

JUN - JUL 2013



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday, June 10, 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
- Proposed Chipotle restaurant at Market & Church: Presentation by project sponsor and discussion
- Statewide homeless legislation and enforcement

### **DATES TO REMEMBER:**

Saturday, June 8, 10 am-noon  
Friends of Duboce Park Volunteer Day. Contact  
Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net) or 255-8370.

Tuesday, June 11, 5 pm-8:30 pm  
Community Open House at the Electrical Workers Union Hall - 55 Fillmore St.  
The SFPUC and SFMTA invite you to help plan for a green infrastructure and traffic calming project in the neighborhood. The Wiggle Neighborhood Green Corridor will improve stormwater management and walking and biking conditions along the iconic Wiggle route and surrounding neighborhood streets. To learn more go to: [www.sfmta.com/wiggle](http://www.sfmta.com/wiggle)

Wednesday, June 12, 6:30 pm  
If the Duboce Park Landmark District is approved, the Planning Dept will hold a Mills Act Clinic in the Gazebo Room at CPMC/Davies Hospital. Contact Preservation Planner Susan Parks at 575.9101 or [susan.parks@sfplanning.gov](mailto:susan.parks@sfplanning.gov)

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

Saturday, July 27, 8:15 pm  
Outdoor Movie Night in Duboce Park. Movie TBD. Contact Doug at [doug@friendsofdubocepark.org](mailto:doug@friendsofdubocepark.org).

## **CVS Approved by Planning Commission**



*CVS will update the exterior of the Market Noe Center before opening there*

After lying vacant for seven years, the Market Noe Center has a new tenant, CVS, the \$28.3 billion dollar pharmacy chain. The Planning Commission unanimously approved the application of CVS on May 16, 2013.

The site has been vacant since Tower Records closed in the fall of 2006. The new store will expand into existing ground floor space from the 7,100 sq. ft of the old Tower Records to 10,048 sq. ft that will include the old Kard Zone space and several other smaller spaces.

The project includes façade improvements to update the exterior of the building. The design removes the protruding concrete bays and installs overcladding of the building frame with metal trimmed cement-board siding. It will incorporate new bay windows with metal surrounds on the second floor, install a new lattice rain screen on the building and screen the existing rooftop parking area.

The reconfiguration of the interior will create two additional retail spaces on the second floor. A new elevator and stairwell will be added to improve access to the second floor. The multiple second floor spaces will remain vacant until leased. Radio Shack will remain in its current location.

DTNA worked closely with CVS for almost a year and a half to minimize the impact on the neighborhood. In working with CVS, it was our intent to create certainty and to not be surprised by later changes mandated by corporate headquarters.

Very carefully prepared conditions will fill some needs in the neighborhood: it will occupy the ground floor of a large vacant building, open a competitive pharmacy, and insure the quality of life for those who live and do business in the area.

*Continues on page 9*

Making Our Streets Safe for Pedestrians



Scott Wiener  
San Francisco District 8  
Supervisor

Making our streets and sidewalks safe has been an important priority for me at City Hall since day one. I've pushed to get bulb-outs along Market Street, helped win approval for a pedestrian plaza at Dolores and Market, and secured funding for the Castro Street sidewalk widening project.

However, there are still many problem intersections in and near the Duboce Triangle. Indeed, a pedestrian was recently struck by a vehicle at 16th and Market.

In addition to pushing for physical improvements in our neighborhood, I'm sponsoring legislation to make it easier to implement pedestrian projects.

Currently, a lack of inter-agency coordination, in addition to outdated codes, bogs down pedestrian upgrades.

Five different agencies are involved in approval of pedestrian projects. At times, when one agency objects, that ends the project, even if the project has funding and community support.

My legislation will force the agencies to coordinate and resolve these disputes proactively through creation of a Street Design Review Committee, facilitated by the Mayor's Office, with representatives from the Department of Public Works, the Planning Department, the Municipal Transportation Agency, the Fire Department, and the Public Utilities Commission.

The legislation will make it easier for developers to build streetscape improvements and gift them to the city. Our current process makes gifting difficult by imposing permanent maintenance obligations on the developer. My legislation requires the developer to establish a maintenance fund for the property, with the City then assuming responsibility for maintenance. An improved process gives developers the incentive to build pedestrian improvements.

The legislation also increases flexibility in our Fire Code, which operates under the suburban-focused state minimum street width of 20 feet. Bulb-outs will now be counted toward that 20-foot minimum as long as there

are no obstructions on the bulb-outs so that a fire truck can drive over them if needed. This removes Fire Department objections to some pedestrian upgrades on the ground that bulb-outs make the road too narrow.

On another front, on June 10 at 1:30 (date tentative, please confirm with my office), I'll be conducting a hearing on sidewalk furniture to explore how we can better manage scarce sidewalk space and reduce clutter.

We place many important items on our sidewalks, including bike parking, news racks, and transit shelters.

Some of these items, however, can be excessive.

For example, the new Muni bus shelters are quite wide, providing very little space for pedestrians to walk by on narrow sidewalks. There are way too many news racks, many of which are always empty. We have numerous billboards and apparently useless kiosks. The goal of the hearing is to move us toward a more cohesive strategy about how we manage our sidewalks.

Contact Supervisor Scott Wiener at [www.scottwiener.com](http://www.scottwiener.com).

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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In Search of a Vision for Upper Market



Pat Tura  
DTNA President

Upper Market is, without a doubt, a hot bed of development. In April, the Planning Commission approved a formula retail concentration index policy. A month later, the Starbucks project came before the commission and the project was denied by a 5-1 vote. Only one week after that, the CVS project was approved, with help from DTNA to insure that the operational aspects of the retail store were defined with certainty and agreed to by the residents and businesses within close proximity of the store.

The Upper Market corridor needs a vision and a successful retail strategy. The drive to foster small, locally owned business development is pitted against the desire of developers to use established formula retail (chain stores) as anchors for their projects. There is also the mind-set of just filling vacancies.

As I mentioned in my last article, Supervisor Wiener's office has said he would help to secure funding for a study to explore this retail dynamic and analyze data to support a retail strategy.

DTNA has been engaging in very productive meetings with the Office of Economic and Workforce Development regarding a community grant to kick off the Upper Market Retail study. They have

embraced our scope of work because it is aligned with the goals of the office, which oversees activities and programs related to business attraction, development planning, and neighborhood commercial revitalization. They also are very focused on small businesses in neighborhood merchant corridors so they remain active and vibrant.

Unfortunately, in the last round of grants, it was determined that concerts at the Jane Warner plaza were more important than spending on a vision for Upper Market. It's a City Hall process that determines where the money gets spent.

As ground floor retail comes available in new developments there will be spaces from 375 sq. ft up to 4,000 sq. ft. We need to come together as a community to encourage small businesses with the sup-

port of Office of Economic and Workforce Development.

There is a tremendous benefit for the developers in a retail study because the results will advise them on specifics of understanding the market, including a leakage analysis of why people do or don't spend money here.

They will gain insights about why people come to the neighborhood or leave for specific services; they will be able to make informed decisions about which tenants would thrive because the neighborhood wants to support their services. We have learned we don't need another coffee shop. We need competition in the pharmacy realm. Help us help you to get the businesses that you want by supporting a retail study.

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## "Homeless Bill of Rights"

On May 24th, State Assemblyman Tom Ammiano (D-San Francisco)'s bill, AB 5, dubbed the Homeless Bill of Rights, failed in the Assembly Appropriations Committee, according to newspaper reports. The Appropriations Committee's assessment of the financial and policy impacts of the bill were decisive in the vote not to move AB 5 forward to the Assembly floor.

The controversial legislation, which is officially known as the "Homeless Person's Bill of Rights and Fairness Act," seeks to insure that homeless people are not discriminated against because they have no permanent housing. Under its equal treatment provisions, the bill would add housing status to the list of protected statuses such as sex, race, gender, and religion. Although the original bill has been amended, it takes direct aim at local "quality of life" ordinances which supporters say "criminalize" being homeless and cause discrimination.

One of the more contentious provisions would prevent cities from enforcing local laws governing the use of public spaces. The legislative analysis states "this bill would establish a more absolute right to rest in public places, notwithstanding that an ordinance or enforcement action may treat homeless and non-homeless persons the same. Under the bill, it appears that local governments could

not prohibit sleeping in public parks by enforcing nighttime closing rules unless the county provides a specified level of human services."

The defined level of services requires that a county provide adequate public assistance, not be an area of high unemployment, and have no more than 50 people on the public housing waitlist. Since San Francisco does not meet all these criteria, the City could not enforce the voter approved 'sit-lie' ordinance, nor prohibit sleeping in public spaces, including parks, plazas, sidewalks, courtyards and public buildings.

Other parts of the bill would allow homeless individuals to sleep in motor vehicles as long as they are legally parked; to decline admittance to any shelter, or social service program; and to receive legal council should a city attempt to enforce local restrictions. In addition, the bill would require localities to provide restroom and shower facilities 24/7, and compile statistics on citations for sleeping in parks, obstructing a sidewalk, loitering, and similar offences.

Supporters of the bill include a large number of homeless service agencies and advocacy groups, as well as the ALCU. They argue that the bill is a just and humane extension of rights to prevent discrimination. They also maintain that issuing citations for loitering, sleeping

and vagrancy is a waste of money which does nothing to help homeless individuals, but rather harms them.

Opponents argue that the bill does nothing to create more housing opportunities, that it preempts local control, that it will increase costs and prevent cities from exploring

solutions to their own unique homeless problems. Others have expressed the concern that cities will lose the ability to manage their public spaces and that at risk individuals will be encouraged to stay on the street rather than transition into shelters and social service programs.

*Continues on page 6*

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

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## Proposed Duboce Park Landmark District

The Land Use Committee of the Board of Supervisors, consisting of Scott Wiener, Jane Kim, and David Chiu, met on May 13, 2013, to consider adoption of the proposed Duboce Park Landmark District.

returns to the full Board for another vote on June 4. (These are called first and second readings, and no public testimony is allowed.)

If again approved by the Board, the legislation is sent

held a community meeting to discuss preliminary findings and property owners received survey information related to each building.

The District contains a total of 89 properties and 80 of those were identified as historic contributors, resulting in an extremely high concentration of significant and intact buildings. The buildings are remarkably homogeneous, the vast majority

In December 2012 and January 2013, the Historic Preservation Commission and the Planning Commission both voted unanimously to recommend designation of the proposed District.

If the proposed District is approved, the Planning Department will hold a Mills Act Clinic the evening of Wednesday, June 12, 2013. Planners will provide an introduction to the Mills Act,



*One of the historic contributing properties in the proposed district*



*Boundaries of the proposed landmark district*

Mary Brown from the Planning Department presented information and more than twenty residents and members of the public spoke. In all, speakers in favor outnumbered those opposed by about two to one. Supervisor Wiener added an amendment to extend the Mills Act application deadlines from May to October 2013 for contributing district properties. The Committee then voted to forward a recommendation for designation of the Duboce Park Landmark District to the full Board of Supervisors.

The proposed District was approved by the full Board on May 21st and the item

to the Mayor one week after the second hearing. The Mayor then has 10 days to sign or veto. If he does not veto, it is deemed approved even without his signature. The legislation becomes law 30 days after the Mayor signs or it is deemed approved. If the Mayor vetoes the legislation it is then sent back to the full Board, which could overturn the Mayor's veto with a two-thirds majority vote.

Back in 2006, properties within the proposed District were surveyed by architectural firm Page & Turnbull as part of the larger Market and Octavia Historic Resource Survey. In 2008, Planning staff and Page & Turnbull

having been constructed over a period of less than ten years - 1897 to 1905.

An intensive public process began in 2011. The Planning Department sponsored eight community events, including historic walking tours, interactive workshops and "Ask a Planner" events. The department also developed a questionnaire to assess support from residents.

Responses were very positive, with supporters outweighing opponents by more than a two-to-one margin.

including information regarding property eligibility, qualified rehabilitation projects, and developing a maintenance plan. After the presentation, planners will assist qualified property owners with completing the Mills Act application. For more information about the Clinic or the Mills Act, please contact Preservation Planner Susan Parks at 575.9101 or [susan.parks@sfplanning.gov](mailto:susan.parks@sfplanning.gov).

For more information check out the project website at <http://dubocepark.sfplanning.org>.



Proposed Starbucks Nixed by Planning Commission

On May 9, the SF Planning Commission voted 5-1 to deny Starbucks Corporation the necessary entitlements to open their proposed store at 2201 Market Street, currently the site of “The Industrialists.” The hearing was lengthy and contentious, with about 60 attendees speaking for or against the proposed store. Commissioner Michael Antonini was the sole vote in support.

The proposed Starbucks café, first proposed in 2011, would have been the latest of over 85 Starbucks stores in San Francisco - nearly 100 if you include the La Boulange cafés, which Starbucks is in the process of buying. In order to approve a new formula retail store in San Francisco, the Planning Commission must find that the proposal is, “necessary or desirable,” and in this case, the commission found that it was neither.

While some neighborhood residents (and quite a few Starbucks employees) spoke in support of the project and its desirability, including Starbucks’ plans to renovate and improve the building, many others were not convinced. Competing neighborhood merchants, most of whom are small and locally-owned, spoke of their concerns about continued viability should the project be approved. Others, including DTNA board members, spoke against the loss of neighborhood character and the chilling effect that additional formula retail would have on small local businesses and the rents that they pay.

"Homeless Bill of Rights"

Continued from page 4

The list of opponents includes the League of California Cites, The Chamber of Commerce, and a number of cities and counties, including the Los Angeles Board of Supervisors and the City of San Jose.

Locally, most politicians have been relatively silent on this bill. Mayor Lee has not taken an official position, but expressed concern that it will alter the way homeless services are provided, while Supervisor Scott Wiener has stated that he is strongly opposed to the bill in its current form.

Since homeless issues affect all neighborhoods, including Duboce Triangle, various provisions of the bill will be discussed at the next DTNA General meeting on June 10th. Assemblyman Ammiano has been invited to attend, as has Supervisor Wiener.

The Planning Department had recommended against the project. The proposed chain store would have exceeded the threshold for formula retail at that location under the recently-adopted Formula Retail Concentration Methodology, a tool first envisioned and championed by DTNA. The Starbucks hearing was the first test of the new tool.

Throughout the process leading up to the hearing, many had stated or implied that only Starbucks would be willing to improve the 2201 Market building. DTNA believes that several other local would-be tenants had approached the property owner, but had been rebuffed. At the hearing, it was learned that the current tenant, “The Industrialists,” had asked to spend \$50,000 on renovations, but the property owner would not allow it.

Now that it has been made clear that a formula retailer is unlikely to be approved at that location, DTNA hopes that the property owner will make, or allow their tenant to make, necessary improvements to the property to render it safe and attractive; an asset rather than an eyesore.

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Formula Retail Concentration Calculation – How Is It Working?

Since the Planning Department adopted its version of the DTNA developed Formula Retail Concentration Methodology (see our last issue), we have had an opportunity to see what the process looks like “on the ground.”

The Planning Department adopted an implementation process that gives the project sponsor, the representative of the chain store applicant, the task of calculating the Formula Retail Concentration for a given location. The trigger threshold for excessive formula retail sits at 20%.

This sounds a bit like the wolf guarding the flock, but what is supposed to happen is that the City’s planner assigned to the project by the Planning Department then checks the calculation’s accuracy.

In the first test, the CVS

proposed for the Market and Noe Center at 2280 Market Street, the project sponsor drafted its law firm to calculate the concentration.

The law firm came back with a calculation of 9% formula retail.

DTNA challenged that calculation which appeared not to take into account a number of other chains, most notably the Bank of the West going in diagonally across Market Street at 2299.

The planner recalculated the concentration as 16%. But when DTNA calculated the concentration, our figures returned a 19% concentration. The planner, too, he agreed, had missed a couple of stores.

We hope that in the future the planner assigned will more carefully oversee the process and assist in using



The formula retail concentration for CVS is evaluated based on the concentration of other chain stores within a 300 foot radius

the tool properly in its purpose to keep a balance between local businesses and giant chains.

Regardless, DTNA will continue to do our own calculations for as long as it seems needed.

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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## Chipotle at the Corner of Market and Church Streets?

Chipotle Mexican Grill Inc. will be coming before the Planning Commission on June 20, 2013, to ask for a Conditional Use permit to operate a “fast-casual” restaurant at 2100 Market Street, the corner of Market Street, 14th Street, and Church Street.

Chipotle operates 1,400 restaurants. Chipotle currently has 9 locations elsewhere in San Francisco.

Even with three Mexican restaurants within a block, Chipotle believes they should be granted this permit as “necessary or desirable.”

There are many in the neighborhood that feel differently. There is an online petition, sponsored by Change.org and by the Concerned Citizens of Upper Market, to the Planning Commission to formally request that Chipotle not be granted permits to occupy this iconic site.

The petition can be found at <http://tinyurl.com/chipotle-church>.

In apparent response, the proposed site has sprouted window coverings encouraging people to go on-line and support Chipotle’s efforts to open at the location.

Some people like Chipotle, yet hate the fact that absentee, out-of-town landlords let their property go into disrepair while waiting for a national chain with record profits to come along and fix it up and pay top dollar for rent. Others love Chipotle when they are traveling, but don’t want one in their neighborhood.

Local businesses thrived at this corner for many years. We know that Chipotle outmaneuvered a very successful San Francisco business from opening at this location.

While some people feel that any business at all would be welcomed at the site, many people who live and work in the neighborhood think that the location demands a local business. As the Planning commission said about Starbucks, “this is not about the property, it’s about the business.”

Chipotle will be presenting at the DTNA general meeting on June 10, 2013. Their Public Relations agency, BergDavis Public Affairs and a Chipotle Real Estate Manager will present their plans for the site. We encourage you to come.



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## 2198 Market Update – What Is That Trailer?

While the development process for 2198 Market Street continues without a great deal of news, the site of the proposed building, the former Shell Station site, has sprouted a portable building the size of a triple-wide trailer, the debris and garbage has been cleared, and the plantings around the fence weeded.

This has prompted inquiries as to what is going on? We have been told reliably that the temporary building will house the sale office for condominiums at the 115 unit building going up at 1998 Market, the corner of Buchanan and Market, a development of Brian Spiers Development.

Spiers is also part of the de-



Temporary building at 2198 Market Street

### CVS

*Continued from page 1*

DTNA did not take this project lightly. Our due diligence process was implemented to insure the operational aspects of the retail store were defined with certainty and codified, that conditions of use were written to insure a balance and a minimum negative impact on local business and neighbors.

As a result of our efforts, the store will not sell alcoholic beverages, thus reducing competition with the local corner markets. CVS acknowledged their prices would have sharply undercut those of the local stores. This will be one of the few CVS locations not to sell alcohol.

Additionally, the neighborhood retained access to the 39 existing rooftop public parking spaces. The hours of operation will be the same as store hours and will be certain, unlike in the past. The

parking lots will serve the needs of local businesses as well as customers of CVS.

Hours of loading will not begin before 8:00 am, as requested by neighbors who live on Market Street. The primary loading will occur on Market, so Noe does not become a bottleneck.

The size of the signage is designed to be consistent with the building design. You won’t see any CVS Pharmacy signs reminiscent of suburban billboard signs.

The new look of the Market Noe Center will integrate with the designs of the Upper Market Corridor. We welcome the addition of CVS and hope that we have achieved a fair and balanced retail experience, one which serves the needs of the neighborhood.

development group for 1600 were required as part of the Market, the off-site location 1998 Market project. Incidentally, he also owns the Lucky Market Rate (BMR) housing that 13 and the lot next to it.

Get involved in your neighborhood!  
Visit [dtna.org](http://dtna.org) and volunteer.

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## Duboce Park Report

### Maintenance Update

There has been serious vandalism to plants around the stairs on the south side of the Rec Center recently, according to Adrian Field, Park Services Manager. "One of the new redbud trees beside the stairs had its leader broken and will have to be removed. The new magnolia shrub had branches broken, two trees below the security light at the Youth Play Area had bark removed, and one has been axed," Field said. Volunteers planted in that area on May 11 as part of Friends of Duboce Park's monthly volunteer day.



*Remains of two dead trees recently removed*

The two dead trees next to the brown house at the end of Carmelita Street were removed and currently there are not any plans to replace them. Field said he "will look into the matter with Urban Forestry to see what our options are."

A group of transients have been camping and sleeping just outside the doors facing the park on the plaza level of the Recreation Center. Facility Coordinator Robby Roller and the regular custodian have been "cleaning up after them every day and the mess seems to be getting worse...they hang out at Dolores Park all day and leave a mess over there as well," said Field.

There have also been instances of windows being broken at the Photo Center at night, people being intimidated by transients, and used needles being left on the stairs on the south side of the building. Between April 10 and April 24, SFPD cited 27 individuals on nine different mornings, typically around 4:30 a.m.

### Save the Dates

*July 27 - Outdoor Movie Night in Duboce Park*

Outdoor Movie Night returns to Duboce Park on Saturday, July 27, with a movie that has yet to be chosen. Movies with a San Francisco theme have been shown at all of our previous Movie Nights including "Pursuit of Happyness" in 2010, "The Rock" in 2011, "The Incredibles" in 2011, and "Mrs. Doubtfire" in 2012.

The movie will begin around 8:15 p.m. The event is free and is sponsored by Friends of Duboce Park and San



*Vandalism to a young tree in Duboce Park*

Francisco Recreation & Parks. As usual, we will have popcorn and other refreshments available at our popular snack bar. For more information or to volunteer, please contact FDP President Doug Woo at [doug@friendsofdubocepark.org](mailto:doug@friendsofdubocepark.org).

*September 21 - 16th Annual Tag Sale*

Start collecting your donations, Friends of Duboce Park's 16th Annual Tag Sale is Saturday, September 21, from 9 a.m. - 2 p.m. Join the fun, meet your neighbors, and find a bargain that you just can't resist. If you have any questions, would like to volunteer, or will need help getting your donations to the Tag Sale, please e-mail Rosie at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or Doug at [doug@friendsofdubocepark.org](mailto:doug@friendsofdubocepark.org).

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## Crime Report

Property crime continues to rise in San Francisco and in the Triangle, mainly due to the theft of the latest smart phones and iPads, which account for about half or all robberies. About 1500 phones and tablets were reported stolen in San Francisco last year. Northern Station alone reported that property crime was up 45% in May.

The police have recovered stolen phones by tracking the GPS signal. Apple makes a free app, Find My iPhone and Android users have several options for free third-party tracking apps including Where's My Droid and Lookout. In addition to broadcasting a phone's location, many antitheft apps allow you to remotely lock your phone, wipe it clean of sensitive information and even remotely set off a screaming phone alarm.

Thieves do get caught. Officer John Fitzinger of the Patrol Special and officers from SFPD arrested two women on a MUNI bus after they attempted to steal a cell phone at 16th and Noe streets on March 19 at about 4:10 p.m.

But SFPD has not had an academy class graduate for the past few years and the department is currently 300 officers short. There are three academy classes per year now, which will put more officers on the streets. But even with a fully staffed department, true public safety requires strong public participation and there are a number of ways you can help:

- Form a neighborhood watch on your block. SF SAFE ([www.sfsafe.org](http://www.sfsafe.org)) provides free training to neighbors.

- Join your neighborhood's public safety organization, or organize one if none exists. In the Castro, join Castro Community on Patrol ([www.castropatrol.org](http://www.castropatrol.org)). The Sisters of Perpetual Indulgence also is currently running a "Stop the Violence" program.

- Report burned out streetlights by calling 311.

- Always be safe when you are walking outside, including in broad daylight. Don't use your phone unless necessary. When walking at night, try to walk with someone else.

### YOUR NEIGHBORHOOD ASSOCIATION NEEDS YOU!

DTNA's success in helping make Duboce Triangle one of the city's most livable communities depends on neighbors and businesses like you!

We're always looking for neighbors who are interested in fact-based, thoughtful involvement, working with DTNA, the city, and the community in the areas of:

- Development Projects/Land Use
- Transportation/Traffic/Transit
- Neighborhood Character/Public Realm
- Quality of Life
- Historic Preservation
- and more!

**If you're interested in volunteering, email us at [volunteer@dtna.org](mailto:volunteer@dtna.org), or call 415/295-1530.**

**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](http://www.molliestones.com) for more information and store locations.

**MOLLIE STONE'S**

**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**

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

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### Newsletter Layout

Lynn Bayer / Carmelita St.

## ADMIN HELP WANTED

DTNA is looking for a part-time (3-4 hours/month) paid administrative person to assist the organization with various tasks on a contract basis at \$15/hr. Candidates must possess good organizational and computer skills and be able to work independently. Experience with MS Word and Excel preferred.

This is a great opportunity to help your neighborhood and earn a little extra money in your spare time. If interested, please leave a message at (415) 295-1530.

## 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

## 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](http://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:**

☐ Land use/development

☐ Newsletter

☐ Transportation issues

☐ Clerical help

☐ Other \_\_\_\_\_

Mail to:

Treasurer

Duboce Triangle Neighborhood Association

2224 15th Street

San Francisco, CA 94114

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Annual Membership dues:

☐ Regular ..... \$ 25

☐ Business ..... \$ 50

☐ Patron ..... \$ 50

☐ Benefactor ..... \$ 75

☐ Angel ..... \$ 100

☐ Superstar ..... \$ 250