

APR - MAY 2014



DUBOCE TRIANGLE NEWSLETTER

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

Monday, April 14, 2014

7:00 to 9:00 pm

PUBLIC MEETING

CPMC/Davies Hospital, Gazebo Room
(outside, ground-level entrance from
plaza between North and South Towers)

CANDIDATES FORUM

Supervisor David Chiu and Supervisor David Campos, both running for State Assembly, will discuss why they each believe they are the right candidate for the office. Come and join in the Q & A and learn more about the candidates.

MEETING AGENDA:

- Meet your neighbors (7:00 - 7:30)
- State Assembly Candidates Forum
- PUC presentation on water rate increase
- SFTMA to present data regarding the mid-block bulbout approved five years ago. Will it effectively calm traffic on Noe St.?

DATES TO REMEMBER:

Saturday, April 12, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370.

Saturday, April 19, 9-10am
Easter Egg Hunt in Duboce Park. Contact Gordon at gwohlers@gmail.com.

Saturday April 26th, 11am - 4pm
DogFest in Duboce Park. www.sfdogfest.org for more information or to sign up your pup for the Dog Show.

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

Update on Legislative Proposals for "Secondary Housing Units"



Under Supervisor Wiener's legislation, buildings with ten or more units could have up to two additional (new or existing) units legalized. Only one (existing) unit could be legalized under Supervisor Chiu's legislation.

As Supervisors Scott Wiener and David Chiu discussed at DTNA's Housing Forum at our last General Meeting, and as we reported in our last newsletter, the Supervisors are working together to propose two pieces of legislation that address their desire to legalize "secondary units" or "accessory dwelling units" (in-law units) in the City.

Supervisor Wiener's legislation allows

construction of new accessory dwelling units (as the Planning Commission asked they be called) within the existing envelope of residential buildings in a wide area around the Castro Street Neighborhood Commercial District encompassing Duboce Triangle, the Castro, Corbett Heights, Corona Heights, Mission Dolores, and portions of Noe Valley.

Continues on page 9

City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

Utility Box Legislation

The placement of utility boxes on our neighborhood sidewalks has been an ongoing cause of concern. We all want to protect our sidewalks and keep them unobstructed, and we also have to comply with state law, which gives utilities the right to place boxes on our sidewalks. There's no easy solution.

AT&T's plan to place a large number of boxes throughout San Francisco to expand its U-Verse service has been a

difficult process for all involved. During a hearing I held last year on the siting of these boxes, we learned that the process needs to be improved, clarified, and changed to be more responsive to the needs of our neighborhoods.

At the hearing, I announced that I'm working on legislation to set clearer standards for noticing of neighbors and to increase requirements around siting on private property, placement of murals on boxes, installation of greening, and other ways of minimizing the boxes' impacts.

Although state law requires us to allow utilities to place their boxes on our sidewalks, we as a city have the power and responsibility to minimize their impacts. My legislation will create a more community-focused process.

Castro Streetscape Project Underway

As anyone who has walked down Castro Street in the last few weeks knows, construc-

tion on the long-overdue and very exciting Castro Street streetscape improvement project has commenced. I've worked closely with city departments and many neighborhood residents and merchants to move this project forward. A few weeks ago, we broke ground.

By this fall, we will have a new and improved Castro Street with wider sidewalks, new bulb-outs, improved street trees and streetlights, and an improved Jane Warner Plaza.

We will also have rainbow crosswalks at 18th and Castro; more than 4,500 people voted on this crosswalk de-

sign. Although there will be disruption on Castro Street due to the construction, our local merchants will still be open for business. While the work will occur in phases to lessen the impact – and there will be a moratorium for two weeks of June to accommodate the Frameline Film Festival, Pink Saturday, and Pride events – we should all be sure to support our local businesses while this work is being done.

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



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Community and Developers Working Together



Pat Tura
DTNA President

Nearly everyone has something to say about all the new buildings on Upper Market. The impact on the neighborhood has been significant,

and will continue into 2017 and beyond.

Next up, the new project proposed for the corner of Sanchez and 15th will go to the Planning Commission for approval on April 24th. The project sponsor is Greystar, the largest rental developer in the country.

When Greystar initially brought their plans to the community, they were not willing to make any concessions to the neighborhoods' concerns or requests. "No," seemed to be the only word they knew.

The biggest issue was on-site

affordable housing, which would provide additional mixed-income housing, a critical need in Upper Market that will help retain the diversity and inclusivity of our community.

Greystar refused to work collaboratively with us; they continued to chant "NO."

DTNA then gathered the support of a strong community coalition including groups from Eureka Valley, the Castro business district, Hayes Valley, the Lower Haight, and groups dedicated to affordable housing.

Without affordable housing, the coalition positioned to oppose the project, which could have resulted in difficulty for the developer at the Planning Commission. It was at this point that Greystar's position began to shift. Greystar realized that building in our community without support could prove impossible, even for the mega builder from North Carolina. No support might mean no project.

DTNA also insisted that a nationwide corporate non-discrimination policy that included sexual orientation and gender identity be instituted if Greystar wanted to come into our diverse neighborhood.

After multiple meetings and discussions, Greystar eventu-

ally saw the benefits of both mixed income housing and applying the non discrimination policy corporately, not just as required by law in its rental policy.

This project serves as a testament to how community and developers can work together to achieve common goals. Greystar has gained our support by making a commitment to the community to build on-site affordable housing and by instituting the non-discrimination policy.

This happened because the community made it happen and our future corporate neighbor recognized that to be in our neighborhood, they had to be a part of our community. We expect Greystar, the Planning Department and the City Attorney's office to continue to work together to put everything in place so we can support this project to the fullest extent.

It is the power of collaboration within our community that can bring about success in addressing critical issues such as affordable housing, neighborhood-serving retail, pedestrian safety improvement, and improved building design. We can all make a difference if we try.

**A Different Approach for SF's
Different Real Estate Market:**

Instead of another realtor picture, here's evidence of a new approach:



Fig. 1: Raffi the Dog
real estate dog
extraordinaire



Fig. 2: His Owner
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realtor & lawyer
top producer

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DogFest

Mark your calendars for the 7th Annual DogFest on April 26, 2014, from 11am to 4pm in Duboce Park!

DogFest is a celebration of dogs and kids benefiting McKinley Elementary School, our neighborhood's K-5 public school at Castro and 14th Streets.



Come join in the fun! The Dog Show begins at 11:30am and goes till 3pm. Register your dog to be part of the contest at sfdogfest.com.

The very entertaining, and McKinley parent, Daniel Handler of Lemony Snicket

fame will once again be the Master of Ceremonies of the Dog Show. Supervisors Scott Wiener and London Breed have graciously agreed to be judges, along with Leah Garchik (SF Chronicle columnist).

This year there will be seven different contests: Best Costume, Best Bark, Best Trick, Best Body Part (ears, tail, coat etc), Best Lap Dog, and Best Couple (dogs and guardians who look alike).

The finale is the Openly Corrupt Best-In-Show category. The winners of each of the main categories (ears, bark, trick, etc.) and anyone who wants to buy their way in for \$50 will be entered in the Best-In-Show category. The audience then votes for their favorite dog by putting donations into different buckets for the different dogs. At the end, the dog with the most



donations will be crowned Best-In-Show.

Local dance troupe, The Devil-Ettes, will be this year's Half-time entertainment.

DogFest will have a silent auction, with fantastic items and services, and a raffle with a chance to win great prizes including tickets to Giants game, Mother's Day on a Hornblower Cruise, and an Apple iPad Air.

Children's activities include jumpy houses, carnival games, face painting, and balloon animals.

There will be lots of canine vendors for all the dog lovers to visit including a Dog Rescue Zone in case you are looking for a new family member!

Free admission, food and games for purchase, \$10 registration fee for dog show, plus \$5 fee per contest category.

For more information, or to sign your dog up for the show, go to www.sfdogfest.org. This year's sponsor list is at mckinleyschool.org/dog-fest/sponsors/.

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



San Francisco

 Pet Grooming

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Duboce Park Update

Maintenance

A security camera has been installed near the elevator on the top level of the Rec Center to deter transients who often gather there at night and leave trash, graffiti, human waste, and used needles behind.

When SFPD does regular patrols through the park at night, they check that and other areas in the park and often issue citations or make arrests for outstanding warrants. Another security camera may be installed outside the Photo Center since that facility has had many incidents of windows being broken.

Skateboard stops were recently installed on curbs on the plaza outside the Photo Studio and in front of the Rec Center on Scott Street to deter skateboarders from damaging them. Skateboard stops for

the new round planters at the Noe and Duboce MUNI stop have also been requested from MTA.

Tunnel Construction Next to Park

The Sunset Tunnel Trackway Improvement Project aims to improve the safety and reliability of the N Judah Line by replacing track and other infrastructure inside the Sunset Tunnel. Construction will take place on 15 weekends over a 12-month period, according to Jay Lu, Public Relations Officer for MTA. The first weekend of work is tentatively scheduled for April or May with April or May 2015 as the completion date for the project.

In order to minimize the inconveniences for neighbors and Muni customers, MTA will most likely use the north side

of Duboce Avenue between Steiner and Noe streets as the main staging area for the work because, according to Lu, it is close to the entrance to the tunnel, is a wide roadway and it doesn't have driveways. This will mean no parking on that side of that street, something that will frustrate neighbors after the Church and Duboce Track and Street Improvement that began in 2011 used the same stretch on the north side of Duboce for construction storage and staging.

Summer Camps

Rec and Park offers some of the most popular summer options for city families and this year is no exception, according to General Manager Phil Ginsburg. There is an extensive selection of camp programs this summer – from Aqua Camp to Wave Riders Surf Camp. They are also introducing an Adventure Sports program, a full-day camp for their Taster's Choice – Girls in Sports program, and some greet Teen camps.

The Harvey Milk Arts Center is offering four sessions of Arts Summer Camps June 2-13, June 16-June 27, July 7-18, and July 21-August 1. There are separate camps for ages 6-7, ages 8-9, and ages 10-12. Camp hours are 9:30am-3:30pm. There are also two Performing Arts Camps: Audition Workshop for ages 13-19, June 10-14 and Musical Theater Workshop for ages 13-19, and both camps run from noon-6 pm. Get more information or register at SfRecOnline.org.

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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DTNA
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www.dtna.org

Newsletter Zone Leader Needed and Delivery Route Open, Too

We need a Zone Leader for the DTNA Newsletter. The zone leader breaks a large box of newsletters into smaller bundles for the routes in the zone and then delivers the smaller bundles to the deliverers on a timely basis. This zone has nine deliverers, many of them on Henry Street. It takes about an hour and a half once every other month. Distribution usually occurs two weekends before the DTNA General Meetings.

We also have an open delivery route that needs a deliverer, on Steiner between Duboce and Waller. This job takes about 25 minutes every other month, two weekends before the DTNA General Meetings.

Please contact DTNA at 415-295-1530 if you can help out.

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Water Rates and the Drought

Rates

San Francisco has some of the purest water in the country. Our water system serves 2.6 million people. It delivers 222 million gallons per day. It generates 1.7 billion kilowatt hours of clean hydroelectricity each year: we run all municipal office and hospitals with this power. The water travels from the engineering wonder of Hetch Hetchy 167 miles across the state and is gravity-fed. Yes, we have to pay for pristine water and that price is going up.

The San Francisco Public Commission (SFPUC) seeks to raise rates based on operating and capital improvements needs. Independent rate analysts state that the monthly bill for the average San Francisco single family home would increase by \$7-10 dollars per month for the next four years. With this increase customers will pay less than three cents per gallon for combined water and sewer services.

The SFPUC delivers high quality water, generates clean energy, and protects health and the environment by collecting and treating wastewater for the residents and business of San Francisco. Our system works 24 hours a day, 7 days a week, and its operation and maintenance is funded by water and sewer rates. Every year, they replace aging water and sewer lines and plan for the future. They are proposing rate increases to continue this work. To learn

more about the rate-setting process, please visit sfwater.org/rates. Questions or comments about the rate changes can be emailed to ratesinfo@sfwater.org.

The SFPUC will give a presentation on the rate increase on April 14th at the DTNA general meeting. Come and learn more and ask questions.

Conservation

On January 31, 2014, the San Francisco Public Utilities Commission (SFPUC) officially asked all customers of the Hetch Hetchy Regional Water System to voluntarily curtail water consumption. The goal is to reduce system-wide usage by 10%.

February storms brought much needed rain and snow to Northern California, but did little to address the dearth of precipitation over the past few years. Precipitation at Hetch Hetchy to-date is still only 34.7% of annual normal precipitation. Snowpack levels at Hetch Hetchy also increased by 10% in the past few weeks but are still only 32% of median April 1 snowpack conditions. Locally, Bay Area watersheds to-date have only received 33% of normal average annual precipitation.

As of the first week of March, Hetch Hetchy Reservoir stood at just 52% of capacity.

Here are some helpful tips to conserve water around the house.

Estimated Average Monthly Combined Bill 2014-18					
Average Monthly Bill (\$)	FYE 2014	FYE 2015	FYE 2016	FYE 2017	FYE 2018
24/7 Operations	\$47.78	\$50.18	\$51.87	\$54.87	\$58.33
Water Capital Improvements	\$19.85	\$23.93	\$28.55	\$31.15	\$34.58
Sewer Capital Improvements	\$18.84	\$19.31	\$20.61	\$22.95	\$26.50
Total Bill	\$86.47	\$93.42	\$101.03	\$108.97	\$119.41

1. Turn off the faucet when brushing your teeth, shaving, rinsing vegetables or doing the dishes - save 2 gallons per minute.

2. Take shorter showers. Each minute you cut saves 2.5 gallons. Make sure you have installed a high-efficiency showerhead. Fill bathtubs halfway at most.

3. Operate your clothes and dishwashers with full loads only, even if the machine has an adjustable load setting.

4. Use a broom to clean sidewalks, driveways and pavement instead of using a hose.

5. Don't use the toilet to flush away trash.
6. Water lawns and plants at night or early morning before dawn to reduce evaporation.

7. Detect leaks. Do you hear the toilet running or your faucet dripping? Contact us or your local water agency for information on locating your water meter and detecting plumbing leaks using meter readings. Conducting a dye-test in toilet tanks can identify costly silent leaks.

8. Install aerators on bathroom and kitchen sinks to reduce indoor water use by ~4%.
- Continues on page 7

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Western Redbud – A Native in Our Midst

At the Duboce Triangle's southernmost corner, in the Harvey Milk Plaza, stands a western redbud. This Northern California native shows up more often on steep, well-drained hillsides.

The inspiration for the name is evident in early Spring when the bare branches explode into an effusion of pink. After the blossoms fall away, summer brings large heart-shaped leaves that start ruddy green and by fall are a blood-red with yellow mottle. The pink frills and the red hearts make the western redbud a veritable Valentine's Day card to San Franciscans streaming out of Castro Station.

Admire this tree accordingly.

Then get away and uphill somewhere east, to about 2500 feet elevation. The pink clouds of redbuds stand against the deep greens of Douglas fir, the greys of bigleaf maple and Oregon oak, the reds and oranges of willow boughs, the rain-streaked copper trunk of a madrone, the turquoise-silver needles of a Digger Pine, and delicate yellow-green buds of new leaves everywhere.

It's the color palette of Northern California spring: ing coaxed out of the hillside by the sun. You'll never look at the little tree in Harvey Milk plaza the same way again.



Western Redbud

Water Rates, continued

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9. Replace your old toilet, the largest water user inside your home. New high-efficiency toilet models flush at 1.3 gallons or less compared to older models, which use up to 7 gallons per flush. Bay Area water agencies offer cash rebates for the purchase of select high-efficiency toilets.

10. Replace your clothes washer, the second largest water user in your home, with a high efficiency clothes washer to reduce water and energy use by 40%. Bay Area water agencies offer cash rebates for the purchase of select high-efficiency clothes washers.
11. Reduce outdoor watering needs by planting drought-resistant species appropriate for the Bay Area's dry climate. Water deeply but less frequently and use mulch around plants.

The SFPUC provides free faucet aerators, water-efficient showerheads and water-wise gardening guidebooks to San Francisco residents. Pick up in person with proof of address at 525 Golden Gate Avenue, Monday through Friday, 8:00 am – 5:00 pm.

Water supply updates and conservation tips are available at <http://www.sfwater.org/index.aspx?page=760>

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Crime and Safety Report

Pedestrian Safety

There’s no question that San Francisco’s intersections have become more dangerous to pedestrians and bicyclists. In the Duboce Triangle, most of us proceed with extra caution when crossing one of the very busy intersections along Market Street between Octavia and Castro.

There have been six pedestrian fatalities in 2014 (as of March 21) and 12 since December – that’s more than the number of murders during the same time period. Police Commander Mikail Ali, who heads MTA’s traffic enforcement efforts, said that SFPD issued 43 percent more traffic citations in January than the year before and all police stations are now “focusing on the five” worst intersections in their district.

Mayor Ed lee gave his support on March 6 to Walk-First, a program investing \$17 million to make 170 problem intersections safer for pedestrians.

The funding will jump to \$50 million, and will cover 265 intersections, if voters approve a package of transportation taxes and fees scheduled for the November ballot. Supervisors and pedestrian advocates have called on city agencies to develop a Vision Zero strategy to eliminate all fatal vehicle collisions within ten years.

Ed Reiskin, Director of Transportation for MTA, said the focus will be on “high impact, low-cost pedestrian improvements at key locations of concern.”

A five-year study found that just six percent of the city’s

streets accounted for 60 percent of the severe and fatal injuries. The majority of San Francisco’s problem intersections are located in the Tenderloin and South of Market neighborhoods, areas that see a lot of foot and car traffic.

Auto Theft and Break-Ins

The Triangle has seen an increase in vehicle break-ins and stolen vehicles, evidenced by all the shattered glass we see on the ground next to a car with a broken window. The weekly Park Station newsletter includes maps that show the locations of reported auto burglaries and vehicle thefts. Park Station covers most of the Triangle west of Steiner or Sanchez streets; Northern Station covers the area east of those streets.

There are some simple safety tips to deter this type of theft.

Install an alarm; some alarms will even text you when they are activated. Install a “Low Jack” or similar electronic GPS tracking device to allow SFPD to track and locate your vehicle if it is stolen. Lock all doors and close all windows and sun roofs whenever you leave your vehicle, even just for “a short moment.” Never leave your keys in your ignition.

Park in security patrolled garages when possible. If not possible, then seek out well travelled and well lit areas to park. Report all suspicious people. Never leave anything visible in the passenger compartment and remove all electronic cables, adapters, and mounts from view. If your vehicle is broken into or stolen, report the loss immediately to police. If you see a crime in progress, call 911.



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Update on Legislative Proposals, continued

Continued from page 1

Supervisor Chiu’s legislation is a voluntary program that grants legal status to existing “illegal in-law units” City-wide that were constructed without required permits prior to January 1, 2013.

Supervisor Wiener’s legislation was heard by the Planning Commission on March 6. A number of concerns and questions were raised by the Commission, such as why Supervisor Wiener was not willing to include the provision in Supervisor Chiu’s ordinance that secondary units may not be sold as condos or separately financed, a requirement that Wiener believes is probably illegal and which might dissuade people from actually building the units. Ultimately, the Planning Commission unanimously supported the legislation with three suggested amendments, including an amendment that the units

could be larger than the maximum proposed of 750 square feet.

As yet, Supervisor Wiener has not amended his legislation. It was passed out of the Land Use Committee of the Board of Supervisors (BoS) on Monday, March 31, with a positive recommendation. Supervisor Wiener’s ordinance has the support of the Eureka Valley Neighborhood Association Board of Directors, Livable City, and the Bay Area Reporter. After discussion, DTNA’s Board agreed to officially take no position on the legislation.

Supervisor Chiu’s legislation was supported by the Planning Commission and then heard by the Land Use Committee of the BoS on March 24. A great deal of public comment was heard at Land Use – much of it in opposition from individuals in neighborhoods that contain currently

illegal in-law units.

The Committee responded with four amendments, including one regarding parking and one regarding rear yards, before unanimously forwarding the legislation “without recommendation” (as there are still details to resolve) to the Board of Supervisors.

While Supervisor Chiu had already incorporated many earlier amendments proposed by Planning, one suggestion that buildings with ten or more units could have two units legalized was not adopted by Chiu, but has been by Wiener.

Legalizing in-law units has been discussed at City Hall for many, many years and Supervisor Chiu’s legislation appears to be the first proposal to be seriously considered for adoption – clearly in response to the growing awareness of SF’s housing crisis.

Supervisor Chiu projects that 10% of our housing stock is in the “don’t ask, don’t tell” shadow economy of illegal units (30,000-40,000).

For the past year, he has worked to craft legislation that he believes ensures protection for both tenants and owners. He developed a working group that includes tenant groups (SF Tenants Union, Asian Law Caucus, Causa Justa:Just Cause, Chinatown Community Development Center/CCDC and Tenderloin Housing Clinic); property owners (Small Property Owners of SF, Coalition for Better Housing, SF Apartment Owners Association, and SF Realtors Association); and city-wide organizations (SPUR, Livable City and Housing Action Coalition).

DTNA has not yet taken a position on Supervisor Chiu’s legislation. If passed, the success of Chiu’s ordinance will be monitored every six months.

Links to the legislation will be provided on the DTNA website, dtna.org.



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DTNA General Meeting Notes - February 10, 2014

Crime and Safety Report. Mark Scheuer said that mobile device thefts account for more than 67% of all robberies in San Francisco and is the #1 property crime in the U.S. State Senator Mark Leno has introduced SB962 to require kill switches in smart phones and other mobile devices. The replacement of lost and stolen devices is a \$30 billion a year business. There has been a 70% increase in bike theft in S.F. since 2006 with over 4,000 bikes stolen in 2012. Three times more bikes were stolen than smart phones in S.F. in 2012.

Pedestrian safety continues to be a big problem along the Market Street corridor, particularly at Market/Octavia, 15th/Market, and 16th/Market. Three City supervisors want a Vision Zero policy to eliminate pedestrian fatalities on city streets.

The message emerged loud and clear at the MTA Board of Directors meeting – demands were presented to prioritize safety and affordable transportation, plus fair and equal enforcement of traffic laws for bicyclists, pedestrians, and autos.

Sup. Wiener Updates: Streetscaping will start on Castro Street and Jane Warner Plaza with construction starting on the 400 block before Pride and continuing with the 500 block after Pride.

Rec & Park will be breaking ground on March 1 to start Dolores Park renovations that should be completed in the fall.

Street light maintenance is a continuing problem that needs to be funded and spending should increase in the next two years. Coordi-

nation among City agencies is needed for the multiple road repair projects currently underway so that, for example, streets are not torn up twice in a short time period.

Real estate attorney Elizabeth T. Erhardt moderated a panel discussion on the two in-law housing ordinances recently proposed by Supervisors Wiener and Chiu, who were on the panel along with Calvin Welch, long time affordable housing activist.

Supervisor Wiener explained his in-law unit proposal. He feels that his legislation will help to stabilize housing. His legislation will allow properties in the Castro area to add one or two in-law units, depending on the current number of units, even if that is above current zoning rules. The addition

has to be in the existing envelope of the building, can be no more than 750 square feet, and has to have its own bathroom and kitchen as well as the same water and electrical access that are in other units.

Wiener reviewed the history of building housing over the last 50 years. He thinks the City's population will approach one million people in just a few years. 75,000 units have been added in last few years and adding in-law units in the Castro will help.

Supervisor Chiu passed out his In-Law Legislation Fact Sheet. His proposal would cover the entire city. He pointed out that we have had in-law units in SF since WWII, when 20-30,000 in-law units housed returning military. We now have about 40,000, most illegal. He pointed out that they are the most affordable housing in SF. A survey of units in the SE section of the City showed that family members, seniors, and low income people live in the units. Most didn't know their rights and 45% did not have a written agreement.

Chiu said his legislation will add tens of thousands in-law units to our legal housing stock, although most illegal units likely will not be legalized. He said the legislation would help homeowners legalize in-law units while protecting tenants. Fees for the process are nominal.

Continues on page 11

Bench Builder Responds to DTNA's Call

Raphael Varieras has lived on Henry Street since 2009. Friends had moved to the Duboce Triangle in 2007 and he very quickly fell in love with the neighborhood. When it was time to move, he had the whole neighborhood pinned on Craigslist to track all the rental openings! He now lives across the street from these very same friends, and shares his apartment with his girlfriend, Lora Menter, new DTNA newsletter distributor extraordinaire for the Market Street route. During the week, Raphael is an engineer working on making solar tomorrow's main energy source, but on the weekend he tends to enjoy working with wood. He has built a little bit of furniture here and there, some Henry Street furniture, but his real passion is woodturning. His shop on Etsy is called "TurningsByRaphael", if you want to check out his other work.

DTNA would like to thank all those who responded to our call for "bench builders" and appreciates your willingness to pitch in for your neighborhood!

In Just – Spring...

The plum trees have finished blossoming, and their luscious new red leaves are already glowing in the sunlight. The cherry trees are about ready to pop, and the plane trees up and down Market Street are also wearing fresh leaves.



Soft, exhilarating breezes are blowing. Singing robins claim their territories long before dawn, finches fill the lengthening days with their

music, and even a warbler or two can be heard trying out its voice in the street trees.

The sap and the hormone levels are rising more or less on schedule, as the reassuring old wheel continues to turn – although maybe a little shakily this year, given one of our driest ever “rainy seasons,” while back east it's still snowing and freezing as the equinox scuttles by.

Also about to blossom, or already in flower, are some exotic new growths, in glass and steel and bold, flat colors, in the many construction sites along Market, including several in the Duboce Triangle. They will provide new habitat

and new sources of forage for the slightly altered subspecies of humanity that's migrating into the neighborhood and into the City as a whole.

These newcomers seem quite as fresh as the new leaves on the trees and as noisy and busy as the frenetic spring birds. They represent the latest turn in another cycle, demographic and economic, a longer one than the annual return of spring, but still perceptible to those of us who have lived in the City long enough. It's the slow progression by which San Francisco, like all cities and for that matter everything else, changes from what it was to what it will be.

It's also a reminder that despite the many dependable repetitions in our lives, we can never dip our feet into the same river twice. The plum blossoms don't seem to change from year to year, but they're a little different every spring. The trees slowly grow, age, and die, and new ones are planted, subtly or sometimes brutally altering the landscape. The same is true of the Triangle, and the City itself. It's a fascinating and disturbing process; and one of the main projects of any human life is to come to terms with it.

DTNA General Meeting Notes, continued

Continued from page 10

Prescreening will allow determination of the costs involved and an applicant can take back an application without the transaction being recorded.

Calvin Welch is director emeritus of the Council of Community Housing Organizations, an organization that organizes and advocates for affordable housing in San Francisco. He asked if the two measures create natural affordability? Welch distributed an information sheet of Price Restricted Units in SF in 2011. There are 372,831 total housing units in SF

and 64% are price restricted. There is no natural affordability in the City, the second most expensive market in the US. Since natural means unregulated, prices will go up if in-law units are legalized.

Welch feels that Chiu's legislation is better than Wiener's, which he thinks vastly overstates the number of units available, but both are bad. Many in-law units are illegal because of the housing code, typically because of the ceiling height and the lack of two exits. He would like to see a more open process. Wiener's legislation does not include a hearing or public process, but rather is just ad-

ministrative without appeal. He is concerned that once in-law units are converted to condos, unit prices will go way up.

Wiener said owners must notify neighbors if they are applying and that makes it a public process and nothing done in secret. He thinks

some people want an in-law unit to live in later so they can rent the other unit, typically larger and upstairs.

Neither ordinance allows life-protective code sections to be waived. And neither allows further subdivision of a legalized unit.



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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.

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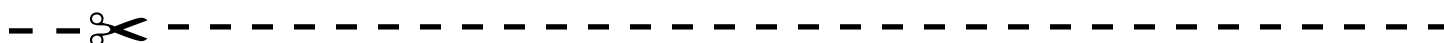
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Open Sun-Thurs, 8 AM – Midnight; Fri & Sat, 8 AM – 2 AM

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 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
- ☐ Transportation issues
- ☐ Other _____
- ☐ Newsletter
- ☐ Clerical help

Mail to:

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

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

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