

FEB - MAR 2013



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday, February 11, 2013**

**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
- Crime in Duboce Triangle:  
Capt. Corrales from SFPD Northern Station will discuss recent incidents of violent crime in our neighborhood.
- Affordable Housing in the Upper Market area: What is "affordable housing?" Who lives there, why is it important, and how do we get more of it? DTNA spends a lot of time and energy on this subject, and we'll fill you in on what, how and why.

### **DATES TO REMEMBER:**

Saturday, February 9, 10 am-noon  
Friends of Duboce Park Volunteer Day. Contact  
Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or 255-8370.

Saturday, March 9, 10 am-noon  
Friends of Duboce Park Volunteer Day. Contact  
Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or 255-8370.

## **Upper Market/Castro Retail Study Takes Shape**

A collaborative effort has begun to study the retail environment in the Upper Market/Castro Area and to develop a strategy to support small businesses in the neighborhood. DTNA, in collaboration with Supervisor Wiener's office and the Castro CBD, continues to put into final form the scope of the study.

The effort comes at a pivotal time for the neighborhood. Vacancies remain high and tens of thousands of square feet of new retail space will be built over the next two years.

Once the scope is determined, an independent research team will be selected through a competitive process. The team will complete the study and create a small business development strategy. Selection of the research team will depend on the team's expertise and their approach to exploring the neighborhood's unique challenges. Supervisor Wiener's office has taken the lead on funding the project – it will likely be paid for through a combination of development fees and municipal grants.

### **Why is a retail strategy/study being done?**

The Retail Study comes at an important time. The Upper Market Community Vision and Recommendations was completed in 2008. The vision offered a handful of recommendations, including more engaging sidewalks, bike-oriented improvements, and building height limits. While many of the recommendations have been implemented, some remain unaddressed. The Retail Study will provide an update to the 2008 findings and explore their full implementation.

Candid conversations with many Upper Market/Castro retailers suggest concerns extend beyond the presence of vacancies. While vacancies are a problem, they are



*Empty Storefront on Market Street*

only a symptom suggesting larger economic flux. In many stores, sales are down. Some argue the neighborhood has too many bars or nail salons. There is also mounting concern around the loss of the community's historic LGBT character.

The Upper Market/Castro area by no means needs to be a struggling retail environment. Housing construction and rent prices suggest the area is experiencing unprecedented popularity. New bars and restaurants have located in the neighborhood and some are doing very well.

The factors that determine which businesses thrive, however, are not so much an act of fate, but, rather, a reflection of the neighborhood's preferences, changing retailer viability in the digital age, and real estate economics. These factors require careful study and a better understanding of them will benefit the community at large.

*Continues on page 7*



Muni's Lack of Reliability: Let's See the Data



Scott Wiener  
San Francisco District 8  
Supervisor

In our allegedly transit-first city, we all know from our daily experiences that Muni isn't working as it should. There are too many delays, too many broken down vehicles, too many switch failures, and too many subway meltdowns.

What we don't know quite as well are the numbers underlying these shortcomings. The lack of easily available information undermines political support for improving Muni through better funding – particularly for long-neglected maintenance – and internal reform of the agency.

I recently requested that Muni, with support from the City Controller, provide monthly reports detailing Muni's challenges. Each report will provide a list of key data, including the amount of deferred maintenance, the number of vehicle breakdowns, how long vehicles remain broken down before returning to service, how many runs are missed, how many vehicles are in service vs. how

many vehicles need to be in service to meet service goals, and so forth.

The monthly report also will detail Muni's progress toward work-rule reform. It will address progress towards better real-time communication with riders to alert them to service disruptions, for example, via social media and texting. Finally, the report will itemize service disruptions and estimate the lost productivity to San Francisco's economy caused by the disruptions.

We'll then be able to track Muni's monthly progress in each of these key areas.

Each month, I will share the report with the public via social media and my Web site. I will ask Muni to disseminate the report, as well.

My hope is that as the public learns the depth of Muni's challenges and sees the precise numbers associated with those challenges, political support will build to fix these problems – particularly by reversing the systematic defunding of Muni to subsidize other priorities – rather than just paying lip service to the importance of public transportation.

Public officials in San Francisco talk a good game about the need for great public transportation. However, they often don't follow through by making the hard political budget decisions necessary to build that system.

We saw this repeatedly last year when, over my and others' objections, the Board of Supervisors repeatedly pulled money out of Muni to subsidize the School District's canceled yellow bus program, as well as for mega-development by hospitals and other large nonprofit institutions.

It's time to stop using Muni as a piggy bank for other needs and projects and to start focusing on improving this critical transit agency, one that affects each of our daily lives.

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](http://www.scottwiener.com). You can contact Supervisor Wiener's office at (415) 554-6968 or [scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org).

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Looking Back at 2012



Pat Tura  
DTNA President

In 2012, DTNA was involved in working with not only the City and Supervisor Wiener, but also with other community, neighborhood, and business groups, as well as property developers, for the betterment of our neighborhood.

From a quality of life perspective, we worked in supporting the Castro Community Benefit District (CBD) and Supervisor Wiener to ban camping in public spaces, such as Jane Warner Plaza at Castro and Market Streets, and with the same groups, and the Merchants of Upper Market and Castro (MUMC), on the nudity ban which took effect on February 1st.

We also worked with the Eureka Valley Neighborhood Association (EVNA) to bring the Trigger night club in compliance with their City permits, which reduced the quality of life issues that the night club was causing.

From a project development perspective, we worked with MUMC, the CBD, and Supervisor Wiener to find a way to balance the Bank of the West's desire to locate in the new building at 2299 Market Street with the need for more small local business spaces; those spaces on the Noe Street side of the building will carry the condition that they not be rented to Formula Retail tenants.

We worked with the developer of the RC Gas Station site, EVNA, and the CBD to secure a new Castro visitor center and home for the CBD in the new building at the corner of Market and Castro Streets. The space will also serve as a community meeting space.

We expedited a due diligence process with Forest City, the developer of 2175 Market St. (76 Station), and the City so that they could apply for funding to enable an increase in the planned amount of onsite affordable housing development.

We continue to support the landmark designation of the Duboce Park Historic District in order to preserve the historic homes that have been identified by the City and to retain the neighborhood character that exists there

I am proud of the fact that in 2012 DTNA continued to work successfully with our community, other community groups, Supervisor Wiener, other City agencies, and private developers on long-term solutions for our neighborhood. We look forward to more collaborative efforts in 2013.

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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# Affordable Housing Needed in Duboce Triangle

It is no secret that many, if not most, residents of Duboce Triangle would not be able to live in the neighborhood if they did not have a rent controlled apartment or had not bought their property quite a few years ago. While the median income of households in the neighborhood is \$91,020, according to U.S. Census data, and many households have incomes considerably lower, the average San Francisco rent is now about \$2,769/month (Real Facts [realfacts.com]) and the median home price in our zip code is \$1,200,000 (Real Facts).

The current housing situation means that the people who teach at our schools and pre-schools, work in our restaurants and retail, serve our neighborhood in the fire and police departments, maintain our parks and properties, etc., typically cannot afford housing near their jobs. It also means that people who live in our neighborhood who are struck with a disability, arrive at retirement age, or who must leave their current housing due to changes in its household composition, or due to an owner move-in eviction, may have no option but to leave the

neighborhood, if not the City, entirely.

Unfortunately, no magic formula exists to create to housing affordability in a city with a 49 square mile footprint. The goal of policy makers must be to pursue multiple avenues that address the different circumstances of both persons living below poverty and those closer to the median income who are still priced out of the market. While the passage of Proposition C on the 2012 ballot will guarantee some amount of funding for affordable housing construction, it will not be enough to address the magnitude of the problem. Additionally, most of the funds will not be spent in areas with expensive land costs such as Duboce Triangle and Upper Market.

San Francisco's inclusionary housing policy is therefore a critical component of housing policy, especially for households earning 60% to 100% of the City's median income, by requiring for-profit housing developers to either: 1) restrict 12% of its new on-site ownership units to be affordable to households at 100% AMI (Area Median Income);

2) build units in another nearby location equal to 15% of the market-rate units in the market-rate development; 3) pay an "in-lieu" fee to the City's affordable housing fund equivalent to the cost of building the required on-site units; or, 4) purchase land near the development site to transfer to the City's affordable housing programs.

While several of the developers of new buildings under construction in the neighborhood have opted to build affordable units in the neighborhood, the majority have opted to pay the fee to the City. Examples of the former include the developer of the former Union 76 station at Market and Buchanan who is building a separate development of below-market rate condos at Market and Franklin, the developer of the UC Extension site who is building on-site below-market rate rental apartments and paying a fee that effectively subsidizes

the construction of nonprofit sponsored, LGBT-friendly senior housing, and the developer of the former Union 76 station at Market/Sanchez who is building on-site affordable rental apartments in excess of the City's requirements with the use of tax-exempt bonds and tax credits.

These examples, however, are the exception and the majority of developers will opt to pay a fee rather than build the affordable units themselves. Unfortunately, while the in-lieu fees will help pay for affordable housing built in the South of Market neighborhood and the Tenderloin, it is highly unlikely that these funds will create new affordable housing needed in Duboce Triangle. DTNA therefore intends to continue to push developers in the neighborhood to do their part to help us create an inclusive neighborhood that provides options for persons of a wide range of incomes.

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# Duboce Park Historic District Moves Closer to Reality

Since our update on the proposed Duboce Park Historic District in the last issue of this newsletter, the results of the property owner and renter survey have been compiled and released and the proposed District has been heard and voted on at the Historic Preservation and Planning Commissions.

After an 18 month public process, which included eight community events, the results of the survey show overwhelming support for the historic district with property owners supporting the proposed landmark district designation by more than a

two-to-one. Of the 34 owner participants (out of 87), 65% support or strongly support the designation, while 29% oppose or are strongly opposed. Just four renters completed the questionnaire.

Supporters of the district were asked to rank the reasons for their support of the district. 96% of respondents indicated that protecting the visual and architectural character of buildings in the district was very important. Protecting the midblock park entrances was important or somewhat important to 87% of respondents.

Providing "clear expectations and guidelines for [residents] in the review of future exterior alterations to the district" was very important to 70% of respondents and somewhat important to 30%. Bestowing neighborhood recognition was very important to 65%. Improving property values or taking advantage of the Mills Act was very important to 39% and somewhat important to 52%.

The Planning Department's report provided substantial justification for the nomination of the district. It included a description of the characteristics of the landmark district, and the features that should be preserved, that justify designation.

After a hearing, on December 5th the Historic Preservation Commission voted unanimously to confirm the nomination and initiate the landmarking of the district.

The proposed district then

was heard at Planning Commission on January 17th. They voted unanimously in support of the designation of the landmark district.

The nomination will be heard by the Board of Supervisor's Land Use Committee sometime in mid to late February and then by the full Board.

The Board of Directors of DTNA has voted unanimously to support landmarking the district; the nomination has taken all property owner input into consideration, the final scope of the district is narrowly focused on the character defining features of the properties, provides financial incentives for the property owners through the Mills Act improvements, and balances the city's interest with those of the property owners.

Check the DTNA website or Facebook page for future hearing dates for the proposed District.



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## Spot Zoning Legislation Proposed for the Benefit of Cafe Flore

For quite a few years, Cafe Flore has prepared food in a kitchen that is located across the street at 260 ½ Noe Street, behind the nail salon. Cafe employees then shuttle the food across Noe Street to be served in the restaurant.

Cafe Flore’s preparation of food in the offsite kitchen is illegal. Currently, this type of “catering” use is not permitted at 260 ½ Noe Street or anywhere else in the NCT zone.

Last October 16th, Supervisor Weiner introduced legislation to rezone this single property to “Upper Market Neighborhood Commercial Transit” (“NCT”) and to temporarily permit this “accessory” (incidental) catering



The door on the right leads to a kitchen used by Cafe Flore use in the NCT district.

The legislation invokes significant issues of fairness and justice by granting rights to one – and only one – restaurant in the

NCT zone.

Under the legislation’s narrow drafting, catering use would only be permitted as an accessory to Cafe Flore. No other restaurant in the zone would have that right, despite the desire of many restaurants to expand their operations beyond their onsite kitchens’ capacities.

The proposed legislation likely qualifies as “reverse spot-zoning,” where special rights are given to a small area of land but not given to neighboring parcels. Courts may declare a reverse spot-zoning scheme illegal where it grants a monopoly on uses within a zoning district. Cafe Flore would enjoy a monopoly on the right to use off-site

catering.

Most importantly, offsite unlicensed kitchens are neither intended nor permitted for restaurant use. Allowing Cafe Flore to prepare food in such a kitchen puts the public at continued risk of contamination. Commercial kitchens, on the other hand, are subject to stringent health code and fire code requirements.

DTNA opposes the proposed legislation and asks Supervisor Weiner to withdraw it. Cafe Flore either can increase its on-site kitchen capacity, reduce the size of its menu, or prepare food in a licensed catering facility, not behind the nail salon across the street.

## Walgreens Skirts Law with Bioscrip Takeover

For many years there has been a Bioscrip Specialty Pharmacy at 2226 Market Street, mid-block between Noe and Sanchez, part of a small chain that primarily serves patients with chronic health conditions. Early in 2012, Bioscrip’s pharmacies were purchased by Walgreens Co., and soon thereafter, new signage went up identifying the pharmacy as a Walgreens branch.

While this sort of business consolidation has become commonplace in today’s world, DTNA wondered how it was possible for Walgreens to open a new store in our neighborhood without benefit of the Conditional Use (“CU”) authorization required by the Planning Code before a Formula Retail (chain) store is approved. While it’s true that this was not, strictly speaking, a

“new” store—Walgreens simply bought an existing store—our inquiry to the Planning Department confirmed that a CU should have been obtained and that Walgreens had skirted the required legal process by failing to obtain one.

DTNA thinks that it is important to hold the line and require companies like Walgreens to obey the rules. Otherwise, in a fictional example, McDonald’s could buy any one of our small, local hamburger restaurants, then slap the golden arches up in front and turn it into a McDonald’s, claiming there was precedent for doing so. The CU process involves a review of the proposed use, a recommendation by the Planning Department staff, and a Planning Commission hearing where the public may speak for, or against, the proposal.

DTNA does not yet have a position on the merits of yet another Walgreens in our neighborhood - this would be the fifth - and San Francisco already has the highest concentration of Walgreens stores in the world. But we believe the process should be

followed and the public should be able to weigh in. We have filed a complaint against Walgreens with the Planning Department and will report back on what happens.



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## Retail Study

Continued from page 1

### What will the study look at?

The Retail Study will explore questions harder to answer without focused investigation. What are the primary reasons businesses locate in the neighborhood? What are the primary reasons businesses leave? Where is there a gap between neighborhood needs and existing retail? What will be the best use of new retail space currently being developed? What are the biggest hurdles to starting a small business? What can the Castro/Upper Market learn from other successful retail corridors?

What the community learns from the Retail Study will inform how it develops a strategy for small businesses. A better understanding of a business’s clientele, for example, will help it market more efficiently. A better understanding of a neighborhood’s retail wish list sends a message to potential proprietors. In these ways, collecting objective information about a retail district can improve its health.

### When will the study take place?

It is important to begin the Upper Market/Castro Retail Study as soon as possible. A substantial volume of new ground-floor retail space will soon come to the neighborhood, and the potential for additional vacancies exists. Developers also have great financial pressure to fully occupy their ground floor, and often pursue big banks and chain retailers to avoid costly vacancies.

If the community can leverage information from the study to develop a framework that encourages small businesses, a stronger presence of locally owned restaurants and shops might become a reality.

The project will proceed in phases in order to collect feedback from each necessary stakeholder in each phase and to provide findings in real time. Doing so will allow the research team to offer recommendations as soon as they exist, rather than waiting to submit at the project’s end. It will be important to adhere to a one-year timeline to ensure that recommendations are actionable and remain relevant.

The current goal is to formally select a re-

search team in late February, with the Retail Study commencing as early as March 2013.

### How will stakeholders be brought in the process?

An Advisory Committee will bring together a diverse collection of individuals representing the Upper Market/Castro community. Their role will be to review data and offer feedback once the project is underway. The committee will likely include members from local-serving businesses such as restaurants and small retail, regional-serving businesses such as Safeway and Pottery Barn, neighborhood groups such as DTNA and the CBD, and the City of San Francisco such as the Planning Department and Supervisor Wiener’s office.

### How Can I Get Involved?

The easiest way to get involved with the Retail Study is to attend public meetings. Community input is essential to help guar-

antee that the study offers an accurate reflection of the neighborhood. DTNA will make public on our Web site the dates of these meetings as soon as they are selected.

There may also be an opportunity to become involved with survey work that will gather important information from neighborhood residents, businesses, and their employees. This might include asking pedestrians where they plan to shop or helping businesses collect information on where their customers come from. Look to future newsletters and our Web site for how to get involved.

The Upper Market/Castro Retail Study will offer a powerful economic tool to craft the future of the area’s retail environment. The DTNA looks forward to working with residents and businesses alike to put this invaluable tool to good use.

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## 2198 Market St. Development on the Move

An 87-unit apartment building is being proposed for the empty lot on the corner of Market/Sanchez and 15th St.



2198 Market Street

The property is owned by the Heller Manus, the well respected local architecture

operated the Shell station on that site for many years.

Greystar, who will develop the property, is the largest property management service firm in the country, with over 200,000 units and 700 properties nationwide under management. They have recently added property development to their business.

firm, will design the building.

The project is in an early stage. DNTA and EVNA have reviewed the preliminary designs.

We have requested design of this five story building respect the historical integrity of the Swedish American Hall, which is an historical resource on Market Street. Currently the building is designed right up to the Swedish American Hall without any set back.

We have pointed out the need to provide the rear yard setback required in the Market

Octavia Plan. We have also asked that the design step down on the Sanchez Street side so as to be compatible with the neighboring residences and backyards on the residential street.

We have also requested on-site affordable housing, rather than paying an in-lieu fee to the Mayor's Office of Housing, or contributing to a dedicated affordable residential building elsewhere. We will continue to monitor the progress on this project and will report updates as they become available.

## Opposition to Proposed Starbucks Grows

In previous issues, we have reported on the proposed new Starbucks at 2201 Market in the space currently occupied by The Industrialists. DTNA has taken a firm position in opposition to the proposed store, believing that it is both unnecessary and undesirable.

In the two months since our last issue, community opposition to the project has grown. A coalition of neighborhood merchants has formed to oppose the project, and you may have seen their anti-Starbucks posters which have appeared in store windows throughout the neighborhood.

Even more encouraging is the news that the Planning Department will oppose Starbucks project when it goes before the Planning Commission. (DTNA is not aware

that a date has been set for the Commission to consider this matter.) Nearby neighborhood organizations in the Lower Haight and in Hayes Valley have also weighed in against the project.

Because it is a formula retail use, the proposed Starbucks would require a conditional use (CU) authorization from the Planning Commission, and granting this CU would require the Commission to find that the proposed use was "necessary or desirable."

DTNA believes the proposed Starbucks is plainly unnecessary, as there are three other Starbucks locations within a couple of blocks, and numerous coffee stores selling similar products in even closer proximity. Because the proposed store would threaten the viability of

numerous small and locally-owned existing competitors nearby, and because it would convert yet another high-profile corner location to Formula Retail use, the Starbucks proposal is also undesirable.

With so much opposition,

DTNA believes the project is unlikely to be approved, but we will remain vigilant. If you'd like to submit your comments against (or in favor of) the proposed Starbucks, you can direct them to Planning Department planner Doug Vu at [doug.vu@sfgov.org](mailto:doug.vu@sfgov.org).



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## Chipotle at 2100 Market St?

Chipotle Mexican Grill Inc, which operates over 1,300 stores with revenues exceeding \$670 million, is in the process of applying for a conditional use permit to do business at 2100 Market Street. The building's last tenant was Home restaurant.

In the neighborhood, the merchants and residents overwhelmingly oppose Chipotle. The community is interested in creating a quality of life where local businesses can thrive and support one another. The merchants have begun a petition which patrons have been overwhelming happy to sign.

The inspiration for the menu at Chipotle comes right out of the Mission district taquerias the CEO ate at when he worked as a cook in San Fran-

cisco. Now he is aiming to compete with the very people who were the inspiration for his multi-billion dollar business.

Chipotle's rapid expansion and success is due at least partially to McDonald's investment. McDonald's was indispensable to Chipotle's growth due to its massive distribution system and operational expertise. McDonald's invested \$360 million and made over \$1 billion when they divested.

Merchants and local residents believe the goal should be to have locally owned businesses which add value to the business mix, not one that will try to dominate business through unfair noncompetitive pricing made possible by bulk buying, the ability to spread costs over



2100 Market Street

1,300 locations, and the ability to support marginal locations with profits from other locations.

Three Mexican restaurants operate within a half block of the proposed Chipotle location. It would be desirable to have

them stay and thrive. Chipotles Mexican Grill Inc. is unnecessary and undesirable.

We will keep you up to date on the application and hearing process for this project.

## Department of Amplification

Tom Hyman took the fine picture of the Beaver Street Block Party that ran in our last issue. Thank you, Tom!

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# DTNA General Meeting Notes December 2012

The DTNA General Meeting held at the CPMC gazebo was well attended for a December meeting, with lots of new folks from the neighborhood. Thanks for coming!

The DTNA Board and Officers recommended to the membership by the Board were overwhelmingly elected by members present. Pat Tura moved up from Vice-President to President, and Erik Honda returned to his prior position as Vice-President, while David Troup retained his long-time position as Treasurer. Former President Dennis Richards will remain on the Board - there is an automatic slot for “Immediate Past President”.

New Board member Danny Yadegar, who has a degree in urban planning, gave a thoughtful presentation on the retail business study currently being undertaken by DTNA and Supervisor Scott Wiener’s office (see cover story in this newsletter.)

Danny also took questions from the audience, and a lively discussion ensued. Discussion topics included how to attract non-retail businesses like non-profits to our neighborhood, and whether the timing of the study will allow us to influence what retail tenants go in all the new buildings currently under construction (the answer is, “Yes.”)

Board Member Mark Scheuer gave a crime report – violent crime is steady, but property crimes such as phone snatchings and bicycle thefts are up. He told people how to sign up for Park Station’s reports.

Board Member Michael Streefland gave a thoughtful and well illustrated report on the cuts in funding to the tree maintenance program that are causing street trees in our neighborhood to be turned over by the city to owners of the adjacent property, some of whom may not be able to afford the serious cost of keeping trees properly maintained. (see our article in our last newsletter.)

Michael gave some interesting statistics on how we compare tree-canopy-wise, to other cities, and also a nice run-down of the many benefits of street trees on traffic, environment, and psychological well-being. Michael then took questions from the audience and discussed possible solutions. Unfortunately Supervisor Wiener, who had planned to attend and give his ideas and plans for a legislative solution to the problem, was delayed in another meeting and could not attend.

We adjourned in concord at 8:30 pm.

# Duboce Park Maintenance Update

Although 40 San Francisco trees and big limbs were reported knocked down by December’s big storm, there were no major problems to trees in Duboce Park. However, the tree at the corner of Steiner and Duboce that had a large branch fall off on October 19 was removed on December 9. Branches on nearby trees were also removed at the same time, allowing more light in the area.

Cherry trees may be planted in the small grassy area next to the basketball court, according to Adrian Field, Acting Park Services Manager. Trees were promised for this area after the completion of the Youth Play Area last May. Field also indicated that a cherry tree may be planted in the planting circle near the Pierce Street entrance and added that cherry trees “would also mature reasonably quickly and provide good full blossoms.”

Large parts of the Dog Play/Multi-Use Area, particularly in the middle of the lawn and near the benches at Potomac and at the top of the area, were muddy and mushy during and after the December rains. Reports and pictures were again sent to Rec and Park about this continuing problem.

Part of the disability access ramp and railing near the Carmelita St. entrance to the park, as well as some railings near the basketball court, may need to be redone to meet ADA standards. On December 12, a representative from the Mayor’s Office of Disability did a walk through to make sure the Youth Play Area met ADA requirements, which it did, and also inspected other areas of the park.

“Because a portion of the Carmelita Street ramp slope is steeper than allowed, and both ramps lack the required handrail extensions, MOD has determined that the non conforming conditions need to be corrected,” according to Matt Jasmin, Assistant Project Manager, Capital Improvement Division. Field said that only “slight modifications to the slope” and railings are required to meet ADA standards.

Field also said that he has not received an update from the structural maintenance department on the installation of skate stops around the Recreation Center to help deter skateboarding that causes damage to various curbs and walls around the building.

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# Violent Crime in the Triangle

Duboce Triangle neighbors were stunned by news of the robbery and stabbing that occurred at Noe and 14th Streets on Thursday, January 10 at about 6:10 p.m. According to a report in the Bay Area Reporter on January 17, “Bradley Roberts, 41, said he saw the victim, his roommate (Eric)... about a block away from their home. The man, who police say is 33, told him that he’d just been attacked and robbed of his backpack. Items in his bag included a phone and laptop.” He had, in fact, been stabbed in the chest.

“Roberts said blood was running down the man’s clothes. He set him down on the sidewalk, called 911, and applied pressure to the wound. He said his roommate was in a dark area, and nobody else was around when he first saw him. “It was just luck that I happened to be walking by at that time to help him out,” Roberts said.” Although the wound did pierce the victim’s heart, emergency surgery was successful and a week later, the victim was home, doing well, and expected to make a full recovery.

SFPD issued a Crime Alert on January 28 with further details and composite sketches of the suspects. Suspect #1 tried to punch the victim while the suspect #2 got behind the victim. A struggle ensued and suspect #1 stabbed the victim in the chest with a 3” knife. #2 grabbed the victim’s backpack and both fled.

Suspect #1 is described as a white male, about 38 years old, about 6’2” and 168 pounds with chestnut brown, salt-and-pepper hair, dark eyes, and a sunburned face. Suspect #2 is described as a white male, about 42-44 years old, about 5’8”, 180-190 pounds with light brown hair and wearing aviator-style glasses.

Supervisor Wiener held a community meeting on January 28 to discuss Public Safety in the Castro/Upper Market area. Captain Moser from Mission Station said that between January 1-28, there had been seven assault and batteries, six aggravated assaults and six robberies and thefts in the Castro section of the Mission Station district. Many of these incidents in the Castro and Upper Market happened outside or near bars and most happened after 11 p.m.

Captain Corrales of Northern Station said that during the same period, only one robbery occurred in his station’s section of our neighborhood, and that was the knife attack described above. There were also two burglaries and four automobile break-ins. Corrales reiterated that the area around Duboce Park is still very safe, especially compared to other neighborhoods. Lt. Thoshinsky from Northern Station reiterated that iPhones and iPads remain a common “crime of opportunity” and that there is no particular pattern to those thefts.

SFPD advises, “Protect yourself and help prevent crime by simply being aware of your surroundings and concealing your valuables.”

Everyone who spoke at the meeting urged citizens to report all crimes—even small ones—so SFPD can see and respond to any patterns that are occurring.

My weekly e-mail newsletter on mortgages and macroeconomics is read by more than 20,000 people in the U.S. and I am one of your neighbors. My rate forecast has been published every week for the last 8 years on Bankrate.com. I have been doing mortgages for over 20 years.

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**Dick Lepre**  
Senior Loan Officer  
415.244.9383  
[dicklepre@rpm-mtg.com](mailto:dicklepre@rpm-mtg.com)  
[www.rpm-mtg.com/dlepre](http://www.rpm-mtg.com/dlepre)  
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**JERRY COOPER**  
owner

572 Castro Street

San Francisco, CA 94114

ring 415-864-2262

fax 415-641-1572

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