

APR - MAY 2013



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday, April 8, 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
- CVS presents details on their proposed store in the Market & Noe Center
- Tim Eicher will present plans to open Beaux Bar in the former Trigger space at 2344-48 Market St.

## DATES TO REMEMBER:

Wednesday, April 3, 7 pm-9pm  
Castro Street Widening Project Workshop, Harvey Milk Civil Rights Academy Auditorium, 4235 19th St betw. Diamond and Collingwood.

Wednesday April 10, 9 am  
Squat & Gobble Parklet Renewal Hearing, City Hall, Room 400.

Saturday, April 13, 10 am-noon  
Friends of Duboce Park Volunteer Day. Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or 255-8370.

Saturday, April 13, 11 am-4 pm  
6th Annual DogFest, Duboce Park, free admission; food and games for purchase; \$15 registration fee for dog show plus \$5 fee per contest category. Visit [sfdogfest.org](http://sfdogfest.org) for information and registration.

Saturday, May 11, 10 am-noon  
Friends of Duboce Park Volunteer Day. Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or 255-8370.

Wednesdays, 4 pm - 8 pm  
Farmers' Market, Noe St between Market and Beaver

## Big Win for DTNA on Chain Stores

DTNA is on the cusp of achieving a major milestone in its four-year long struggle to limit chain stores ("formula retail" in the Planning parlance) in our neighborhood, and our work promises to be a model available for other city neighborhoods to adopt.

Representatives of the San Francisco Planning Department recently met with DTNA leaders to go over Planning's version of a Formula Retail Concentration Methodology based on DTNA's work in the same area.

If approved by the Planning Commission, which could happen as soon as next month, applications for new chain stores in our neighborhood would be judged based on whether they bring the concentration of chain stores in the immediate vicinity above 20% - if so, Planning would recommend against approval of that "Conditional Use" permit required for all chain stores.

The method is designed as an experiment, to be adopted as Planning Commission policy but not codified in the Planning Code. However if the experiment is successful in offering some certainty to landlords (by allowing them to know in advance what will be approved) and in helping to create a vibrant mix of businesses in our area, the Department hopes to codify the experiment, and offer it to other neighborhoods.

The path toward our achievement started in 2009 with the work of DTNA's Land Use Committee, which created a "Formula Retail Matrix" to evaluate individual chain store applications on a variety of criteria.

In 2010, the DTNA Board became con-



*Applications for new chain stores would be evaluated based on the concentration of other chain stores within a 300 foot radius*

cerned about the increasing volume of formula retail applications and worried about reaching a "tipping point" where landlords would expect formula retail tenants with deep pockets, and, as a result, rents would increase to such a point that independent local businesses would be priced out.

Extensive research by DTNA on the number of chain stores in Upper Market vs. two comparison corridors, Upper Haight and Valencia Street, found that the percentage of chain stores in Upper Market was indeed much higher than in the comparison areas.

Our researchers brought another concern to light - chain store businesses take up much more visual - and literal - space on the streetscape than non-formula retail. That "linear feet" model of looking at the presence of chain stores is now part of the Planning Department's methodology.

*Continues on page 7*



Keeping Café Flore as a Great Neighborhood-Serving Local Business



Scott Wiener  
San Francisco District 8  
Supervisor

In the February - March newsletter, DTNA criticized my legislation providing Café Flore with a path to legalize its off-site kitchen, thus ensuring that it can continue to provide robust food service.

While I respect DTNA's right to disagree with my legislation, DTNA's criticism contained inaccuracies and unfairly implied that there is something nefarious about the legislation.

Without this legislation -- which has broad community support and support from the Planning Commission — Café Flore will significantly reduce its food service and become more like a bar. A Café Flore with significantly reduced food capacity isn't in the neighborhood's best interest, and I stand by my legislation.

For decades, Café Flore has been a gathering place for the community and visitors from all over. Many of us, including DTNA, talk about having interesting local neighborhood businesses, as opposed to formula retail. My

legislation gives a local business the tools it needs to succeed.

Café Flore has a tiny kitchen. Starting in the mid-1980s, the previous owner began using an off-site kitchen across Noe Street.

When the current owner purchased the restaurant a decade ago, he continued use of an off-site kitchen. While off-site kitchens aren't typically legal under our Planning Code, Café Flore has relied on one for nearly 30 years. Café Flore is in compliance with health and building codes – meaning that DTNA's suggestion of possible food contamination is without basis.

When it became clear that the Planning Department was going to shut down Café Flore's off-site kitchen, I met with café management and Planning staff to see if we could chart a path forward. We came up with a limited grandfathering period to allow the kitchen to be legalized. That path to legalization is the legislation I introduced.

Our Planning Code is not an unquestionable sacred text. The Planning Code must reflect the needs of our community. When it doesn't, it should be amended, as it has been hundreds of times in recent years. For example, when a number of Castro nightclubs had been operating for decades despite technically violating zoning, then-Supervisor Bevan Dufty wisely passed legislation to provide for a six-month grandfathering period.

DTNA's unfortunate suggestion that the legislation is some sort of illegal special favor to Café is way off-base. As noted, this kind of rezoning specific to

one area or even one establishment happens frequently. One of my jobs as Supervisor is to create an atmosphere where local businesses can thrive. I work very hard to support our neighborhood businesses, and this is just one example of my efforts to do so.

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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DTNA's Land Use Committee



Pat Tura  
DTNA President

DTNA's Land Use Committee is known for advocating for neighborhood character and quality of life.

The Land Use committee partnered with City agencies and developers to help to bring about the changes currently evolving. The development of Upper Market parcels is a key aspect of a much larger process in urban development which can foster diversity and unique neighborhood character. However, it takes community involvement.

To accommodate the Market Street growth, we can expect changes to the surrounding roadways and the retail environment. Recently, the Planning Commission approved major changes at the site of the Whole Foods project at Market and Dolores St. The improvements will widen the sidewalks, incorporate pedestrian safety measures, and make some changes in traffic flow, particularly along Dolores.

Additionally, the Planning Department is in the process of designing expanded sidewalks and pedestrian improvements for Castro Street.

The next improvements need to come in the heart of our community, particularly at Market and 16th Streets and Market and 15th Streets. With three major projects at Market and 15th and the addition of 250 new residences, we need to make pedestri-

an safety a priority. Construction recently began to make the 15th & Market corners safer.

On the other hand, the corner of 16th and Market is a traffic hazard waiting for a traffic solution.

The next aspect in this process is the retail mix.

DTNA has been working with the Planning Department to define a reasonable mix of formula retail (chain stores) and small businesses. We proposed a retail study that will help to define what businesses are needed to ensure the economic vitality our neighborhood.

Supervisor Wiener's office is in the process of securing funding for this project so that the project can get started.

The strength of our community is its people whose diversity creates the neighborhood character. Our distinctive character is one of our most important assets.

We may have different ideas about what makes a neighborhood desirable, some want pedestrian safety, while others want more chain stores right outside their door. I believe everyone's goal is to build a more sustainable neighborhood and that requires a strong connection between planning and community.

We can all work together to make this happen but it takes getting involved and a commitment to follow through with issues. I strongly urge you to become involved with DTNA, particularly with Land Use Committee. Your contribution will help enhance the vitality of our neighborhood.

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## McKinley Elementary – the New Meaning of “Neighborhood School”

It's a joy to have an elementary school in our neighborhood – the bursts of sound from the children's schoolyard at recess; the classic yellow school buses rolling through the neighborhood in the morning and afternoon; the crossing guard, Howard, with his friendly smile; the school's community events like DogFest (coming April 13th), the McKinley Car Wash, the Books Inc. night in December; and, most importantly, the opportunity for kids growing up here to be able to attend a quality and community-supported neighborhood school.

And while “neighborhood school” may mean something intuitive to most of us, starting this past year the San Francisco Unified School District formally instituted a new neighborhood school attendance policy.

The public school placement system is a Byzantine puzzle. It is based on a complex lottery that uses several variables in ranked order to sort out which school an incoming kindergartner is assigned to.

The one major change recently adopted is to give stronger weighting to geography. In other words, if a family lives near an elementary school, their kids have a stronger likelihood of being assigned to that local school. It is not the only variable, nor is it the highest ranked variable, but

under the new system it's a much more significant factor.

What that means for us here in Duboce Triangle is that McKinley Elementary school is now formally our “neighborhood school.” With the dramatic increase in young families in the neighborhood over the last few years, we can already see many local kids going to our local school.

If you stand at the corner of Noe and 14th, or at 15th and Castro, or at Sanchez and Duboce on any weekday morning at around 7:30 am you will see the “walking carpools” of neighborhood kids and parents strolling up to McKinley at the corner of

Castro and 14th.

This increasingly direct relevance of the local elementary school provides even greater opportunities and reasons for the Duboce/Castro community to embrace and support McKinley Elementary as a key local institution.

These young kids will some

day be young citizens and future ambassadors of our community. Whether you have kids who go there now or may have kids in the future, or if you have dogs and enjoy the annual DogFest event, or if you just like getting your car washed by many eight-year-old hands, keep up the love for our neighborhood school.



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## Dogs and Kids Woof it Up at DogFest

Official Lemony Snicket representative, Daniel Handler, will once again emcee the 6th Annual DogFest on April 13 2013, from 11 am to 4 pm in Duboce Park.



Costume competitor 2012

DogFest is a celebration of dogs and kids benefitting McKinley

Elementary School, our neighborhood's public school at Castro and 14th Streets. In just six years, this one-of-a-kind festival has grown from an intimate neighborhood affair into the biggest dog event in San Francisco.

Special thanks go to the many Duboce Triangle businesses, organizations, and residents who have supported this event since the first year.

Come watch or join the canine contests, catch a show by the Busy Bee Dogs, make a bid on an auction item, and buy a ticket for the grand prize raffle.

Children's activities galore including jumpy houses and face painting!

Dog lovers can stroll through

aisles full of canine vendors, load up on free samples, or find true love in the Dog Rescue Zone.

Our neighborhood Supervisors, Scott Wiener and London Breed, will join other celebrity dog show judges including Jane Wiedlin of the Go-Go's and Leah Garchik of the SF Chronicle.

This year's show features an “openly corrupt” Best in Show competition, where attendees are encouraged to bribe their way into winning.

Free admission; food and games for purchase; \$15 registration fee for dog show, plus \$5 fee per contest category.

For more information, or to sign your dog up for the show,



Pope Eddie, Best Costume Winner 2012

go to [www.sfdogfest.org](http://www.sfdogfest.org).

This year's sponsors list is at <http://mckinleyschool.org/dog-fest/sponsors/>.

## Spring in the Triangle: Bird Feeder Follies

We've had a hummingbird feeder hanging over our deck all winter. The hummers love it; but before it had been up too long it was discovered by a shy wintering yellow-rumped warbler and a gang of rowdy house finches, who sat on its perches yelling at each other and tossing back long swallows of nectar.

Trying to lure them away from the over utilized hummingbird feeder, we made a seed feeder out of a 2-liter bottle and hung it on the other side of the window. The house finches switched to seeds, but attacked them with such enthusiasm that half of them ended up on our deck. That was the signal

for juncos, who like to feed on the ground, to move in.

OK, fine; but we hung a tray under the bottle to catch some of the flying seeds. The tray soon filled up with surplus seeds, and flocks of pine siskins began to land on it for dinner, six or eight at a time.

A brief Golden Age of diversity and sharing followed. But the idyll ended when a couple of enormous pigeons showed up and scared the smaller birds away. The pigeons, too big for the tray, could only get at it by standing on the railing of the fire escape, so we moved the feeder to the other side of the window.

The pigeons were foiled, although they continued to strut and fret on the railings; but now a pair of mourning doves flew in, intimidating the small birds, camping on the tray to stuff themselves, before retiring to the railing to bill, coo, and shamelessly copulate.

Something had to be done. We removed the tray, but left the bottle. The doves flew away in a huff, but the pine siskins, now thoroughly confused, haven't returned. The house finches are back, jockeying with the yellow-rump on the hummingbird feeder but mostly ignoring the seed feeder.

What will they do next?? We're dying of suspense, but also exhausted by the endless adjustments. We can hardly wait for April, when the pine siskins and the yellow-rump will fly away to the mountains. We'll take down the seed feeder and remove the perches from the hummingbird feeder, thus disenfranchising the house finches.

Then we can look forward to summer, with only the quiet, magical hummingbirds visiting us in peace and tranquility. Except when they're fighting with each other, of course.



# CVS Responds to Neighborhood Concerns, Revises Plans

Since 2011, CVS has been working toward restructuring and occupying the first floor of the Market and Noe center (the former Tower Records store, long vacant).

After consultations with DTNA, they have agreed to various changes in their proposal, including limiting store and delivery hours, concentrating delivery away from the residential blocks, agreeing not to sell alcohol, leaving the parking on the roof accessible to other neighborhood uses and businesses, and leaving their windows clear and unobstructed, not blocked in with merchandise as Walgreen's does.

At our March Land Use Committee meeting, CVS presented new renderings of their architectural design, which has met with approval from the Planning Department, and which received general positive reviews from the Land Use Committee.

The design, by a local, Noe Valley architect, visually splits the building into three vertical sections. No change is being contemplated to the Radio Shack section of the building which CVS is not leasing. The central section will remove the bay windows and add an elevator to access parking and 2nd floor businesses (CVS is not occupying the 2nd floor).

The third section also removes the bays and replaces them with large rectangular ground-floor windows. Visually the center section will be distinguished with a see-through lattice and the eastern section with ceramic tile.

The biggest improvement on previous iterations is in signage – CVS has removed the large billboard-like sign initially proposed for the elevator tower, and replaced it with smaller signs that, crucially, are not the standard suburban strip mall version, but front-lit and will be unique to this CVS store. Hopefully, Bank of the West and other soon-to-arrive formula businesses (chains) will take a similar approach.

CVS will be at our April 8th General Meeting to present and discuss their plans.

# Chipotle wants ex-Home Space

At this writing, Chipotle Mexican Grill Inc. has not yet applied for their conditional use permit to operate at 2100 Market Street, the corner of Market, Church, and 14th Streets. We have seen, however, lots of public relations by Chipotle in the neighborhood: A full-page ad in the BAR, the lobbying of local merchants, and going door-to-door to gain resident support.

2100 Market St. is strategically located at the gateway to the Upper Market corridor. DTNA's Board feels that it is critical for that site to house a unique local business which will add to our neighborhood's unique character. The adjacent Safeway property is an immense parcel of formula retail stores—Safeway, Starbucks, GNC, and Jamba Juice.

There are three existing (independent) Mexican restaurants within a block of 2100 Market, evidence that a Chipotle is not "necessary" at that location. And since Chipotle would siphon sales from those local restaurants and threaten their viability, and would diminish unique neighborhood character, the proposed fast-food restaurant is also not desirable.

Local merchants have submitted a petition in opposition to the project. However, they don't have the time or money to launch a PR campaign like Chipotle has done. With revenue of \$699,000,000, Chipotle Mexican Grill Inc. can spend what it likes to try to ensure success.

As consumers we all have choices of how to spend our money. As urban dwellers we have choices of what we want our environment to be where we live. You can contribute to multi-national profits or you can contribute to viable local businesses and make them profitable. The choice is yours to define the unique character of our neighborhood.

Hours: Tuesday through Saturday  
10:00 am to 5:00 pm  
Appointments recommended



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**MOLLIE STONE'S**

Your Neighborhood Association

# Meet Your Board

Danny Yadegar

Hello to all! My name is Danny Yadegar, and I am one of the newest additions to the DTNA Board – it is a great pleasure to have the opportunity to serve our neighborhood. The Tri-

angle is where I live now (Noe St) and where I first lived upon moving here from my hometown, Berkeley.

We have a special neighborhood indeed – well served by transit, with diverse restaurants and bars, and with a handful of pristine parks only a short walk away. I can understand why everyone wants to live here. I also understand how frustrating it can be to pursue a rental apartment in the area – it took me nearly a half-year to find a place that was affordable! Glad to be back, and excited to be a part of the conversation that balances new development with Victorians.

One main opportunity inspired me to join the DTNA's Board – I wanted to see new businesses come to Market Street instead of the growing number of vacancies. Having completed my graduate studies in urban planning this past June, I saw our City with new eyes.

Why was the Valencia corridor climbing over itself to find new restaurant space while Upper Market struggled to keep restaurants in place? Why were restaurants such as Home closing after a decade of success? Our neighborhood must learn from questions like these, to respond better to changing real estate dynamics, and to help preserve the area's unique character. Over the next year, I will be working closely with Supervisor Wiener's office to get answers to these questions with a Castro/Upper Market retail study.

A neighborhood association that carries the best interest of its residents is essential. The DTNA does this well. I am privileged to be a part. And should you see me reading in the park or going for a run please say hello – I look forward to learning your perspective on what makes the Triangle great!

# Retail Study

Continued from page 1

Over the course of 2011 and 2012, DTNA, through the DTNA website, newsletter articles, public meetings, and e-mail exchanges, took the pulse of the neighborhood and found an overwhelming opposition to more chain stores.

Through appearances at the Planning Commission, conversations with Supervisor Scott Wiener and Planning Director John Rahaim, and informal work with individual planners, DTNA made the neighbors concerns known, and the powers-that-be ultimately became as concerned as we were. The result is the current plan.

The DTNA Board and Land Use Committee believe that if the proposed plan passes as currently designed, it will lay the foundation for a vibrant, diverse, and neighborhood-serv-

ing mix of businesses that will make our area the destination it deserves to be. We hope you will support its passage.

If you were one of the many neighbors that came to meetings or sent an e-mail to voice your concerns and support our position, prepare to add your voice one more time – when the methodology comes up for approval at the Planning Commission. The Commission takes input via e-mail and letter, but best of all is to speak before the Commission itself.

Watch the DTNA website and your e-mail for an update on the Planning Commission hearing schedule. Commission meetings are Thursdays at noon, generally, and each member of the public gets 2 minutes to speak. Thanks go out to all the neighbors who supported us and added their voices – let's push this over the line.

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Café Flore Offsite Kitchen Approved

On February 21st, the Planning Commission approved draft legislation legalizing Café Flore’s offsite kitchen at 260 ½ Noe Street and allowing a height increase at the Fitness SF property at 2301 Market Street, from 50 feet to 65 feet. The legislation will now go to the Board of Supervisors for further review and approval.

Although DTNA supported the height increase for Fitness SF, DTNA opposed the legislation as a whole for several reasons, all related to the kitchen legalization.

First, the legislation only allows one restaurant in the zoning district to have an offsite kitchen – Café Flore. The legislation only applies to a small swath of land, and that swath contains only one offsite kitchen.

That fact, coupled with the legislation’s one-year sunset provision, means that no other restaurant could open an offsite kitchen. The process is too expensive and too lengthy to accomplish within the legislation’s one-year timeframe. DTNA opposes granting special privileges to one restaurant that cannot be enjoyed by other restaurants. It is like granting a monopoly.

The offsite kitchen at 260 ½ Noe has flown under the radar for decades, and DTNA is concerned that it may not meet Building and Fire Code standards. DTNA is concerned for the safety of the residential tenants living above the kitchen and asks Café Flore to confirm that a modern fire-suppression system is now in place.

But there is a larger issue beyond this legislation: San Francisco prides itself on its restaurant culture, but it can be very difficult to open a restaurant here. The Labyrinth of health and zoning regulations, sometimes coupled with neighbor opposition, can make it very difficult to open or expand a restaurant.

The recent eruption of food trucks, which until recently operated under a Wild Wild West regulatory structure, may be a response to unmet demand for more restaurants.

Offsite or “commissary” kitchens, often unpermitted, have cropped up to prepare and supply food to the trucks.

As was the case for the kitchen at 260 ½ Noe Street, the Health Department is often aware of these kitchens – and is aware of their illegality – but feels pressured not to shut them down.

There is some logic behind allowing the unpermitted kitchens and restaurants to remain in operation. If they meet most Health & Safety Code standards, as some do, then why shut them down over zoning “technicalities”?

San Francisco is a tightly regulated city, and we find ourselves taking a fresh look at with the regulations’ strictness as they relate to restaurants. For example, the Planning Department is investigating the possibility of allowing offsite kitchens

throughout the NCT zoning district.

DTNA believes it is time to engage in a dialogue about reforming restaurant regulations. We invite you to submit comments and ideas to [RestaurantLaws@gmail.com](mailto:RestaurantLaws@gmail.com).

Farmers' Market Returns to Duboce Triangle

The Farmers’ Market on Noe Street is back! They opened for 2013 on March 13th and will be open every Wednesday, rain or shine, from 4 pm to 8 pm until December 18th, the week before Christmas. Wow! Live music. Local food. Come by.

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Duboce Park Update

**Steiner-Duboce Corner Improvement Project**

Friends of Duboce Park (FDP) met with representatives from Rec & Park on February 14th to plan the next steps to make the Steiner—Duboce Corner Improvement Project a reality. Rec & Park staff will now be meeting with their Structural Maintenance Department to get their feedback on the design.

Working with local landscape architects, FDP developed a plan to make that underutilized corner a more attractive and welcoming gateway to the park. FDP hosted three community meetings in November, December, and January to present and get feedback on the design. The current plan takes into account comments from both the Rec & Park and the community. The design includes a semi-circular seating wall, additional lighting, way finder signs, and a sign offering people with cell phones a phone number with extensions to listen to oral histories of the park.

Visit [friendsofdubocepark.org](http://friendsofdubocepark.org) to see the plan and details of the proposed improvements. If you would like to express your view on the improvements, please send comments to [mark@friendsofdubocepark.org](mailto:mark@friendsofdubocepark.org).

**Lawn Maintenance**

A lot of brown and yellow areas on lawns are visible near the major entrances to Duboce Park and on the edges of the larger lawn. According to Adri-

an Field, Acting Park Services Manager, dog urine is a major cause of much of the damage, particularly at the locations where people with dogs enter and exit the park.

“We had the same problem last year. We completely resodded the area and repaired the turf at the Scott and Waller corner at that time. We may be able to rescue these areas by fencing them off, but it will remain a problem [with] the same volume of repeat dog traffic in a concentrated area,” Field said. “We need an effective way to close probably half of the Dog Play Area at a time in order to renovate sufficiently. It is not easy from a cost or a maintenance standpoint to do this type of closure, but we will be looking into this now that the weather has improved. I think that the best we can hope for is a larger annual or biannual renovation. I am meeting with our turf crew to see what can be scheduled for this spring.”

“In short, this is the time of the year that the turf looks it worst. The constant high use during very wet weather destroys the structure of the turf which makes for more difficult recovery. The ability of our mow crews to mow in inclement weather also has a quite high impact on turf 'look'. Staff is currently focused on edging and trimming. The damage, while it looks unsightly, will repair itself in a month or so with some good weather.”

**New Rosenberg's  
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## DTNA General Meeting Notes - February 11, 2013

Our February meeting began with Supervisor Scott Wiener providing updates on various issues. Regarding transportation, he has requested monthly reports from MUNI so progress in the areas of deferred maintenance and overtime can be tracked. He also wants to improve car sharing in the City and to make sure that the number of cars available to share increases. He has created a working group to develop standards for food trucks, and he is trying to bring various city departments together to work on pedestrian safety.

Wiener has secured funding to widen Castro Street sidewalks; 150 people attended the first community workshop

held recently, and there are plans for more design workshops. He expressed support for DTNA's effort to provide affordable housing on-site at new developments in the neighborhood, and hopes his recent legislation to allow smaller "efficiency" units will provide for more affordable housing.

Next, Captain Corrales of Park Station provided a crime update. He said the January 10th robbery and stabbing at 14th and Noe streets was an isolated incident in the Triangle, while acknowledging that it does create the perception of lawlessness. He assured residents that Duboce Park and the area around it are very safe.

He cautioned that most robberies involve cell phones ("Apple picking"). He urged residents to enable the "Find My Phone" app and not to leave visible items in cars. Corrales said there are not enough officers to do foot patrols in our neighborhood, but that may change when the new academy class graduates.

The main presentation on affordable housing, by DTNA Board Members Tim Dunn and Danny Yadegar, began with a run-down on the types of affordable housing that exist in our neighborhood such as: The large, entirely affordable Bridge development across from Safeway; much smaller sets of units tucked away in "in-fill" spaces and serving groups like seniors and people with HIV; "invisible" affordable units mixed into larger developments; and long-term tenants in rent-controlled housing.

They defined the various levels of affordable housing, which ranges from housing targeting very low income households far below the average median income up to affordable for-sale units for people who make up to 20% above median income.

Dunn and Yadegar then laid out why DTNA supports on-site affordable housing in new developments – to keep a mix of income groups in the neighborhood, which helps to foster and maintain the diverse culture that keeps people wanting to live here. In a question and answer session following the presentation, neighbors affirmed their support for DTNA's position and their interest in protecting the vulnerable among us.

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## Report Every Crime!

With the perceived increase in the number of violent crimes in the Triangle, Castro, and Lower Haight neighborhoods, all of the professional and volunteer groups in those neighborhoods are working hard to mitigate and eradicate such crimes. Updates on crime were provided at the community safety meeting that was held on January 28th and by Captain Corrales of Park Station at the February DTNA meeting.

Reports on crime in our neighborhood are available in the weekly crime reports e-mailed

by Park Station, Northern Station, and Community Patrol USA and in SFPD's COMPStat (Computer Statistics) report available online.

Community Patrols USA's March 7 report shows that Level 1 and Level 2 incidents, including assault with a deadly weapon, murder, arson, assault, battery, and robbery are about the same for January and February of this year compared to 2012, with a total of 58 this year vs. 63 last year. Level 3 crimes, which include burglary, theft, fraud, and auto theft are

also about the same: 127 this year compared to 124 last year. Community Patrol reports cover most the Triangle and Castro.

Report every crime. Cell phone thefts, bicycle thefts, and automobile break-ins are rampant and it is very important to report every crime.

Many people are reluctant to call police or report crimes. Many reasons contribute to this reluctance, but not reporting all crimes can have a significant consequence on our neighborhood.

Crime reports create a pattern of crimes. These patterns help police to determine where they need to assign officers. Not reporting incidents can have the effect of making it seem as though nothing at all is happening in a neighborhood, so police will be assigned to

other areas with more reported incidents.

SFPD has been warning about the theft of smart phones and tablets, but many people don't seem to be heeding the warning and thefts of those devices remain a continuing problem. The police also consistently advise not leaving anything in plain sight in vehicles, securely locking bicycles in all situations, including in private garages, and making sure that doors and windows are locked.

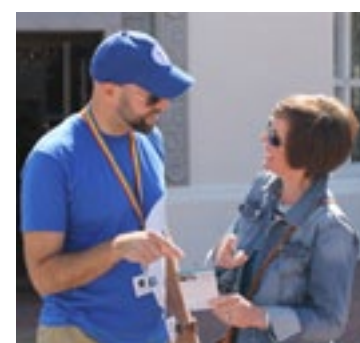
Report crimes in progress by calling 9-1-1 and report non-emergency situations by calling 552-0123. You can set up a Neighborhood Watch on your block by contacting Safety Awareness for Everyone (SAFE) at [www.sfsafe.org](http://www.sfsafe.org). If we all do a little more and take the extra step, we can make a significant difference in the community.

## Welcome Tourists to the Castro!

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for tourists. A short training is provided to all ambassadors. Interested? Contact Andrea Aiello, Executive Director Castro CBD at [execdirector@castrocbd.org](mailto:execdirector@castrocbd.org), call Andrea at 415-500-1181, or visit the website at: <http://www.castrocbd.org/index.php/our-services/castro-ambassador>

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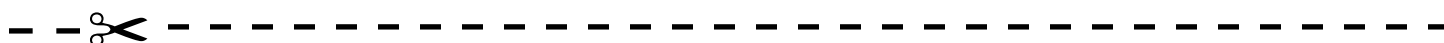
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