

DEC 2012 - JAN 2013



DUBOCE TRIANGLE NEWSLETTER

Hand-delivered to **3000** households and businesses bi-monthly

Monday, December 10, 2012

7:00 to 9:00 pm

PUBLIC MEETING

CPMC/Davies Hospital, Gazebo Room
(outside, ground-level entrance from
plaza between North and South Towers)

MEETING AGENDA:

- Meet your neighbors (7:00 - 7:30)
- Office of Sup. Wiener update
- DTNA board elections
- Update on street trees, with Friends of the Urban Forest
- Street safety update
- Information regarding strategic retail leakage study
- Development update

DATES TO REMEMBER:

Wednesday December 5, beginning 11:30 am
Historic Preservation Commission considers
the nomination of the Duboce Park Landmark
District. City Hall, 1 Dr. Carlton B. Goodlett Place,
Room 400.

Saturday, December 8, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact
Rose at rosegillen@sbcglobal.net or 255-8370.

Saturday, December 8, 11 am
Track Improvements Completion Community
Celebration along with MTA and the Arts Com-
mission, at the site of the improvements (Church
& Duboce).

Saturday, December 15, 2 pm - 5 pm
Maitri Compassionate Care Holiday Open House.
401 Duboce Ave. RSVP by Monday, December
10, 2012, to gusun@maitrisf.org

Thursday, January 10, 7 pm
Final Duboce Park Community Meeting: Steiner-
Duboce Corner Improvement Project. Harvey
Milk Center for the Arts.

Saturday, January 12, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact
Rose at rosegillen@sbcglobal.net or 255-8370.

Privatization of Street Tree Care

Decreases in funding over the years have restricted the Department of Public Work's (DPW) ability to sustain urban forestry and staffing. The current budget includes a tree crew of just 10 individuals who are responsible for over 110,000 trees that line our city streets, including responding to over 3,700 calls a year for urgent matters like fallen trees and broken branches.

As a result, DPW is in the process of transferring the maintenance responsibility for approximately 40% of these trees to individual fronting property owners over the next seven-year period.

Phase One of this seven-year plan involves the immediate transfer of approximately 3,400 trees, including a group that we have seen tagged in the Duboce Triangle neighborhood. Ironically, trees being transitioned in Phase One are considered the healthiest and/or have been recently established or pruned.

According to DPW, the trees, and related sidewalks, will be turned over after being inspected and repaired. Ownership of the trees will remain with the City, and fronting property owners will need to obtain a permit from DPW to remove a tree.

In parallel, a joint effort involving the City and Friends of the Urban Forest is developing an Urban Forest Plan that will include an alternative solution. This solution could involve a special tax, bond, or ballot proposition. The goal is to have an agreed upon solution devel-



Noticed tree on Castro Street

oped and implemented in the next two to three years. That would cancel out DPW's seven-year plan.

Representatives from the City and local community organizations will provide a full update on the progress of these efforts at our upcoming DTNA General Meeting on Monday, December 10th. Additionally, we will discuss several options and action scenarios DTNA could pursue to proactively work with the City on this issue. It is important to the neighborhood to ensure that our street trees survive and thrive.

In the interim, in depth information on the transfer can be found at www.sfdpw.org -> Services A-Z, Trees -> Tree Maintenance Transfer Plan.

Exciting Pedestrian and Transit Upgrades in Duboce Triangle



Scott Wiener
San Francisco District 8
Supervisor

Duboce Triangle is already one of the most walkable neighborhoods in San Francisco. With beautiful wide sidewalks and great pedestrian seating areas, the neighborhood is great for just being outside. Working with the community, the City is continuing to improve an already-great neighborhood.

The Municipal Transportation Agency finished the Duboce-Church Muni and pedestrian upgrades as of Thanksgiving weekend. These structural changes will help the N run faster and smoother, keep pedestrians safer, and make the streetscape more pleasant. There are still a few cosmetic improvements to be made, but the Muni shut-downs and the street closures are done. This is exactly the kind of work that we need to do to get Muni moving in the right direction and to improve the pedestrian and rider experience.

Besides the track and system improvements, the list of streetscape enhancements includes new boarding islands, sidewalks extensions, transit shelters, a dedicated bike lane, seating, plantings, and public artwork. This process has been a great example of a successful collaborative process between city agencies and community groups. A big thank you to DTNA, which worked closely with MTA to ensure that the project went forward with these needed streetscape improvements.

To celebrate the completion of this important project, my office will be co-hosting a community celebration along with MTA and the Arts

Commission on Saturday December 8 at 11 AM at the site of the improvements.

I encourage everyone in the neighborhood to join us to celebrate the good work done by MTA and the improved community space for all of Duboce Triangle. The neighborhood has weathered a lot of shutdowns, service disruption, and construction

congestion, but it's been well worth it. I am proud of the result.

Scott Wiener represents District 8, including most of Duboce Triangle, on the Board of Supervisors. To receive Supervisor Wiener's newsletter or to follow him on Facebook or Twitter, go to www.scottwiener.com. You can contact Supervisor Wiener's office at (415) 554-6968 or scott.wiener@sfgov.org.



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Welcome New DTNA President Pat Tura



Pat Tura
DTNA President

As we close 2012 and welcome 2013, DTNA reflects back on the past year and welcomes the new. Our president of seven years, Dennis Richards, has stepped down, passing the torch to me and I look forward to following in his footsteps.

Dennis will remain an active participant in the organization helping us to achieving our goals as a member of our Board of Directors.

My primary objective is to deliver on the promise to work for the improvement of our neighborhood as a safe and desirable place to live in all aspects of residential living.

This coming year, we welcome two new board members, Garrin Wong and Danny Yagedar. From 2008-2010 Garrin Wong was an active member of the Land Use committee, helped to develop our formula retail matrix, served on the Transportation committee where he played a role in the Duboce/Church St renovation project, and was co-editor of the newsletter.

Danny Yagedar was also an active

member of the Land Use committee until 2010 when he left to pursue a degree in urban planning from MIT. Danny is the project lead for the master economic and retail planning study, which we are developing. Garrin and Danny join a team of dedicated board members who are all working towards a desirable safe neighborhood for everyone.

The urban planning process to invigorate Upper Market is in full swing with a boom in new residential and retail development. We are fortunate to be living in a neighborhood with such vitality that will provide a new dynamic identity to the Upper Market corridor. The residential fabric is dramatically changing with the addition of up to 550 units.

With this growth comes an opportunity for new engaging streetscapes and traffic and pedestrian safety measures, factors that contribute to quality of life in your community. With the increase in population density these issues become critical to defining the environment where we live.

We can rely on the developers and city government to make all the decisions or we can be motivated and participate in the process to create new solutions for better livability. I encourage you to come to DTNA's general meetings to find out about the many projects affecting our neighborhood. I look forward to interfacing with the community and city agencies regarding the growth in the neighborhood.

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Placing Limits on Formula Retail

DTNA is helping the neighborhood and city to think about placing limits on formula retail in the Upper Market. At the October 8 general DTNA meeting, members of DTNA's Land Use Committee shared a proposal for how to systematically analyze the quantity of formula retail concentration in our neighborhood. (See General Meeting Notes on page 9 for more information.)

Neighbors at the meeting were very supportive of the proposal, and voiced concerns that limits on formula retail were needed to retain its economic vibrancy and neighborhood character.

The Land Use Committee's proposal at the meeting was to enhance the formula retail evaluation matrix DTNA developed three years ago by adding a systematic way to examine concentration of formula retail and to add limits for the concentration of formula retail to the matrix.

The matrix is a tool to help DTNA evaluate the merits and challenges of formula retail proposed in the neighborhood - it is available on the DTNA website.

The matrix takes into account the potential or expected impacts of each proposed type of business, the parking and traffic issues, and the diversity of neighborhood businesses.

The Land Use Committee's proposal to add a "concentration index" criterion was

based on new data it collected on formula retail in the area. It is calculated by looking at both the number of formula retail businesses as well as the linear feet of storefront each business in the entire Upper Market corridor, as well as on specific blocks and intersections where formula retail tends to appear most frequently.

This new "concentration index" provides a methodical approach to systematically analyze the concentration, or density, of formula retail. Formula retail businesses are often larger than non-formula retail and a combination of both number and size seem to offer the best indicator of level of saturation.

The Land Use Committee proposed that concentration ceilings for linear footage of formula retail businesses be set at 35% at the corners and 25% at mid-block. Many neighbors at the meeting voiced concern that these ceilings may be too high, too generous, since many parts of the corridor already exceed them.

As previously reported, along the Upper Market corridor from Church to Castro, 28% of the businesses are formula retail. There are also many sites that are currently in transition or under development, several of which will be large spaces ideal for formula retail.

The concentration of formula retail increases at the corners of each block, with 40% formula retail among the eight

businesses closest to the corners at Castro and Market.

Using size instead of count, the linear footage of formula retail increased at the corners of each block. For example, 67% of the linear feet among the eight parcels closest to the corners of Castro and Market are formula retail, excluding RC Gas which will be developed soon. The intersection of Market and Noe streets will be 60% formula retail once CVS [note: not yet approved] and Bank of the West are completed.

To create the new index, the Land Use Committee identified which parcels along the Upper Market corridor were formula retail, and then used property maps to assign linear footage of ground floor business. This data was used to calculate the percentage of formula retail vs. non formula retail, and the percentage of formula retail vs. non formula retail in linear feet.

The committee then analyzed the data for the entire corridor, the intersections (going two parcels in along each frontage street of each intersection) and mid-block (including all parcels 150 feet from both sides of the subject parcel on the same side of the street and across the street).

DTNA is hoping to work with the Planning Department and Supervisor Scott Weiner to discuss this new data, criterion, and ceilings generated by the Land Use Committee.

What are your thoughts on the growing presence of formula retail in our neighborhood? Please weigh in by sending a quick e-mail to DTNA Secretary Erik Honda at erik.honda@yahoo.com, or if you are reading this online, follow the link to the DTNA comments page.

Merchants Take Up the Torch Against Starbucks

A coalition of neighborhood businesses has taken up the fight against the proposed Starbucks at Sanchez & Market Streets.

As we have reported in previous issues, the Starbucks does not meet our neighborhood's criteria for a "necessary and desirable" formula retail ("chain") use, and DTNA is also opposed. Starbucks would be displacing a non-formula business (The Industrialists), has failed to follow the proper procedures for community input and notification, and has employed misleading tactics and even outright falsification to get signatures on a pro-Starbucks petition.

The merchants' coalition, organized by Wendy Mogg of Sweet Inspirations Café on Market Street, has held a

community meeting, distributed its own petition, gathered signatures at the weekly Farmers Market, and met with Supervisor Weiner to discuss the matter.

They point out that Starbucks "will hurt locally owned shops with [individual] character, offering instead a faceless corporate outlet, will increase traffic, decrease parking, dislocate a local merchant, and will open the door to more formula retail in the neighborhood."

The merchants are also concerned that rent on the space would drive up rents in the neighborhood and force out local businesses (Starbucks was planning to pay \$15,000 a month for the space).

The coalition presented its

ideas to the Castro Community Benefits District Board, and the CBD voted unanimously to oppose Starbucks.

Previously, despite the unified opposition of neighborhood groups, Starbucks was continuing to press forward with their application. Hopefully, Mogg at coltercakes@gmail.com.

Any local merchant or resident interested in helping with the coalition to oppose Starbucks or to get copies of the petition to circulate, e-mail Wendy Mogg at coltercakes@gmail.com.



Development Hotlist

2198 Market Street – Shell Station – Delancy Street Christmas Tree Lot:

Greystar, a developer and property management firm, recently signed a long-term lease for the lot at 2198 Market. Their initial plans are to build an 85-87 unit building with a mix of unit sizes that meets the Market Octavia guidelines. The proposed building would be 65 feet on Market Street and 40 feet on Sanchez Street. They propose 4,000 sq. ft. of commercial space spread across

the Market Street frontage, broken up into three or four spaces. The initial plans do not include building the required affordable housing units on the site. They may build public realm improvements such as a sidewalk bulb-out. DTNA has had an initial meeting with the project sponsor and will meet with them again in early December when we will see the preliminary design for the building. We will report to you at the December General Meeting.



Greystar recently signed a long-term lease for this lot at 2198 Market Street

Steiner-Duboce Corner Improvement Project: Upcoming Community Meeting

Friends of Duboce Park (FDP) held the first of three community meetings on October 25 to present and get feedback on the design for improvements to the Steiner-Duboce corner of

echoes the style of the wall around the Scott Street Labyrinth, with angled cutouts on top of the wall to deter skateboarding. Low shrubs and plants behind the wall will pre-

visitors and neighbors with cell phones access to oral histories about Duboce Park. The landscape architects working on the project have made sure that the new elements will not add visual clutter.

The current version of the plan takes into account comments from Rec and Park, community feedback from neighbors who attended the December 2011 Duboce Triangle Neighborhood Association meeting, and from the first community meeting on October 25.

Almost all neighbors at the October meeting expressed enthusiasm for the design and welcomed the proposed changes to the Steiner-Duboce corner.

Concern was expressed about an increase in the amount of noise

created by more people who would use that corner, extending the seating up Duboce Avenue, drainage, and the maintenance costs. An additional trash can and bicycle racks would be welcomed additions.

The Steiner-Duboce Corner Improvement Plan brings the concept of San Francisco's Better Streets Project to life with a thoughtful and creative plan to make that corner of Duboce Park both more attractive and safer.

The Better Streets plan provides a unified set of policies and guidelines for the design of the pedestrian realm in San Francisco, defined as the areas of the street where people walk, shop, sit, play, or interact – outside of moving vehicles.



Proposed improvements at the corner of Duboce Park

Duboce Park to make it more welcoming and an attractive gateway to the park. The corner is currently a dark and damp location often used by transients.

serve the direct line of sight into the park and deter people from hopping over the seating wall to enter the park.

The second meeting was held on Wednesday November 28 (too late for publication but the report will be on the park bulletin board).

The third and final community meeting will be held on January 10 at the Harvey Milk Center for the Arts.

As someone approaches that very busy corner of Duboce Park now, they are greeted with a large green sign of rules for conduct in Duboce Park, refuse and trash left by transients, and, often, transients. Working with a group of local landscape architects, FDP came up with a plan to make that corner more inviting.

A low, semi-circular wall creates more seating, a common request from park users. The design of the low seating wall

As more people use the seated area, transients will be deterred from gathering under the nearby trees. Additional lighting to match the existing pedestrian path light fixtures in the park will improve safety at that corner.

The addition of way finder signs on a pole will point to and offer walking distances to nearby key facilities and neighborhoods, i.e., Harvey Milk Center for the Arts, the Harvey Milk Photography Center, the Lower Haight and Castro neighborhoods, CPMC, Buena Vista Park, and Dolores Park. The way finder signs will coordinate in style with both existing park fixtures and Rec and Park signage.

A permanent, low maintenance printed sign at the location will offer a telephone number with extension numbers to offer

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Proposed Duboce Park Landmark District Hearing December 5th

After an 18-month public process – which included eight community events, an online questionnaire for residents and property owners, and improved access to financial incentives for preservation – the proposed Duboce Park Landmark District will be formally considered for landmark designation at the Historic Preservation Commission (HPC) hearing on December 5, 2012.

This hearing to initiate designation is the first of several hearings before the HPC, the Planning Commission, and Board of Supervisors.

The Planning Department (Department) and Supervisor Scott Wiener recently hosted the eighth and final community event focused on the proposed designation.

At the November 1st meeting, Department planners discussed the Mills Act, the online questionnaire, and updates to the proposed review process. Based on stakeholder feedback from previous community meetings and additional analysis, the Department updated the review process for alterations to buildings within the proposed district. These recent updates include new provisions that address economic hardship, solar panels, roof decks, rear yard visibility, and more. The updates are found on the project webpage.

The Department created an online questionnaire for residents and owners of buildings located within the proposed district to share their views on the landmark designation. Results will be presented at all public hearings where the proposed landmark district is under consideration. The online questionnaire was available through November 26, 2012.

Finally, recently adopted amendments to the Mills Act expand access to the

most important statewide financial incentive for preservation. The Mills Act program allows owners of landmarks and buildings that contribute to landmark districts to receive a property tax reduction to offset costs to rehabilitate, restore, or maintain their historic property, such as roof replacement, seismic strengthening, or general maintenance and repair.

At the request of many property owners within the proposed district, Supervisor Scott Wiener sponsored legislation to amend San Francisco's Mills Act Program to make the application process quicker, cheaper, and more predictable. The improved program became effective in October 2012.

For more information about the pro-

posed district, the hearing schedule, or the Mills Act, visit <http://dubocepark.sfplanning.org> or contact Mary Brown, Preservation Planner, at Mary.Brown@sfgov.org or 415-575-9074.

The Duboce Triangle Newsletter is published at the beginning of February, April, June, August, October and December by the Duboce Triangle Neighborhood Association (DTNA), a 501(c)(3) nonprofit corporation.

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DTNA Members to Elect Board and Officers

December’s DTNA meeting will include the annual election of officers and board members required by our bylaws.

As in previous years, DTNA’s Board of Directors will recommend a slate of candidates, and current DTNA Members attending the December 10th meeting who have been members for 30 days will be able to vote for the recommended slate, or make individual selections, at their option.

DTNA’s Board will be recommending the following slate be elected for 2013:

Board Members: David Troup, 15th St.; Carmela Gold, Henry St.; Betty Levitin, 14th St.; Erik Honda, Henry St.; Pat Tura, 16th St.; Mark Scheuer, Scott St.; David Fix, Steiner St.; Kenneth Wingard, Potomac St.; Michael Streefland, Noe St.; Tim Dunn, Boynton Ct.; Garrin Wong, Duboce Ave.; Danny Yadegar, 14th St.

Officers: President: Pat Tura; Vice-President: Erik Honda; Treasurer: David Troup; Recording Secretary: Carmela Gold; Editor: Betty Levitin; Distribution Manager: David Fix

Continuing to serve on the board will be Dennis Richards, Beaver St., who joins the board in a seat provided by our bylaws for DTNA’s immediate past president and does not stand for election.

DTNA is always looking for new volunteers interested in getting more involved with their neighborhood association. If you are interested in land use or transportation issues, or working on a new committee looking at issues related to crime; or in serving on DTNA’s board, or in getting involved in some other way, please speak with DTNA President Pat Tura or any other board member at one of our general meetings for more information.

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65 Guerrero #7 @ Duboce corebodywork@gmail.com

Thank You to our Deliverers

We would like to thank all of the volunteers who deliver the DTNA newsletter. The newsletter is one of the most important functions of DTNA. This is how we stay in touch with our neighbors to let them know what is happening in the Triangle. These neighbors personally deliver more than 3,000 newsletters six times a year. We could not do it without their help.

Thank you to our zone leaders: Tim Dunn, Erik Honda, Ragnar Von Schiber, Jared Vermeil, and Tim Weeg.

Thank you to our deliverers: Peter Cohen, Mary Durell, BJ Atanasio, Kate Brennan, Pat Tura, Dennis Richards,

Bill Hill, Sherry Hood, Chip McCalister, Ken Wingard, Bob Bush, Bonnie Nelson, Betty Levitin, Dave Raish, Joe McIntyre, Tom Gallot, Peter Knudsen, Bruce Marshall, Rachel Swan, Anna Mae Parsons, Jahan Raissi, Chris Motley, Frederick Baumer, Rob Cahow, Peter Straus, Mark Scheuer, Kathy Lavicka, Rob Cahow, Jessica Martinez, Stephanie Stern and David Keck.

If you have an hour every other month to deliver a route let us know. We are always looking for new deliverers. It is easy to do and a chance to meet your neighbors.

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DTNA General Meeting Notes:
Residents United in Opposition to More Chain Stores

The DTNA October General Membership meeting began with a report from Supervisor Scott Weiner, who went over his recent legislation to increase and regulate student housing in the city, his legislation to reduce the minimum size of efficiency units to better serve the 40% of San Franciscans who live alone, and to allow developers to not count car-sharing spots against their parking allowance when constructing new buildings.

The Supervisor also discussed his legislation to make it easier to open a vintage clothing or bookstore, and (reluctantly, he’s heard about enough on

the subject) the naked guys.

Lastly, he expressed his support for DTNA’s work around formula retail (chain stores) in the neighborhood, and his intention to sit down with DTNA and the Planning Department to figure out what legislative tweaks (short of a blanket ban) would help create the right mix of businesses in our neighborhood.

We then moved on to the main project of the meeting –updating our Formula Retail matrix. Board Secretary Erik Honda presented a review of the work that DTNA had done on the subject up until

then, at the Land Use committee, at the Board level, and at the June General meeting.

Sandra Naughton of the Land Use Committee presented some of the wonky data she and Lynn Bayer (also of Land Use) have collected on the subject, including the comparison figures with other neighborhoods. While Upper Market is 28% formula retail, surrounding areas are much lower (13% in the Upper Haight, 3% on Valencia Street).

Sandra then moved on to discuss a new formula the committee has been looking at that compares the linear footage of street space a business takes up, and explained that Land Use had determined the necessity of combining the two measures (number of businesses, and linear feet) to most effectively deal with the visual and other impacts of formula retail use.

She presented the proposed ceilings developed by Land Use and approved by the DTNA Board – 35% formula retail at the corners, 25% mid-block in terms of numbers of businesses, 40% at the corners and 30% mid-block in terms of linear feet frontage. If a proposed business would exceed the ceiling, its other characteristics would have to be overwhelmingly desirable in order to gain DTNA support.

We then opened up the issue for discussion. Attendees were overwhelmingly in support of

a limitation on formula retail, and many expressed the view that perhaps DTNA’s numbers were too high.

There was general support for the idea of trying to roll back the percentages, particularly at intersections. Another neighbor pointed out that once the Upper Haight established limits on formula retail the storefronts filled up – once landlords knew that all they could get was independent businesses, that’s what they went out and got.

Concerns were also raised about the proliferation of large and ugly formula retail signs, another (linked) issue DTNA has also been working on. Fortunately, the Planning Commission appears to be sympathetic to the need for change in signage entitlements.

DTNA President Pat Tura then called for a “temperature check” from those present on the proposed ceilings. All those present who voted were in favor of limitations.

Discussion wrapped up with some thoughts about our neighborhood as a destination – if we fill up vacant spaces with formula retail, will our neighborhood lose its ‘cachet’ and attractiveness to visitors from around the area and the globe? Will we be killing the goose that laid the golden egg?

On that metaphorical note we adjourned in concord at 9 p.m.



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Howard Wallace – Gay Labor Leader and Progressive Activist

Howard Wallace, resident of the Triangle for 40 years, died November 14th at the age of 76 of Alzheimer's disease.



Howard Wallace in 2007

Howard played a pivotal role in bringing the LGBT movement and labor together. In

1975, he spearheaded the national Coors boycott, forging the alliance between the Teamsters, who were fighting anti-labor practices at Coors including gay baiting "are you a homosexual" employment questions, with the gay and lesbian community to get Coors removed from gay and lesbian bars in San Francisco.

He founded the Lesbian Gay Labor Alliance and later Pride at Work, a group within the AFL-CIO. A beer truck driver, janitor, and an organizer for SEIU for fourteen years, he also served on the San Francisco Labor Council. With Tom Ammiano and Hank Wilson he founded Bay Area Gay Liberation.

Howard saw bridges where many people did not even see a connection. An organizer for most of his adult life, he connected the dots - LGBT community with farm workers, war and exploitation of the poor - the way some people do crossword puzzles.

Howard also was a serious movie buff, had vast and catholic tastes in music, and often could be found at ka-

raoke and piano bars singing along with a drink in hand. At some point, he started dying his hair and you never knew what shade of bright auburn it would be when you saw him next. But you always knew where his focus would be - on equality and justice for everyone. A memorial will be held on January 6 at ILWU Local 34, 4 Berry Street (next to Giants Ballpark) from 2-4 pm.

Trista L Carr, PsyD
Clinical Psychologist
(M.D. 04869 | CA 0725232)

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Spread Some Holiday Cheer

The dark of winter is for many of us a time to reflect on how we can be of help to those who need a hand with the challenges of life. Something in the cold and darkness impels many of us to share what we have with those in need, to spread the cheer of the holidays to those around us.

The Triangle is home to many non-profits, some obvious, some less so. Most can use help from us, whether it is help for St. Francis Lutheran's weekly meal programs or digging in at the Friends of Duboce Park's monthly volunteer days.

One of those non-profits, Maitri Compassionate Care,

invites you to "help" by dropping by 401 Duboce on Saturday, December 15th from 2 pm to 5 pm for sweets, hot drinks, and entertainment at their Holiday Open House. Relax by their fireplace and enjoy the decorations for the season. Tours of the facility will be available. Maitri provides compassionate residential care to men and women with debilitating late-stage HIV/AIDS in need of hospice or 24-hour care. The suggested donation for the Holiday Open House is \$10 and gifts of toiletries for their residents are always welcome. RSVP by Monday, December 10, 2012, to gsun@maitrisf.org.

Crime Report

SFPD Compstat reports for Park Station, which covers most of the Duboce Triangle west of Steiner Street, shows that crime is up year-to-date through October 6.

There was no real change in the number of violent crimes, 195 in 2012 vs. 194 in 2011, but a 35% increase in property crimes, 2005 vs. 1489. There has also been a 30% increase in the number of arrests for property crimes YTD, 156 vs. 120, but an 11% decrease in the number of arrests for violent crimes, 63 vs. 71.

Among the violent crimes

was the recent armed hold-up at Jake's Grocery at 15th & Noe Streets. Fortunately, no one was injured in the robbery.

Both Park and Northern stations offer monthly community meetings: the second Tuesday of every month at Park Station and second Thursday of every month at Northern Station. You can also subscribe to their newsletters, SFPD-ParkStation@sfgov.org and SFPD-NorthernStation@sfgov.org, and receive weekly crime reports and safety tips. You can also get information on crime

statistics and crime maps on the SFPD website, www.sfpd.org, enter "compstat" in the search box.

Community Patrol USA also puts out a weekly report on crime reports in the Duboce Triangle (not east of Duboce Avenue) and Castro neighborhoods. Their reports reflect crime activity within the boundaries of Duboce and 17th streets on the north, Sanchez on the east, 19th Street on the south and Eureka and Castro streets on the west. Contact info@CommunityPatrolUSA.org to request that they add you to their list

of subscribers.

Capt. Ann Mannix at Northern Station advised in her November 9 newsletter: "It is getting darker earlier. Nothing has changed as far as what the criminal is seeking. The number one item is still the iPhone4, 4S, or 5. But they will settle for other brands of small electronics and purses...the criminals are out there watching us and waiting for the easiest mark...Protect yourself and help prevent crime by simply being aware of your surroundings and concealing your valuables."

Beaver Street Block Party in September



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Join online using your credit/debit card! Visit
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Duboce Triangle Neighborhood Association

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