerranée

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DENSITY continued

Through its deliberations, the Land Use Committee reached the following general consensus—there is support for density increases and new development along Market and Church Streets, the major transit corridors. We believe this is where new development should be encouraged and focused. By contrast, any changes proposed for the inner residential blocks should be more incremental and sensitive.

Therefore, we have proposed that the Plan be modified to define a separate RTO District, specific to our neighborhood. This district would have a density limit of 4 units per lot and would continue the existing conditional use review for group housing. Density and other issues related to the Market Octavia Plan will be discussed in greater detail at the membership meeting on January 15. Please plan to attend, share your thoughts and vote on this important issue. •

by Curt Holzinger

Meet your DTNA board members



TIM WEEG

DTNA
Newsletter

Distribution
Manager

Tim and his wife Jennifer moved from Santa Barbara to Henry Street in 1980. They raised two daughters Ashley and Anna, and Mycroft and Stanyan, their two yellow Labradors. Tim is a Studio Teacher working with children in the entertainment industry. He takes Inner City kids sailing on his boat in collaboration with the Blue Water Foundation.

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Slate for 2007 DTNA elections Monday, Jan 22, 2007

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(vacant)	Editor
Tim Weeg	Distribution

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Triangle Events

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SUPERVISOR BEVAN DUFTY REPORTS

Update: CPMC - Davies Medical Office Building

Starting in the Spring of 2001, Duboce Triangle community members have met with representatives from California Pacific Medical Center (CPMC) to discuss the proposed addition of a new Medical Office Building (MOB) at the Davies Medical campus on Noe Street.

The new MOB will provide the Davies campus with the areas leading Neuroscience Institute, which will better meet the needs of patients with neurological disorders. The addition of the MOB will also allow the Emergency room to remain a viable asset to the hospital and the community.

Thanks to the work of DTNA members Gregg Wilcox, Peter Cohen, Derek Durst and Buena Vista Neighborhood Association (BVNA) Chair Richard Magary the proposal for the MOB is much improved from the original plan presented by CMPC more than 5 years ago.

Over the next two months, my office will work with the Neighborhood and CPMC's representatives to try and resolve remaining issues which include traffic calming along Noe street, Noe street pedestrian improvements and a more complete traffic congestion plan for the Davies Campus.

Should you have any questions about the project, please don't hesitate to contact my planning and land use Deputy Boe Hayward (415-554-6987) or: boe.hayward@sfgov.org

Please note that the Planning Commission hearing for the proposed MOB for the Davies Campus is scheduled for Thursday, February 1st at City Hall. •

Report Clogged Street Drains

Leaves and debris can block street catch basins, causing water to flood streets. If you see a catch basin that needs cleaning, immediately please call the SFPUC hotline: 415-554-3444.

Update: Duboce Park

In January of 2006, the Recreation & Parks Commission approved the Duboce Park Renovation Plan. The plan calls for a cutting-edge park design with designated off-leash, people-only, and multi-use areas clearly but subtly delineated.

In the summer 2006 budget process, I secured a \$130,000 general fund add-back towards the Duboce Park Plan. Since then, a group of community members including Peter Cohen of DTNA, Mark Scheuer of Friends of Duboce Park, and David Troup of Duboce Dog, have met monthly with me, RPD Project Director Marvin Yee, and RPD Neighborhood Services Superintendent Scott Reese to ensure that the community stays involved in the implementation of the Plan.

Phase 1 of the renovation will begin in Spring 2007 once the weather permits construction. With the \$130,000 add-back, and \$85,000 recently dedicated by RPD Capital, this phase will include many of the major improvements to the lower lawn, including the building of a pathway to separate the hill (multi-use, on-leash area) from the lower lawn (designated off-leash area) and the installation of a second water fountain in the off-leash area. In addition, phase 1 will include some improvements to the "half-moon" area by the children's playground including signs designating the area to be people-only and a bench.

Phases 2 and 3 will include other improvements including additional benches, lighting, and other landscaping improvements. The Recreation and Parks Department and I are committed to making this park renovation successful, and I thank the community for being so involved and dedicated to this project. I look forward to a renovated Duboce Park being one of the City's best areas to recreate, relax with your dog, your children, other family and friends, or on your own. •



DAVIES NEW NOE ST. DESIGN
New entrance at Noe and Duboce give easy access to Muni stop.

Story on right →



2007 CHANGES IN DUBOCE PARK
Construction starts with new paths and off-leash dog play areas

← Story on left

Plans & drawings of changes are at: www.dubocepark.com, and on the back of the Park bulletin board.



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The annual Under One Roof
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Davies asks for approval of the new Medical Office Building development

THUMBS UP OR THUMBS DOWN?

CPMC's proposal to build a 49,000-square-foot Medical Office Building on Noe Street at Duboce as a new component of its Davies Campus is slated to go before the Planning Commission in January. As reported in the October newsletter, DTNA is neither endorsing nor informally supporting the proposed project at this point—the latest response by CPMC in late September to outstanding issues was deemed not acceptable by the board in October.

While CPMC has refined the architecture of the building nicely in response to community input, primarily through a neighborhood task force created to work closely on the project, there are still a number of unresolved issues concerning the public space and transportation impacts of the proposed development, which would be a four-story building approximately 56 feet tall and 170 feet long. The DTNA board directed the neighborhood task force to continue in a constructive negotiating process with CPMC and remain flexible in coming up with solutions to resolve the issues. However, since an update meeting in early November there has been a period of silent waiting for CPMC to come back to the table, so to speak.

DTNA thought that the negotiation process was still going on so we were surprised when postings went up around the Davies campus during the night of Friday, Nov. 17, stating that the environmental review document for the development project was being published starting the next day—a Saturday—and the public would have 20 calendar days to review it, including over the Thanksgiving holiday. We were also very surprised when a second posting went up announcing that the project would be going to the city's Planning Commission on Dec. 14th for approval, the last hearing of the commission before the year-end holidays. or if you're interested in receiving the latest update on DTNA's position on the project. For those of you in the Buena Vista neighborhood, please contact Richard Magary (BVNA@ix.netcom.com) who is also a member of the joint Neighborhood Task Force.

With significant unresolved issues and still lacking the neighborhood's endorsement, it was clear that CPMC was pushing the project forward without a conclusion to the negotiations with the neighborhood. We also would have hoped that the Planning Department would have required that the outstanding neighborhood issues be resolved by CPMC before calendaring the hearings before the Planning Commission.

As it turned out, the city heard from many residents who were caught off guard by the postings and requested that these "deadlines" for public input on the development be extended. District 8 Supervisor Bevan Duffy was very understanding as well in responding to the community's concern about the proposal rushing forward with unresolved issues still to be worked out. A group of Noe Street residents also has come forward to express strong concerns to the neighborhood task force about the proposed development. The public review period to make comments on the environmental document or appeal its adequacy was consequently extended until Dec. 18th.

And the Planning Commission hearing has been rescheduled to February 1st to allow time for CPMC to resume talks with the neighborhood to resolve the outstanding issues, with Supervisor Duffy assisting with facilitation. We are still hopeful that the negotiations will lead to a project the community can endorse and look forward to the remainder of the negotiation process with CPMC.

It has been DTNA's objective from the beginning to reach an accord with CPMC and be able to endorse the project. The added medical services proposed are a welcome addition to the community, and it is generally a positive change to have an active campus that is more integrated with the adjacent neighborhood. However, it must be remembered that this is a large office development project that will have real physical impacts and ongoing operations impacts. To make this a "good" project at the Davies campus, these impacts need to be well mitigated to ensure that this office building development is done in as sensitive and respectful a manner as possible to the existing residential neighborhood.

The specific outstanding issues include:

- Traffic calming measures on Noe between Duboce and 14th Streets
- Adequacy and enforcement of Parking/Transportation Management Plan
- Pedestrian safety measures at key intersections (including 14th Street/Noe; Duboce/Noe)
- Mitigations for height and scale of building/shadow and light impacts on Noe Street due to loss of perimeter trees
- Detailed specifications of public sidewalk/promenade, plaza and mini-park landscaping plans (referred to as the "PPP")
- Specifications for second- and third-floor window shutters
- Nighttime lighting glare from the building's interior (especially the fourth floor)
- Specifications for possible allowance of curbside drop-off zone, mid-block Noe Street
- A construction management plan that reflects and includes residential neighborhood concerns (activity hours, noise, dust, truck traffic, etc.)
- Specific language, details and specifications for all agreed conditions, in project drawings and other documentation to be approved by Planning Commission.

The Duboce Triangle community will be voting on a final position on the project at the Monday, Jan. 22nd community meeting. The DTNA board will make a recommendation to the membership at that meeting based on the progress of negotiations with CPMC. You must be a DTNA member to participate in the vote, so this is your chance to join DTNA if you are not already a member. Fill out the newsletter membership card or go to www.dtna.org (click on "Contact us", then "Join us!" - click on "e-join" to select your membership type).

Please contact Peter Cohen : pcohen_sf@yahoo.com; one of our DTNA board representatives to the Davies Neighborhood Task Force; or Dennis Richards, our DTNA president, with any questions or if you're interested in receiving the latest update on DTNA's position on the project. For those in the Buena Vista neighborhood, please contact Richard Magary (BVNA@ix.netcom.com) who is also a member of the joint Neighborhood Task Force. •

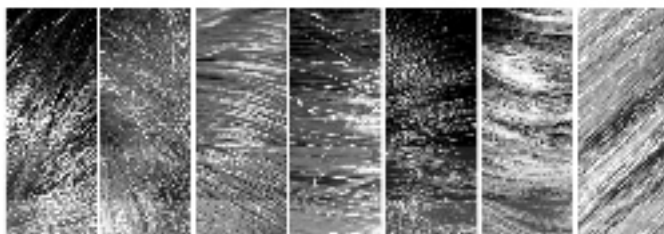
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TOWER RECORDS, FILES FOR BANKRUPTCY, VACATES THE MARKET-NOE CENTER

DTNA WORKING WITH PROPERTY OWNER
AND OTHER NEIGHBORHOOD GROUPS

As you may have heard, Tower Records has been liquidated and has vacated the retail space at the Market Noe Center at the corner of Market and Noe Streets. (see photos, left)

Long-time residents of the Triangle may recall this site as the former Finella's baths. It was torn down in 1986 for the construction of the Market-Noe Center. A Conditional Use was granted for the property in both 1985 (when the building was constructed) and 2001 (when the ground space of the former clothing store NaNa was combined with Tower Video).

We are currently sorting through the Conditional Use requirements for the Upper Market neighborhood Commercial District depending on the plans for both the upstairs and downstairs spaces. At this time, DTNA and the Upper Market Alliance are engaging in discussions with Kent Jefferies, one of the owners of the property, on any potential impact of a mass merchandiser moving into the site.

Both Cost Plus and Trader Joe's have expressed interest in the site but have not come forth with any firm commitment on the space. As a DTNA Fall 2005 survey revealed, the issues of most importance to our neighborhood are quality of life, neighborhood character and noise.

While no one wants a large vacant retail space in the neighborhood, we do have concerns over the impact to the neighborhood if a business like Trader Joe's were to move in. We want to make sure that if indeed a mass merchandiser decides to lease the space that the impact of traffic, late night deliveries, parking and noise will be mitigated for the surrounding neighborhood.

We feel we can achieve a 'win-win' agreement for Mr. Jefferies, the other owners, and the neighborhood, based on our initial conversations. We will report our progress in subsequent newsletters. •

Historic Resources & the Market Octavia Plan

One year Later

Mark Paez, DTNA Vice-President

It has been a year since DTNA commented on the draft Environmental Impact Report for the proposed Market/Octavia Plan and alerted the Planning Department to a number of neighborhood concerns about the plan.

Included at the top of our long list of concerns was the lack of an historic resources survey of the neighborhood and our belief that the survey is an essential building block that should inform the plan policies and in turn be reflected in the proposed zoning controls. Because the survey will not be ready by the anticipated area plan adoption date (which has yet to be determined) the Planning Department insists on moving forward to approve the plan and later amend the plan if necessary to incorporate the findings of the survey.

As a result, DTNA joined forces with the San Francisco Preservation Consortium, San Francisco Architectural Heritage, Mission Dolores Neighborhood Association and the Friends of 1800 to retain the Brandt Hawley Group, a leading historic preservation and environmental law firm with clients throughout California. As a result, a letter was sent to the Planning Commission on our behalf to alert them to the legal inadequacies of the Environmental Impact Report and risks to legal challenge the city would be taking if it adopted the plan without completing the historic resources survey first.

The letter has caused the Planning Department to become much more engaged with the neighborhoods to try and develop a set of interim controls that build into the plan additional protections and "extra scrutiny" for projects involving the demolition and alteration of potential historic properties. These proposed measures would remain in effect until the survey is completed and the results incorporated into the plan.

DTNA and others recognize that zoning is the most important land-use tool available to protect historic resources in the plan area by reducing the incentive for more development and speculation.

But we remain cautious about accepting the city's proposed compromise. In addition, these interim protections would only apply to areas identified in the plan as "historically sensitive" and would not apply to most of the Triangle, despite our belief that most of the neighborhood is historic and qualifies for recognition as an historic district.

So our work continues, but now we are focusing our efforts on the Planning Commission, as well as the Planning staff. Very soon, the DTNA Land Use Committee and board will have to decide whether or not to recommend a membership vote to accept the compromise approach proposed by the city, or to hold out and ask that the Triangle be deleted from the plan, or potentially to take legal action to challenge the plan. Our course of action will depend on a variety of factors including, but not limited to, how much progress we make in the upcoming weeks with the city; the actions of our fellow area plan neighborhoods; and the recommendations of the citywide historic preservation community.

The Land Use Committee will bring the proposed Market/Octavia Plan to the general membership meeting in January for a vote. •

MARKET/OCTAVIA PLAN AREA MAP



Chairs for Charity art show
Miniature champagne wired cage
chairs by Charles Sands

Saturday Jan 20th @ 7 pm
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