

OCT - NOV 2012



DUBOCE TRIANGLE NEWSLETTER

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

Monday, October 8, 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
- Announcements and updates
- Wrap-up on Formula Retail: Join us to hear about and discuss DTNA's proposal to establish limits to maintain a balance in our neighborhood.

DATES TO REMEMBER:

Sunday, October 7, 11 am-6 pm
Castro Street Fair, Castro & Market Streets.
Come out and enjoy some sun & fun at the
39th annual event!

Saturday, October 13, 10 am-noon
Friends of Duboce Park Volunteer Day.
Contact Rose at rosegillen@sbcglobal.net
or 255-8370.

Tuesday, November 6, 7 am-8 pm
Election Day. Don't forget to exercise your
civic duty and vote!

Saturday, November 10, 10 am-noon
Friends of Duboce Park Volunteer Day.
Contact Rose at rosegillen@sbcglobal.net

Passing the Torch

After nearly seven years, I find myself writing my last president's column. Personal and professional demands and the need to "pass the torch" to the next generation of involved neighbors have helped me decide to resign as president of your neighborhood association.

Acting as DTNA president for the remainder of the year will be the current DTNA vice-president and very capable Pat Tura of 16th Street.

I hope that during the past seven years I have been able to offer insights via this column to some of the complicated issues facing our neighborhood, as well as offering an additional lens in which to view those issues as well.

As president, I really have learned how things "work" in this city. I've met many folks in city government and have shared and used that knowledge and those connections to help resolve your issues and issues for our neighborhood. Perhaps the other great advantage of being president was getting to meet many of my neighbors, because you truly make the neighborhood what it is.

So much has changed during the last seven years, too.

A walk down Market Street between Buchanan and Castro will bear this out. We are in one of the greatest building cycles in the neighborhood's history. There are large developments currently being built or planned for nearly every vacant or underdeveloped corner parcel.

DTNA has been or will be deeply involved at both the zoning and project level. If you do not think that the character of the neighborhood will change, please just take



*Dennis Richards
Outgoing DTNA president*

a look at the building under construction at Market, Noe, and 16th Streets where the "hole in the ground" used to be and imagine even larger developments on the other corner lots!

Lastly, I am really saddened by the fact that a lot of the "heart" of the neighborhood has disappeared, as long-time residents have passed away and long-time tenants have been evicted from their units, including people such as Guy, who has sold flowers on Noe Street near 15th Street for the past 25+ years.

Honestly, given the second "tech boom" that we are experiencing and resulting rising real estate values, coupled with the city's onerous "tenure based" rent control laws, the neighborhood I live in now has far fewer renters. Landlords sell for the very high prices offered, tenants are bought out or forced out, the rental units become owner occupied, and the neighborhood becomes less diverse.

Continues on page 9

City Hall Update: Transportation Improvements in the Works



Scott Wiener
San Francisco District 8
Supervisor

Transportation has been a primary focus for me on the Board of Supervisors. I've been working on several initiatives recently that will improve how people get around and will enable them to do so without a car, if they so choose.

Increased Car Sharing

Car sharing is a critical part of the future of transportation in

San Francisco. Along with taxis and public transit, car sharing is a way to reduce the number of private automobiles on our roads. We need to make sure there are adequate car sharing pods that are accessible to the public.

In the Upper Market area, many of our car sharing pods are at gas stations and surface parking lots. However, we are gradually losing both gas stations and surface lots to development. If we don't replace these pods, access to car sharing will decrease instead of increasing.

I recently introduced legislation to make it easier for developers to include car sharing spots in their projects. Right now, our Planning Code usually doesn't differentiate between car sharing spots and regular parking spots, and as a result, various projects do not have car sharing pods. We need to change this, and my legislation will do that by removing this impediment.

We also need to support the Municipal Transportation Agency's effort to implement on-street car-sharing, where some on-street parking spots are reserved for car share vehicles.

More Taxis

Also, I've been working closely with the MTA as it goes through a demand study to demonstrate what we all know from experience, that the demand for cabs in San Francisco outstrips supply.

MTA is finally on a path to increasing cab supply, improving dispatch, and generally improving service. Recently, the MTA Board of Directors authorized 200 additional cab permits. I'm confident that the demand study will show the need for even more.

Improved Muni

Recently, I introduced legislation to approve Muni's purchase of 45 new hybrid diesel buses to begin replacing Muni's aging fleet and to authorize the renovation of scores of other buses. Failing vehicles is part of Muni's reliability problem. As we purchase new buses, renovate others, and eventually purchase new light rail vehicles, performance will improve.

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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Formula Retail Concentration Ceiling

In the last issue of the newsletter, we reported the results of our general meeting in June that was dedicated to a discussion of formula retail.

The meeting kicked off with members of DTNA's Land Use Committee framing the issue of formula retail concentration and sharing some data they had recently collected.

A panel of local business owners, advocates, and a developer then offered their perspectives on formula retail.

The June meeting generated a lot of useful dialogue and raised important questions that must be addressed.

Development activity continues to increase in the neighborhood, with multiple large sites prime candidates for formula retail businesses. (See the Development Roundup article on page 5.)

In response to our neighbors input, the Land Use Committee collected more data, which it will use to inform how the Committee assesses future development projects and formula retail applications.

Three years ago, DTNA developed a formula retail evaluation matrix, which is a tool to help DTNA evaluate the merits and challenges of formula retail proposed in the neighborhood.

The matrix, available on the DTNA website, takes into account the potential and expected impacts of each proposed formula retail business, parking and traffic issues, and impacts on diversity of neighborhood businesses.

The Land Use Committee strengthened the evaluation matrix with a "concentration index" criterion based on new data it has collected on formula retail in the area.

The new "concentration index" adds an additional lens to examining formula retail in the neighborhood. It is calculated by looking at 1) the number of formula retail businesses, and 2) the linear feet of storefront each business presents to the street in the entire Upper Market corridor, as well as on specific blocks and the corners of intersections (where formula retail tends to appear most frequently).

Previously, the Land Use Committee informally counted the number of formula retail businesses to address the issue of "concentration."

This new "concentration index" provides a more precise and 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.

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 attractive to formula retail.

Neighboring commercial corridors such as Upper Haight and Valencia had only 13% and 3%,

respectively, of formula retail among all of their commercial storefronts.

The Land Use Committee found that the concentration of formula retail increased at the corners of each block, with 40% formula retail among the eight businesses closest to the corners at Castro and Market. At that intersection alone there are several national brand formula retail stores such as Pottery Barn, Diesel, and Chevron gas station.

The intersection of Market and Noe streets was the highest concentration at 47% formula retail and the intersection of Market and Sanchez streets was 36% formula retail.

Using size instead of count, the Land Use Committee found that the linear footage of formula retail increased at the corners of each block, with 67% formula retail among the eight parcels closest to the corners at Castro and Market. (This number excludes RC Gas, which will be redeveloped soon.)

Many of our intersections are six-way, which results in a greater number of large corner parcels available. The intersection of Market and Noe streets is currently at 40% formula retail excluding two potential formula retail businesses, CVS and Bank of the West. Including those two businesses puts the number at 53%.

Continues on page 6

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Starbucks Determined to Overcome Neighborhood Opposition

As we reported last issue, plans for a new Starbucks Coffee store proposed for a building at Sanchez & Market Streets continue to march forward. The proposed location is currently home to The Industrialists, a local business that makes and sells stain-less steel furniture and fixtures. Although DTNA and other neighborhood groups have come out firmly against the project, Starbucks is determined to go forward.

We have heard reports from our neighborhood that Starbucks (or one of their hired consultants) has been sending people door-to-door in our neighborhood to collect signatures on a petition supporting the proposed new store. According to some re-

ports, these representatives have been telling half-truths and even outright lies in order to convince residents to sign the petition. If you have been approached by someone to sign this petition, and feel that the project has been misrepresented in any way, we are interested to hear what you were told. Please call DTNA at (415) 295-1530 and leave a message with the details, or ask us to call you back.

The law requires that Starbucks hold a Pre-Application Meeting to present the project and allow community members to share questions and concerns and hear those raised by others. Events held by Starbucks last fall did not meet these requirements. To date, neither the Planning

Department nor Starbucks has responded to DTNA's letter from last November requesting compliance with the Pre-Application meeting requirement.

DTNA is concerned about the growing dominance of formula retail ("chain") stores in the Upper Market corridor and especially in the prime corner locations.

Given that there are three other Starbucks stores, as well as a myriad of similar coffee houses,

within just a few of blocks of the proposed new store, our Land Use committee determined that the new store was not necessary or desirable and voted to oppose the project. DTNA's board of directors confirmed this decision.

We will keep you informed, here and on our web site, of how you can help DTNA's efforts to maintain a healthy balance in our community between local businesses and formula retail/chains.

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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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Upper Market Development Round-up

Construction rigs are everywhere, and even more projects are being approved by the City. Over 900 units of housing are either in construction, fully approved awaiting construction, or in the approvals process for the Upper Market corridor between Octavia and Castro. Here are highlights on the various developments "in play" for the Upper Market area.

2299 Market x Noe: status - In Construction

This 18 unit 50 feet (5 stories) project was entitled in 2010 and started construction this past January. Steel and concrete pouring for the final level of the building is near completion. The developer also agreed with the community to implement pedestrian safety public improvements along the Market/15th/Noe intersection frontages and provide off-site affordable housing units.

1844 Market (Next to LGBT Center): status - In Construction

This 114 unit 85 foot (8 story) project was entitled in 2007 and started construction in early April. The underground garage is complete, and steel and concrete columns are now rising above the first floor.

2001 Market at Dolores: status - In Construction

This 85-unit 85 foot (8 story) project plus a ground floor

Whole Foods was entitled in 2010 and construction began this summer. The underground garage has been poured and the building itself is now coming out of the ground. The developer also is expected to dedicate a nearby site for affordable housing since they will not be providing affordable units in the 2001 Market project itself.

200 Dolores x 15th: status - In Construction

This 10 unit (4 story) project was entitled in 2009. It has been under construction for several months and is now fully framed. Mission Dolores Neighborhood Association was the lead community group involved in negotiating the project approvals three years ago.

1960 Market x Buchanan (Former 76 Station): status - In Construction

This 118 unit 85 foot (8 story) project was entitled in 2008. Demolition began in early July and was quickly finished and digging, soil removal, and shoring work is well underway.

2200 Market x Sanchez (Former Leticia's): status - In Construction

This 22 unit 55 foot (5 story) project was entitled in 2008. The old Leticia's/Thai House building was demolished at the end of September, and we expect con-

struction of the new project to proceed immediately.

376 Castro x Market ("Arco" Station): status - Hot

This 24 unit 65 foot (6 story) project was approved by the Planning Commission in early September. DTNA, Eureka Valley Neighborhood Association, and Castro Area Planning & Action finalized an agreement with the developer on all issues, including on-site affordable housing units, pedestrian safety and public space improvements, and dedication of a community space that will be leased by Castro/Upper Market Community Benefits District.

2175 Market x 15th (76 Station): status - Hot

This 80-unit 65 foot (6 story) project is awaiting Planning Commission approval. An initial hearing was postponed in September to allow time to resolve final issues with neighboring residents. DTNA recently endorsed the project and worked through a review process, coordinating with Sharon Street Neighbors (the most immediately adjacent area), EVNA, CAPA, and the CBD. The project sponsor is seeking special public financing to increase the on-site affordable units to 20% of the total project, beyond the standard city requirement of 15%. The 76 Station is now closed, hinting that the project

sponsor intends to start work ASAP once entitlements are granted.

55 Laguna x Market (Former UC Extension site): status - Hot

This 350 unit project, as well as a 110 until senior affordable project for Open House, was entitled in 2008 and recently obtained additional detail approvals from the Planning Commission in mid September. DTNA, along with nearby neighborhood groups succeeded in protecting the 50 on-site below-market-rate units that were part of the original approvals when there was talk by the sponsor and City of eliminating those units.

160 Church Street (Former Blockbuster site): status - Simmering

This site is on the market after Blockbusters closed, and is a prime opportunity for housing development. Ideally DTNA would like to see it become an affordable housing or mixed-income development opportunity. Food trucks and church groups currently use the parking lot.

Sullivan Funeral Home site (2254 Market): status - Simmering

This site is on the market and is a prime opportunity for housing development.

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Bank of the West Approved for 2299 Market

On September 20, 2012, Bank of the West was given the green light by the Planning Commission to build out a 3,279 square foot bank at 2299 Market, the building going up next to Starbelly.

In addition, the bank will build three retail spaces with a total of 1,500 square feet. The three storefronts will face Noe and create small spaces for neighborhood-serving businesses.

The bank will not seek a conditional use permit for any formula retail in the three small retail spaces for a period of five years.

Signage for the building has not been approved and is still in development.

Signage at this prominent, highly visible corner of 16th St / Market / Noe will be a key factor in the overall look and streetscape of the intersection.

More broadly, the cumulative effect of large signs can have a detrimental impact. With the addition of 64,000 square feet of ground floor retail being built in the next four years, the impact of exterior signage and window marketing materials will vastly increase and could be detrimental to the neighborhood.

The Planning Commission has heard from multiple neighborhoods that "just any sign" is not acceptable.

Currently, signs that comply with Planning Code sizing rules are likely to be approved regardless of other factors. Even if the sign is blatant billboard branding and out-of-character for the neighborhood, if it is permitted by code, it may be approved.

While it's important to see the sign when you are looking for a business, there's a difference between identifying a location, and sign location and size decisions based on the "parasite principle". The parasite principle applies to signs which derive their value from the public roads they stand next to, such as Market Street.

The Commission encouraged

Bank of the West to work with DTNA and EVNA for input on the design. The principal concern is integration and thoughtful planning combined with outstanding design.

The Upper Market Street District design guidelines support promoting moderate scale development that contributes to Market Street design and character. Excessive disproportionate signage would violate that principle. Bank of the West was granted the right to move to a prominent corner of our neighborhood. Stay tuned for future reporting on the final signage design package coming to the corner near you.

Formula Retail

Continued from page 3

The intersection of Market and Sanchez streets is currently 62% formula retail, excluding two potential formula retail businesses going in: one at the old Leticia's site, and the proposed Starbucks at the current site of the Industrialists. Including those two parcels puts the formula retail storefront concentration at over 70%.

The Land Use Committee has proposed, and the DTNA Board is recommending to the full membership, that the concentration ceiling for the number of formula retail businesses be set at 35% at the corners and 25% at mid-block, and the concentration ceiling for linear footage of formula retail busi-

nesses be set at 40% at the corners and 30% at mid-block.

Formula retail is gaining new attention at the citywide level as well. Supervisor Mar is working on legislation to strengthen standards on formula retail and has asked DTNA's Land Use Committee and advocates from other neighborhoods for input.

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 live link to the DTNA comments page.



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Playground Receives Good Report Card

DUBOCE PARK PLAYGROUND GETS AN "A"

Every two years the San Francisco Parks Alliance and Rec and Park survey public playgrounds to determine the condition and quality of individual playgrounds.

The 2012 Playground Report Card gave Duboce Park's playground an "A": "equipment and play structures are in good condition and have been designed and installed in a manner that provides utmost safety."

123 playgrounds were rated: 45 (37%) received an A; 30 (25%) a B; 32 (26%) a C; 9 (7%) a D; and 7 (6%) failed with an F.

The 2012 survey found a citywide-average playground of "B" (82%), as compared to "B" (83%) in 2010, and "C+" (79%) in 2008.

Nearby playground ratings: Patricia's Green, A; Hayes Valley Playground, A; Koshland Park, B; Dolores Playground, A; Grattan Playground, C; Buena Vista Park, C; and Panhandle, C.

STEINER-DUBOCE CORNER IMPROVEMENT PROJECT

Friends of Duboce Park (FDP) received the green light from Rec and Park in September to hold community meetings to garner feedback on the design for the improvements planned for the Steiner/Duboce corner of Duboce Park.

The goal is to make that corner more welcoming and attractive rather than having it remain underutilized, dark, and damp. FDP is the process of scheduling the meetings and will post the dates on the park bulletin board and in the monthly FDP Newsletter.

MOST SUCCESSFUL TAG SALE

The 15th Annual Tag Sale on September 8 was the most successful park tag sale ever.

The event grossed about \$3800 and will net approximately \$3300 after expenses. All proceeds from the event will be used for further Duboce Park improvements.

The money from the first Tag Sale fifteen years ago were the first dollars raised for the replacement of the children's playground.

Our annual tag sale is not only a great fundraiser, but is also a fabulous community event with the feel of a "picnic after a small town Fourth of July parade." We caught up with neighbors that we haven't see for a while, met people who are new to the neighborhood, got to clear out our closets and basements, and walked away with some really fabulous bargains. Thanks again to all of the volunteers who make this event possible and to the community for their support of the event.

HUGE CROWD AT MOVIE NIGHT

The biggest crowd ever came to Outdoor Movie Night in Duboce Park on Saturday August 18 to see "Mrs. Doubtfire," a 1993 comedy starring Robin Williams and Sally Field. The upper lawn area and grassy hill were completely filled with neighbors, all of whom seem bundled up and prepared for the cool summer weather.

The showing of "Mrs. Doubtfire" continued the theme of showing movies filmed in San Francisco at Duboce Park movie events. The movie was preceded by short films made by students at the Harvey Milk Center for the Arts and by a photo montage in memory of Jade Lai.

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Street Trees

Decreases in funding over the years have restricted the Department of Public Work’s (DPW) ability either to sustain our urban forest, including caring for an estimated 110,000 trees that grow along our City streets, or to retain the staffing to maintain the trees.

As a result, the DPW is in the process of transferring the maintenance responsibility for approximately 40% of these trees to fronting property owners. The trees, and related sidewalks, will be turned over after being inspected and repaired. Some property owners have already received notices.

Ownership of the trees, however, will remain with the City, and fronting property owners will need to obtain a permit from the DPW to remove a tree.

Concerns have been voiced that individual maintenance responsibility will result in uneven care, and that many trees may be lost to neglect, improper pruning, or removal without a permit.

The Planning Department, in collaboration with the DPW and Friends of the Urban Forest, is in the process of developing an Urban Forest Plan. This includes a Street Tree Census and Street Tree Financing Study designed to develop a long-term funding stream for tree maintenance, planting, and care. The eventual goal is to transition all trees back to the City with a dedicated maintenance budget in the next 2-3 years.

For more information on The Plan, or how you can get involved in the development of our own neighborhood tree initiatives, please contact Michael Streefland at mstreefland@me.com.

DTNA Board Elections at December Meeting

This fall, get ready to cast your ballot to ensure that the candidates you support are elected, or re-elected, to office.

No, we’re not talking about voting for Barack or Mitt, though that’s certainly an important civic duty—we’re calling on our DTNA Members to attend our December general meeting and cast your votes to elect the 2013 DTNA Board of Directors members and officers.

Each year, we take a few minutes in our last general meeting of the year to hold board elections, as required by our by-laws. DTNA’s board consists of thirteen members (including the officers), twelve of whom are elected by our membership (the thirteenth member is automatically the past president, unless he or she declines.) We also elect the officers: President, Vice-President, Secretary, Treasurer, Editor,

and Distribution Manager.


Although we expect to present a full slate of candidates for the 2013 board, we are always interested in getting to know community members who are interested in getting more involved and possibly serving on the board when a future opening occurs.

We have many opportunities to volunteer and become involved; please contact us via our web site at www.dtna.org/contact.html if interested.

To vote in DTNA board elections, you must have been a DTNA member in good standing for at least two months prior to the election. Each household with a membership is entitled to one vote. Please come out on December 10 and exercise your right to elect the board which represents you!

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DTNA General Meeting – August 13, 2012

Dennis Richards, in his last formal act as DTNA President, welcomed everyone.

Bevan Duffy, Director of HOPE (Housing Opportunity, Partnerships and Engagement) for the City, presented the HOPE project.

He talked about the partnership with the federal government in ending veterans’ homelessness, “wet” housing for alcohol dependent homeless folks, WOOF (Wonderful Opportunities for Occupants and Fidos) which connects low-income folks in supportive housing with pets that need to be trained in order to be adopted, and other structures that

he hopes will improve homeless services and outcomes in SF.

Bevan took questions from the audience about costs and effectiveness of wet housing and about the structure of supportive housing and case management therein.

Mark Scheuer reported on Movie Night and the tag sale at Duboce Park. He also covered the crime report and the new police captain at Park Station, who said Duboce Triangle is basically safe, but folks should be aware of leaving stuff in cars, leaving doors unlocked, and leaving cell phones out - we have had four assaults involving cell phones in our neighborhood.

Dennis took a poll on Pink Saturday, including some complaints and some positives. There were comments on the proposed CVS; there was some concern about the duplicative nature of CVS (too many pharmacies) but it was also pointed out that Walgreen’s has a near monopoly so CVS is competition.

Mona Caron, mural artist, presented her designs for the MTA boxes that will be installed as part of the Duboce Trackway project. She incorporated elements suggested by neighbors at the April meeting. Local herbs and “weeds” will be combined with wayfinding arrows. One box will have a futuristic mural and others will have a glimpse into the past of Duboce Triangle.

Dennis reported that DTNA lost its lawsuit asking for an Environment Impact Report on AT&T putting large refrigerator-size utility boxes around the neighborhood and the City, so they will be going in.

Mary Brown and Tim Fry from the Planning Department reported on the proposed Duboce Park Landmark District Designation. They have held a walk-

ing tour and six neighborhood meetings.

At some of those meetings there was a lot of interest in the Mills Act, where a property can get up to a 50% reduction in property taxes for houses in a historic district whose owners agree to maintain their properties according to a contract. It costs \$8,000 for a residential building to apply in San Francisco.

Scott Wiener and the assessor’s office worked together to propose legislation to reduce the application fee from \$8,000 to \$2,500 and to reduce the time delay on reviews by the assessor’s office. The proposal is close to approval by the Board of Supes.

There was also some discussions about extending the boundaries to the historic district. They decided to keep the boundaries the same. There will be one more community event this year and Supervisor Wiener wants a poll of neighbors. Hope to wrap up the designation this year and present the district to the Historic Preservation Commission.

We adjourned at 8:35 – Fast meeting.

Passing the Torch

Continued from first page

For those of you who took the time to read this newsletter to be better informed, who became members of DTNA to keep the organization going, who came to a meeting or called or wrote to us, I want to say a huge “Thank You!”

It is through involvement of people like you, who care about

our neighborhood, that we continue to make a difference.

I look forward to continuing to be involved in neighborhood issues in the future, as a member of the board of directors of your neighborhood association, occupying the “past president” seat.


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Mona Caron’s New “Mural Boxes” at Duboce and Church Intersection

You may have noticed them – three large utility boxes at the intersection of Duboce and Church Streets, recently adorned with beautiful murals on all sides.

Two of them have large botanical images of hardy urban flowers and weeds, and the third has an futuristic vision of the intersection, complete with a small creek running through the intersection alongside the bike lane.

If you stand in just the right spot and look at that third mural box, the one at the northwest corner of the intersection, it is designed to line up precisely with the rail tracks, the MUNI platforms and the huge Mona Caron bicycle mural along the backside of the Safeway building.

And you may notice two new

subtle variations by Mona on that bicycle mural done 14 years ago – the bike rider is now wearing a skirt and the bicycle itself is a fixie! Ah, how a few things have changed in urban bike culture over the last decade.



Utility box #1

These mural boxes were commissioned by the City as one of the public benefits negotiated

by DTNA for the Municipal Transportation Agency’s “trackway improvement project” which is now near completion.

The back story is that MTA insisted on placing much bigger new utility boxes at the intersection to handle the many switchboards and other controls for the MUNI improvements.

The community wanted the switch boxes to be put underground, but MTA claimed that was prohibitively expensive.

So, instead, the agreement was to approach the problem as if these were pieces of street furniture. That’s when the idea took root to treat them like three-dimensional canvases and set aside money in MTA’s project budget



Utility box #3

to hire a professional mural artist to work the canvases.

Without hesitation, DTA proposed that Mona Caron be commissioned to do the murals. She started on the field work in August and just finished putting the final touches on the murals – stop by and take a few minutes to enjoy these new pieces of art in the streets.

Remember to Vote November 6th

We want to remind all of our neighbors to vote November 6th.

It’s important.

What we do as a volunteer organization is rooted in the rights we have to govern ourselves, a right many people in the world would love to have.

Not only will we be electing the next President of the United States, the entire House of Representatives, and a third of the Senate, including one of California’s Senators, but we have state-wide and City issues, funding, and candidates to consider.

San Francisco has an important housing measure on the ballot,

park bonds, a City College parcel tax, and a “sense of the City” measure as to whether corporations are people – in response to the US Supreme Court’s decision in the “Citizen’s United” case. School Board seats and six supervisorial seats are to be contested.

California has a wide range of measures ranging from labeling of GMOs in food to competing temporary tax measures to the death penalty. Members of the Assembly and the state Senate will be chosen.

So remember to vote on November 6th and make your voice heard from City Hall to Washington, DC.

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October 24: The Giant Pumpkin is back! Guess the weight and win some great prizes.

October 31: Happy Halloween! Kids, trick or treat at the market in your costume for a special farmers’ market treat! (While supplies last)

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Crime Report – iPhones Remain #1 Target

iPhones remain the number one thing desired by the street criminal.

Whether you are walking down the street or sitting in a café with it on the table, the criminals are intent on stealing it from you.

They seem to be getting more violent as they are walking up to or sneaking up on victims and hitting them in the face. If the victim isn’t knocked down by the punch they are stunned enough that the suspect rips it from the victim’s hands or from a pocket. They are gone so quickly the victim many times cannot identify the suspect.

There’s an epidemic of smartphone thefts underway.

Nationwide, 1 in 3 robberies involved cell phones, the Federal Communications Commission said earlier this year. And both the San Francisco Police Department and district attorney’s office have said the ratio is far higher here, possibly 1 in 2.

“This is the purse snatching and drunk roll of the 21st century,” Tenderloin Station Capt. Joe Garrity said. Some cell phone muggings in San Francisco involve guns, metal pipes, or knives. But most are strong-arm robberies that often start or end with a punch to the face.

Police try to take advantage of apps designed to find an iPhone, but often don’t have the staffing or equipment to take advantage of the device’s geolocation capabilities. “To be honest, it’s kind

of luck of the draw,” San Francisco Police Chief Greg Suhr said. “Obviously, if it’s a violent crime, that will move it to the top of the list.”

Captain Ann Mannix at Northern Station said, “iPhones are still the ‘hot topic’ as street robbery numbers continue to climb. The only positive thing is that street robbery arrests are up as well.”

“With decreasing staffing levels within the SFPD it is imperative that we have a very strong relationship,” the Captain continued. “The community and the police must regularly work together to have a positive impact on the quality of life of a neighborhood. Amongst other practices, we need you to work to ‘harden’ yourselves and your

property against becoming a target of a criminal act.”

“Street robberies generally target single individuals walking around after dark, usually early evening. The iPhone has a street resale value of over \$100.00, which is a lot of money to the street criminal for a few seconds work.”

“So, after dark, try to walk with another person and always keep valuables to a minimum. Criminals know what you have before you become the victim. They see you talking on your phone or observe the telltale bulge of the iPhone; the suspect knows you have it and that’s why they target you.”

“I encourage you to go to: www.sfsafe.org for more crime prevention tips.”

Halloween 2012

All indications are that Halloween 2012 will be another quiet one. Gone are the days when 500,000 of our very closest friends descended on our neighborhood for revels that were always spirited but often downright dangerous. This year Halloween falls on a Wednesday, the Farmer’s Market will go on as usual, no street closures are planned, and police will be a presence and will be citing for open containers. The Sisters of Perpetual Indulgence will again sponsor a kids’ costume contest at Cliff’s. Have fun and candy, but, as Aristotle suggested, both in moderation.

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