

AUG - SEP 2013



DUBOCE TRIANGLE NEWSLETTER

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

August, 2013 DTNA General Meeting **CANCELLED**

The usual DTNA General Meeting will not be held this month. Enjoy the rest of your summer, and mark your calendars – we'll see you at our October 14 meeting.

DATES TO REMEMBER:

Most Saturdays/Sundays in August (August 4, 10, 11, 17, 18, 24, 25, 31): Live entertainment in Jane Warner Plaza presented by Castro CBD. See website for details and times: <http://www.castrocbd.org/index.php/visit-the-castro/special-events>

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

Sunday, September 8, 11 am-4 pm, Sunday Streets, Western Addition. Join the throngs for this massive street party as long stretches of several streets in this nearby neighborhood are closed to motor vehicle traffic. More info: www.sundaystreetsf.org.

Saturday, September 14, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370.

Saturday, September 21, 9 am-2 pm
16th Annual Friends of Duboce Park Tag Sale. Contact Rose at rose@friendsofdubocepark.org or 255-8370.

Sunday, October 6, 11 am-6 pm
Castro Street Fair, Castro St., Market St., 18th St. 2013 marks the 40th anniversary of this popular event, which usually features SF's glorious "indian summer" weather. (Cross your fingers!)

Wednesdays, 4-8 pm
Castro Farmers Market, Noe St. between Market and Beaver. Come hobnob with neighbors and shop for farm-fresh produce, artisan meats and cheeses, and more.

Developer Seeks Approval for 2198 Market Apartment Project



Proposed 2198 Market Street development, corner view

Greystar, the mega-developer from South Carolina, is the largest property management service firm in the country with over 200,000 units and 700 properties nationwide under management.

Greystar has filed an application to build at 2198 Market Street, at the corner of 15th and Sanchez. They have leased the property for 99 years from the Wong family, who owned and operated a Shell Station at that location for 30 years.

The estimated construction cost is \$15 million dollars. Greystar expects the planning process to be completed and to go to the Planning Commission for approval by the end of 2013. They have engaged local architects, Heller Ma-

nus, to design the building.

The proposed project would be a mixed-use residential/commercial building with 87 units, 32 parking spaces, 87 bicycle spaces, and 5,130 square feet of new retail space.

The project would have 65-foot building height on Market Street and step down to 40 feet on the Sanchez Street side. The building height at the prominent corner location of Market and Sanchez and 15th Streets will rise to 75 feet with a windscreen allowing for a roof deck for residential use.

The off-street parking would be located in an underground parking garage accessed by a driveway on Sanchez Street.

Continues on page 8

Keeping Our Streets Safe



Scott Wiener
San Francisco District 8
Supervisor

There has been a continuing – and alarming – series of crimes in and around the Castro, including robberies and violent attacks, understandably leaving residents angry, frustrated, and nervous. To discuss these safety concerns, to learn what our law enforcement agencies are doing to address it, and to provide feedback, I convened a Castro-area public safety community meeting on July 31st at the Eureka Valley Rec Center, held just after this issue was printed. I hope you were able to attend.

Addressing violent crime isn't easy, but we are very focused on it and have been for some time. Due to years of unwise budget decisions at City Hall – with years of no police academy classes – our police department is 300 officers short. This shortage reduces beat walking and other forms of policing. In my first

year in office, I joined forces with Supervisor David Chiu to force into the budget the first police academy class in years. Since then, the Mayor and the Board of Supervisors have committed to funding three academy classes a year, which will get us back up to full staffing by 2017. In the interim, the department and the community have to work hand in glove to keep our streets safe.

Neighbors in Duboce Triangle who want to get more involved in making the community safer should consider joining or forming a Neighborhood Watch. San Francisco Safe (www.sfsafe.org) has a neighborhood map, which shows local Neighborhood Watch groups and has instructions on how to form new ones on your block. Additionally, Castro Community on Patrol (www.castropatrol.org) is always looking for volunteers to join its volunteer neighborhood patrols or special event safety groups.

Board of Supervisors Passes the Budget

I'm happy to announce that the Board of Supervisors has passed our new budget, which I worked hard as a member of the Budget Committee to finalize. Getting the budget through Committee is always a grueling process, and while this year was no exception, I want to thank Supervisor Mark Farrell for his excellent work as Budget Chair.

One of my top priorities through the budget process was to ensure the full restoration of the millions in federal HIV/AIDS cuts in the upcoming fiscal year, and I'm proud to report we back-filled every penny and demonstrated yet again the depth of our city's commitment to combating the epidemic. I also worked hard to get more money for the Department of Public Works to hire gardeners/cleaners to perform basic cleaning and maintenance work on public property so that we can have cleaner neighborhoods.

I secured funding to provide more housing and safety net services for at-risk youth in our neighborhood. And, thanks to Mayor Lee's leadership, this budget, for the first time anyone can recall, fully funds street repair and maintenance needs out of the General Fund.

This is a budget of which we can all be proud.

Scott Wiener represents District 8, including Duboce Triangle, on the Board of Supervisors. More information at www.scottwiener.com.

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.

Copyright © 2013 Duboce Triangle Neighborhood Association. All rights reserved. Unauthorized reproduction prohibited.

DTNA, 2261 Market St PMB 301, SF, CA 94114 (415) 295-1530 www.dtna.org

Looking for a new home or to refinance to a fixed rate loan?

If you are considering shopping for a new home or simply interested in refinancing your current mortgage, call Bank of America today.

Richard Ruvalcaba
Mortgage Loan Specialist
NMLS ID: 864865
650.373.2806 Office
415.730.6640 Cell
richard.ruvalcaba@bankofamerica.com

Bank of America Home Loans

Refinancing may increase the total number of monthly payments and/or the total amount paid when compared to your current situation. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. Programs, rates, terms and conditions are subject to change without notice. Bank of America, N.A. Member FDIC. Equal Housing Lender. ©2013 Bank of America Corporation. MKC20636 00-62-0095D 01-2012

For advertisement rates please visit dtna.org or call (415) 295-1530

Billboard Branding



Pat Tura
DTNA President

The first of the new units coming to the Upper Market Corridor are now for sale at 2299 Market Street for an astounding price of \$1,958,317. Yes, that price is for the two bedroom two bath penthouse with views galore. The marketing materials show all the unique small businesses in the area, with no mention of the Bank of West that will occupy most of their ground floor.

Developers appreciate the unique character when it comes to selling the neighborhood, but when it comes to the financials they prefer corporate America or, in the case of Bank of the West, corporate France.

Bank of the West is proposing what

amounts to billboard branding on the entire corner. They have applied for permits to install two banner signs outside the bank. The first one is a 19'10" long x 3' high curved sign that will be strategically placed at the converging corners of 16th and Noe and Market Streets. This proposed signage will be visible from almost every vantage point in the area surrounding the sign. Bank of the West then wants a second separate sign on 16th Street, which is 17'10" long and 19-1/2" high. Both signs will be brightly lit, as most banking signs are.

This separate sign on 16th Street or Noe Street is both unnecessary and undesirable. The sign above the door is excessive in size. The two signs represent branding for branding's sake, which is contrary to the Planning Commission's expressed wish for the Market Street corridor. The Planning Commission, however, does not have jurisdiction over signage. The Planning Department has only a narrow amount.

What has been presented does not conform to the goals of the Upper Market Street District design guidelines which foresee moderate scale development that contributes to Market Street design and character.

A single sign has one influence, but the

cumulative effect of multiple signs can have a detrimental impact on a mixed area that is both residential and commercial.

The cumulative effects of multiple developments with excessive signage all along Market Street, or side streets such as 15th Street or Sanchez Street, will be a key factor in the overall look and streetscape of our neighborhood. (Not to mention trying to sleep with the illuminated glow of signage.)

DTNA supported the development of this long vacant property with specific conditions regarding signage. The bank is now ignoring this agreement.

Two large signs for one business on a residential building are excessive and out of scale for our mixed-use neighborhood of commercial and residential.

If you want to keep moderate signage in our neighborhood, I suggest you write the Planning Commission members, their emails can be found on their website www.sf-planning.org/index.aspx?page=7, before the week of August 12th when the army of land use attorneys representing Bank of West will go to argue their case before the Planning Commission. Let's not become a neighborhood of billboards for corporate America or France.

**swirl**
on CASTRO

wine bar • spirits • gifts
books • garden

JERRY COOPER
owner

572 Castro Street
San Francisco, CA 94114
ring 415 - 864 - 2262
fax 415 - 641 - 1572
email jerry@swirloncastro.com
www.swirloncastro.com

Massage & Bodywork for Men
Pelvis, Pelvic Floor, Hips, Thighs, Low Back, Abdomen

coremassage4men.com
malepelvicfloor.com

Jeff Gibson 415-626-7095
65 Guerrero #7 @ Duboce corebodywork@gmail.com

DTNA Conducts Pedestrian Safety Survey

The City is poised to spend at least \$1.16 million on a master improvement plan for infrastructure projects, including pedestrian safety, streetscaping, and “greening” in the Upper Market Corridor.



The intersection at 16th, Market and Noe Streets

The plan will cover Market Street from Buchanan Street to 16th Street over the next three years. The funds come from impact fees paid by developers and will be allocated by the Market & Octavia Community Advisory Committee.

In preparation, \$50,000 has been allocated for a study of possible improvement projects. The Planning Department and the Municipal Transportation Agency (MTA) are in the process of determining the study’s scope.

DTNA met with representatives of the two departments in early May and expressed its desire that the 14th, 15th, and 16th Street intersections be included in the study. Supervisor Weiner has likewise expressed his position that these dangerous intersections

should be considered for safety improvements.

DTNA thinks the 14th, 15th, and 16th Street intersections should be included for three reasons. First, a large portion of the available funds comes from development projects located at these three intersections. Second, the projects at these intersections will create some 466 new housing units and 30,000 square feet of retail space, which will put further strain on the existing traffic situation. Third, these intersections are among the most dangerous in the City.

DTNA conducted a preliminary survey from May 29 to June 16 to gauge the neighborhood’s interest in various improvements to the 14th, 15th, and 16th Street intersections. 335 people participated in the survey. Survey respondents ranked several Market Street intersections in order of dangerousness: first, 16th Street; second, 14th Street; third, 15th Street; and fourth (by a wide margin), Buchanan Street.

Survey respondents were also asked to evaluate several potential safety improvements. Respondents favored improvements to signage, in-

cluding directional graphics painted on the road for drivers, as well as clearly delineated crosswalks for pedestrians. Leading pedestrian intervals – allowing pedestrians to enter an intersection before cars enter – was also ranked highly throughout the survey.

The concept of pedestrian refuge medians received a mixed review. Also, the majority of respondents did not favor prohibiting left turns off of Market Street.

Overall, most respondents

Continues on page 5



Chipotle Rejected by Planning Commission

On Thursday, June 20th, by a vote of 5 to 1, the Planning Commission rejected Chipotle’s application to open its tenth San Francisco fast food restaurant at 2100 Market St. at Church, in the space most recently occupied by Home restaurant, which closed in August, 2011.

DTNA had joined many neighborhood residents as well as nearby merchants and restaurants in opposing Chipotle’s plans. Proposition G, passed overwhelmingly by SF voters in 2007, requires new chain stores or restaurants (“Formula Retailers”) hoping to open in the city to be found “necessary or desirable” by the Planning Commission, a bar which was not reached in this case.

Three existing local Mexican restaurants exist within steps of the proposed Chipotle location, and their continued existence, as well as the unique character of our neighborhood would have been threatened by the opening of this dominant national chain at such a prominent

location, described as the “gateway to the Castro” by some.

Additionally, the proposed store would have exceeded the threshold of the Formula Retail concentration index, a methodology developed by DTNA and the Planning Department and recently adopted by the Planning Commission for our neighborhood.

The concentration index is designed to ensure a viable balance of chain- and non-chain stores, and requires the Planning Department staff to oppose projects that would create an imbalance of chains stores in a particular area.

A number of local residents, Chipotle employees, representatives of the property owners, and the Merchants of Upper Market and Castro (MUMC) spoke

at the hearing in support of Chipotle’s plans, but were outnumbered by those who spoke against including small business owners, DTNA, and neighbors.

DTNA’s Land Use Committee and Board think that too much Formula Retail destroys the unique neighborhood character which attracts visitors from other neighborhoods as well as other cities and countries, as well as pushing commercial rents to levels which are unaffordable by small, local businesses.

We hope that a viable local restaurateur will quickly reach agreement with the property owners to bring their culinary vision to fruition at 2100 Market, one which will add to our neighborhood character and vitality while delighting our taste buds.

Pedestrian Survey

Continued from page 4

indicated that regulation of cyclists, motorists, and pedestrians is lacking. More than 65% believe “compliance is never enforced” against cyclists.

The 14th, 15th, and 16th Street intersections are particularly problematic because traffic enters the intersections from six directions. The danger is compounded by the high rates of pedestrian and bicycle traffic. Based on the survey results, DTNA believes these intersections should be included in the upcoming study and master improvement plan. Interested residents may submit ideas and comments to traffic.dtna@gmail.com.

Sean's Laundromat
723 14th Street

NEW OWNERSHIP & MANAGEMENT

21 high efficiency washers & 24 high efficiency dryers
All new green technology
Complete wash & dry in less than 1 hour
ATM card, debit, VISA, MasterCard or coins
Clean and safe environment
Monitored by surveillance cameras
7:00 a.m.—10:00 p.m., 7 days a week. Last wash 9:30 p.m.

Duboce Park Report

16TH ANNUAL TAG SALE SATURDAY SEPTEMBER 21

Start collecting your donations! Friends of Duboce Park's 16th Annual Tag Sale is Saturday, September 21, from 9 am-2 pm It's a wonderful opportunity to join the fun, meet your neighbors, and find bargains that you just can't resist. Here's a short list of items that can be donated: books, videos, clothes, linens, furniture, kitchen items, baskets, decorative, seasonal items, sporting goods, toys, collectibles, and more.

Unfortunately, there are items that we cannot accept because Goodwill will not accept them (leftover items are taken there) and no one else wants them: items that are stained, torn, or broken; large appliances (washers, dishwashers, refrigerators); small non-working appliances (microwaves, toasters); non-working electronics; non-digital TVs, non-flat screen TVs; baby cribs; bed pillows, mattresses, and water beds; snow skis; oil-based cleaning supplies, paints and thinners; computers, peripherals, and manuals; auto parts and tires; sinks and showers;

pipings; water heaters; bath tubs; stained carpets; and, infant and children's car seats.

Volunteers are always needed on the day of the Tag Sale: to help set up at 7 am; salespeople for either the 9-11:30 am or 11:30 am-2 pm shifts; and a recycle and breakdown crew from 1-2:30 pm. All proceeds are used for improvements to Duboce Park.

This event is always fun for everyone and there are always great bargains. So save the date and plan on coming out and having some fun. If you have any questions, would like to volunteer, or need help getting your donations to the Tag Sale, please e-mail: Rosie at rosegillen@sbcglobal.net or Doug at doug@friendsofdubocepark.org.

FALL COURSES AT REC CENTER, PHOTO CENTER

Registration for Fall Courses starting in August and running through December at the Harvey Milk Recreation Center and at the Harvey Milk Photography Center begins on August 3rd at 10 am. You can register online at SfRecOnline.org

or in person at the Recreation Center or Photo Center. To view the complete catalogue, visit SfRecOnline.org or pickup the 2013 Fall Activities Guide at the Harvey Milk Recreation Center or Photo Center.

PARK MAINTENANCE UPDATE

Sand from the sandbox is once again collecting outside the playground fence near the Muni stop at Noe and Duboce. Rec & Park installed a metal barrier to the bottom of the fence a few years ago in an attempt to keep the sand contained but the problem continues.

Graffiti continues to be a problem in Duboce Park. Fortunately, Rec & Park and Friends

of Duboce Park have been diligent in removing graffiti as soon as it is spotted in the park. Favorite targets for graffiti taggers are the Muni wall inside the Youth Play Area and along the wall on the north side of the Rec Center: Report graffiti at 3-1-1 or ParkScan as soon as you notice it.

Skateboarding stops are still planned for installation around the Harvey Milk Center to deter skateboarders from using and damaging the walls, curbs, stairs, and ramps around the Center.

Monthly volunteer days continue on the second Saturday of every month from 10 am-noon.

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



San Francisco Pet Grooming

209A Sanchez St. at Market St. (415) 861-0111

**The Best Way to Create Community
Is To Be A Part Of It**



Locally Owned Business

Personally Serving Our Community for Over 16 years

Engaged Resident, Neighbor and Volunteer

Herth Is Home

Mark D McHale
415-735-8037
DRE# 01243912
FB: SFRREALTOR

Crime Report

Robberies of mobile devices now constitute more than half of all property crimes locally.

San Francisco District Attorney George Gascón and San Francisco Police Chief Greg Suhr have been vocal in calling on manufacturers to add kill switches to make cell phones less attractive to thieves. Suhr said on July 10 that all forms of mobile devices - including tablets - account for 60% of thefts.

In the decade since adopting a shut-down system 2004, Australia has cut its cell-phone robbery rate by 25 percent, Suhr said. "We should see an immediate impact on robberies in San Francisco as soon as this becomes common on all iPhones," he said.

But it's not only smart phones that are popular targets. A report on bicycle theft prepared by Budget and Legislative Analyst Harvey Rose reports that bicycle thefts in San Francisco increased by 70% between 2006 and 2012.

In 2012, there were 817 reported actual and attempted bicycle thefts, but it is estimated that could be probably 4,035 bicycle thefts if unreported thefts are factored in. Even though many bicycles are recovered, the return rate to owners is only 16% and SFPD's property room has over 1,200 bicycles in storage. Many of these unclaimed bicycles end up eventually being auctioned off, donated, or sold for scrap.

San Francisco SAFE is working with SFPD and the San Francisco Bicycle

Coalition to create a free and voluntary bicycle registration program that will enable police officers to contact owners when stolen bicycles are recovered. For the present, write down identification information about your bike, especially the serial number, so that if your bike is stolen, you can make a police report with information that will help return it to you if it is recovered.

Remember: Many bikes that are stolen were vulnerable – they were not properly secured with proper locks, riders used a cable lock rather than a U-lock, or garages or basements were not securely locked.



How to lock your bike, from sfbike.org

Crime statistics for the City through June 15, 2013 show that both violent crime and property crime are up 13%. Violent crime in the Duboce Triangle remains about the same as last year with property crimes increasing slightly. Across the City, car break-ins remain the number one reason for the increase in property crimes. The best deterrent to car break-ins: don't leave valuables in plain sight for a criminal to see.

Capt. Greg Corrales announced in the June 27 Park Station Newsletter, "Last Saturday we had one lieutenant and four sergeants transferred out of Park Station, but, we had two lieutenants, six sergeants, and one inspector transferred in to Park Station," resulting in a net gain of four officers. As other police academy classes graduate, more officers will be assigned to Park Station.

For All Your
Real Estate Needs.

Call Me Today!



Kilby Stenkamp
REALTOR®
(415) 321-4398
kilby@hill-co.com
DRE License # 01208585

New Development Proposed at 2198 Market Street

New Development Proposed at 2198 Market Street

Continued from page 1

Continued from page 8

Loading and service vehicles also would park on Sanchez Street. 35 of the project's new dwelling units would be at least two bedrooms, the remaining 52 units would be one-bedrooms, no studios. All the dwelling would be rental.

neighbors' dwellings. Greystar said Planning had done light studies, but they were not available to the neighbors at the meeting. The historical analysis, which includes the Swedish American Hall next door on Market Street, was also not available.

As required by the Planning Department, Greystar held a public meeting on July 10th which was attended by approximately 26 people. The audience voiced a wide spectrum of concerns: for example no shadow studies were presented to show how this large-scale building might cut off light to the

Greystar is asking for variances from the Planning Commission for rear yard size and dwelling unit exposure. The hard-fought rear yard requirement for ground level 25% rear yard setback is in the Market Octavia plan to keep Market Street developments from towering over their much smaller residen-



Proposed 2198 Market Street development, Market Street elevation. Swedish American Hall is shown at right.

tial neighbors on residential streets behind them. Greystar wants to provide a rear yard of just 9.8%.

Greystar contends that the semi-triangular lot shape and configuration does not allow for a 25% rear yard; if they provided it they would not be able to build as many units as they hope to. The “dwelling unit” exposure requires a variance because the lack of rear yard and tight configuration means fewer units in the development will have access to green views.

Greystar believes that maximizing the number of units on the lot is more essential than providing a setback so that their neighbors are not facing a gigantic wall, or providing green space for their tenants. So they have requested variances. The Planning Commission has the ultimate authority in granting all variances.

A major issue was raised regarding on-site affordable housing. Greystar confirmed that they would pay the “inclusionary housing fees” to the City instead of building on-site affordable housing. However, their application says they might provide on-site housing when they have told DTNA repeatedly that they would not.

In their application to the City they state: “The project would directly further the city’s supply of affordable housing by constructing 87 new dwelling units on a currently vacant lot. The project will enhance the City’s supply of affordable housing by either paying the required inclusionary housing fee or providing on site inclusionary housing in conformance with the Inclusionary Affordable Housing Program of the Planning Code.”

If they were to build on-site housing, which DTNA strongly supports, of the 87 units being built only 12 units would be for moderate-income residents. Greystar may believe that their upper-income target market may prefer a building without moderate-income residents. In the meeting, Greystar held firm that they will not build on-site affordable housing even though people in the neighborhood want a mix of moderate income units alongside upper income units. When asked what the units would rent for, Greystar said they couldn’t say because they don’t know what the market will bear in two years.

The so-called “affordable” units provide rare opportunities for people such as public school teachers and first responders to actually live in the increasingly unaffordable neighborhood where they work, and this is an opportunity we should not squander. We hope that Greystar will agree to put their affordable units on-site, rather than paying into a fund which is unlikely to benefit our neighborhood at all.

The Swedish American Hall, a 45-foot-high historical resource, will be next door to the new 65-foot building. The architect explained that they have designed a setback next to the Hall, but what he didn’t elaborate on was the fact that plans call for a section of bays that jut out from the “setback” blocking part of the façade on the Hall from view.

DTNA believes that the chance to provide some moderately-priced apartments right here, in our neighborhood, is one of the most valuable benefits to the community this sort of project



Proposed 2198 Market Street development, Sanchez Street elevation

THANK YOU FOR SHOPPING MOLLIE STONE'S!

As a small, local business we'd like to thank you for shopping at Mollie Stone's Markets, your neighborhood food store. Our roots are deep within our community, and we appreciate your choice to support a community-based business such as ours.

When you shop with us, you accomplish the following:

1. You keep your dollars in our local economy.

2. You create local jobs.

3. You nurture our community.

4. You help the environment by buying locally.

5. You invest in local ownership.

6. You create more choice in shopping.

7. You utilize our expertise.

8. You embrace what makes us different and unique from larger chain supermarkets & supercenters.

9. You make our store a destination, and we appreciate it!

10. Every week you will find hundreds of specials throughout the store.

Visit www.molliestones.com for more information and store locations.

MOLLIE STONE'S

New Rosenberg's Deli & Market

Try our freshly-made sandwiches, a variety of fresh and healthy salads and prepared foods, along with a full line of grocery products, beer, wine, liquor and cigarettes.



Purchase 9 sandwiches and receive your 10th FREE

276 Noe St. at Market & 16th
Phone/Fax (415) 241-0121
Open Sun-Thurs, 8 AM – Midnight; Fri & Sat, 8 AM – 2 AM

One Eucalyptus

When my wife and I moved from the leafy streets of Brooklyn to San Francisco in 1981, one notable feature of our new block on Sanchez was a modest-sized eucalyptus – to us an unfamiliar species – growing on a small island right in the middle of the street, across from Tom Fong’s Shell service station.

Tom Fong is gone, his gas station long ago replaced, first by a void, then by a seasonal Christmas tree lot, and most recently by a sort of instant condo sales office. But the eucalyptus endures, and by now towers over all the surrounding buildings, having reached

a height, according to some amateur trigonometry, of over 60 feet.

This species (Eucalyptus polyanthemos, or Silver Dollar Gum, according to those who should know) is slimmer and more graceful than the massive Blue Gum of the dim and controversial Mt. Davidson groves. Its leaves are smaller, more delicate, so that its lofty canopy casts a pleasant, open shade and shimmers like a restless, dust-green cloud in the afternoon sunlight and sea breeze.

Walking under it in the quiet mornings, before the neigh-

borhood wakes up, you can hear those dry leaves whispering about their own affairs, and even imagine that you can make out the faint sound of the tree’s roots in their secret explorations under the firehouse across the street. Somewhere up there in its wild, swaying hairdo a robin will be singing. At its feet is a small flower garden, constructed and tended by an appreciative neighbor.

Like all those we love, “our” tree has its flaws, not always endearing. Its swelling roots have gradually elevated the nearby pavement, which has occasionally had to be resurfaced as a result. On stormy days the tree has been known to drop more than one large

branch onto the sidewalk.

Despite these quirks, it’s a beautiful and majestic being, dominating a two-block stretch that has no other large trees. Walking to or from Market Street in different weathers, you can gaze up into its high, wind-blown crown and let it transport you briefly to a neighborhood calmer and more timeless than the one at street level. Rumor has it that there are eucalyptus in remote parts of Australia that are taller than the tallest redwoods. And, contradicting their reputation as fast-growing, short-lived, weedy things, eucalyptus trees have been known to live 500 years. Let’s hope this one does.



Eucalyptus tree on Sanchez Street

DTNA General Meeting Notes – June 10, 2013

Approximately 35 neighbors attended. President Pat Tura announced that two meeting agenda items listed would not be happening: one, Supervisor Wiener would not be attending the meeting, and, two, there was no representative to talk about the statewide homeless legislation and enforcement.

Tura reviewed the survey that has been conducted regarding pedestrian safety in the Triangle, particularly on Market Street at 15th, 16th, 17th, and 18th Streets, considered among the most dangerous intersections in the Triangle. A comprehensive plan is needed so that all intersections on Market between Octavia and Castro are considered. DPW has begun planning for improvements and sidewalk widening on Castro Street.

Mark Scheuer announced the Friends of Duboce Park is having Outdoor Movie

Night featuring “The Invasion of the Body Snatchers” on Saturday July 27 at 8:15 p.m. and is holding its 16th Annual Tag Sale in the park on Saturday September 21.

The rest of the meeting was devoted to the Chipotle presentation made by Lisa Burbey, Chipotle Real Estate Manager, and Luis Cuadra from Berg Davis Public Affairs. (See page 5 for the outcome of the Chipotle Planning Commission hearing on June 20.)

Chipotle was founded in 1993 with their first store in Denver and has grown to about 1500 restaurants now.

They focus on sustainability by using local farmers and vendors who focus on “earth and environment.” Their menu is simple with burritos, tacos, and bowls. The site would sell alcohol including beer and margaritas. Open hours would be 11 a.m.-10

p.m. and they plan on a late-2013 opening. They stated that employees are from the neighborhood.

They described their plans for renovating the site, including an additional patio for “warm days” and changes to the front and signs. They proposed to keep the existing parking and sponsor a contest among local artists for a new art mural. They thought this a good cultural fit with the neighborhood: They consider their genre of restaurant to be “fast casual gourmet.”

They described their delivery plans: deliveries would be within the parking lot. It was pointed out that delivery trucks parked on 14th Street backs up traffic headed towards Market Street.

Q&A followed and strong feelings on both sides were expressed. It was pointed out that the three local family-run Mexican restaurants in

the area could not compete with a giant chain like Chipotle on cost. Chipotle pointed out that they have the highest food cost of similar chains since the organic products they use are more costly and are of a higher quality.

A few people expressed the desire for a business on that location since it has been vacant and an eyesore for a few years now.

Based on the newly adopted policy of retail formula balance, it was pointed out that a chain restaurant at Market and Church would create 35% formula retailing around this site, which is much higher than the 20% policy.

Valencia Street and Hayes Valley have been thriving with no formula retailing and there is a semi-ban on Divisadero Street. Chipotle said that Market Street is a main traffic artery compared to Valencia and Hayes.

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.

If you want to refinance your mortgage or if you want to purchase a home or condo, call or email me. If you simply want to talk so that you can find out how to go about this, contact me. I work for RPM Mortgage which is the second largest mortgage lender in the Bay Area.

Call or email me or sign up for my weekly newsletter.
Free weekly newsletter sign-up at:
www.loanmine.com/ratewatch

Dick Lepre
Senior Loan Officer
415.244.9383
dicklepre@rpm-mtg.com
www.rpm-mtg.com/dlepre
CA CRE # 01163973 - NMLS # 302379

1400 Van Ness Ave., San Francisco, CA 94109

This is not a guarantee to lend. Loan approval subject to, but not limited to, satisfactory appraisal, preliminary title report, a clear inspection (if required by contract or appraisal), minimum credit scores and employment history. Maximum loan amounts and other restrictions apply. RPM Mortgage, Inc. CA Dept. Of Real Estate - real estate broker license # 01818033, NMLS # 9472 Equal Housing Opportunity

Join us
for Paella
on Sundays!

Canela Bistro Bar
2272 Market Street - San Francisco
<http://www.canelasf.com>
Phone: 415.552.3000

Want a Zen Puppy?

Group walks
Doggie Daycare
Boarding
House sitting
Cat visits

CAdogwalking.com
(415) 595-7913

Charlie's Angels Dogwalking

DTNA Board of Directors

President

Pat Tura / 16th St.

Vice President

Erik Honda / Henry St.

Treasurer

David Troup / 15th St.

Board Secretary

Carmela Gold / Henry St.

Newsletter Editor

Betty Levitin / 14th St.

Board Members

Tim Dunn / Boynton Ct.

David Fix / Steiner St.

Dennis Richards / Beaver St.

Mark Scheuer / Scott St.

Garrin Wong / Duboce Ave.

Danny Yadegar / 14th St.

Newsletter Distribution

David Fix / Steiner St.

Newsletter Layout

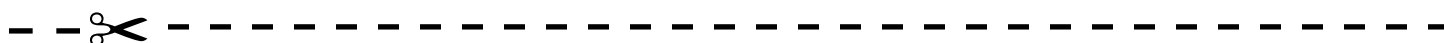
Lynn Bayer / Carmelita St.

Support your newsletter advertisers

Join your neighborhood association now!

- Show your pride in our Triangle
- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
- Supports the costs of your newsletter
- Maintain our neighborhood character and quality of life

Join online using your credit/debit card! Visit www.dtna.org/join.html and become a member today.



☒ **Yes! I want to join DTNA.**

☐ I want to get involved/volunteer, too!

Please contact me. I'm interested in:

- | | |
|--|--|
| <input type="checkbox"/> Land use/development | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Transportation issues | <input type="checkbox"/> Clerical help |
| <input type="checkbox"/> Other _____ | |

Mail to:

Treasurer
Duboce Triangle Neighborhood Association
2224 15th Street
San Francisco, CA 94114

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- | | |
|---|--------|
| <input type="checkbox"/> Regular | \$ 25 |
| <input type="checkbox"/> Business | \$ 50 |
| <input type="checkbox"/> Patron | \$ 50 |
| <input type="checkbox"/> Benefactor | \$ 75 |
| <input type="checkbox"/> Angel | \$ 100 |
| <input type="checkbox"/> Superstar | \$ 250 |