

JUNE - JULY 2014



DUBOCE TRIANGLE NEWSLETTER

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

Monday, June 9, 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)

MEETING AGENDA:

- Meet your neighbors (7:00 - 7:30)
- Report on Formula Retail guide-line recommendations from the planning department
- SF Walk new pedestrian safety program
- Noe St bulbout update
- Jay Lu of SFMTA to report on the Sunset Tunnel project plans, including staging area on Duboce Ave.

DATES TO REMEMBER:

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

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

Saturday July 26th, 8:30 pm
Outdoor Movie Night in Duboce Park. Contact
doug@friendsofdubocepark.org.

Every Wednesday, 4-8 pm
Castro Farmers Market, Noe St. between Market
and Beaver

Every Saturday, Noon - 3 pm
Family Dog Rescue. Dogs for adoption. 18th
and Castro Streets

Popping Up Like Tulips in the Spring



Illy on a Saturday afternoon

The 'hood is awash in coffee – from the free urn coffee in the Chase Bank lobby to the \$2 cup at Reveille on 18th Street. From new-to-SF international brand Illy to long time local bean purveyor Castro Coffee, from Jumpin' Java to Peet's it seems as if someone flying over the neighborhood would look down and see a giant neon sign that said "Open a coffee shop right here."

What makes some neighborhoods in the City so attractive to coffee houses, particularly boutique coffee houses with their own selected coffees and \$5 toast?

Part of what makes us attractive is location - views of Twin Peaks, active

street life, 1950's Streetcars - part of it is a concentration of income and lifestyle – higher income and a lot of people who "work from home" (workaholics and the unemployed) – part of it is the promise of culture and separating yourself from the Joneses – talking art and politics with friends, reading blogs on your iPad. For younger people, part of the attraction of Fourbarrel or Café UB is being different from their parents who went where? To Starbucks? No!

The atmosphere is relaxed, the people are special, the conversation good, and the coffee profuse. If there's wifi, it's free. And, for the boutique cof-

Continues on page 5

City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

Budget Update – Keeping our City Green, Safe & Clean, Backfilling HIV Cuts

In recent years, San Francisco’s parks and other public spaces haven’t received the attention they deserve. Our parks are regularly trashed with graffiti, vandalism, and dumping, and our park trees are in poor shape. Our plazas, transit stations, and other public spaces are often filthy, and our public landscaping isn’t maintained as frequently as we all would like. Over the past number of years, the City has systematically depleted staffing for park patrol, park tree maintenance, and public space cleaning crews and gardeners.

I recently announced a budget proposal to address these issues by reversing these staffing cuts. Working closely with community organizations San Francisco Parks Alliance, Friends of the Urban Forest, and San Francisco Beautiful, I’m proposing to double the size of the park patrol. Currently, park patrol is so understaffed that there are typically just two park patrol officers on duty at any given time for our 220 park properties. I am also proposing to increase Rec & Park’s tree maintenance team (Rec & Park currently has enough staffing to perform routine maintenance on each park tree every 75 years); and to restore the Department of Public Works’ cleaning crew

and landscaping staffing to what it was in 2008.

In other budget news, at a hearing I called at the Budget and Finance Committee on the potentially devastating federal cuts to HIV services in San Francisco, the Mayor’s budget staff announced Mayor Lee’s intent to fully backfill in his budget proposal the full amount of the \$2.7 million in federal cuts. I applaud the Mayor for his support for those living with and at risk for HIV. Lives depend on this funding.

Utility Box Legislation

I’m happy to report that the Board of Supervisors unanimously passed my legislation to improve the process and standards for the placement of utility boxes, such as the AT&T U-verse boxes, on our sidewalks. The legislation, for the first time, will put binding procedures in place to require early and robust outreach to neigh-

borhoods, require utilities to allow artwork on their boxes and to plant/maintain greening near boxes, and make meaningful efforts to place these boxes on private property rather than on the public right of way.

While state law precludes us from prohibiting these boxes from being placed on our sidewalks, we have significant leeway in establishing process and siting standards. These rules will give neighbors a stronger voice in the process and will lessen the impact on our sidewalks. I want to thank all the neighbors who have come out in support of this legislation, including those in Duboce Triangle.

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

I have lived in the neighborhood since 1971 and have been in the mortgage business since 1991. With the increasing number of buildings and new units in the neighborhood, there is an opportunity to own rather than rent. Please call me today for more information on purchasing in this area or answers to any of your financial questions.

I write a weekly newsletter which is distributed to over 20,000 people nationwide. My comments on interest rates have been published weekly on Bankrate.com for the past nine years. As a loan advisor at RPM Mortgage, Inc., recognized by Standard & Poor's as "Above Average" in 2013, I am prepared to provide the best possible customer service and a mortgage solution for every financial situation.

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Planning Dept Considers Relaxing Policy Regarding Formula Retail



Pat Tura
DTNA President

As mentioned in my column earlier this year, the Planning Department has embarked on a city-wide study, in which DTNA took part, focused on analyzing economic and land use impacts of formula retail establishments on San Francisco’s neighborhoods, and reviewing the existing controls on those establishments.

It seems that Planning is leaning towards relaxing policy

and regulations regarding formula retail, making it more difficult for communities to decide the character of their neighborhoods.

Stakeholders participated in focus group panels and interviews. Interests included commercial brokers, multinational companies, City staff, business owners, and neighborhood leaders. Commercial developers, realtors, and multinational corporations made up the largest percentage of participants followed by City staff. Neighborhood merchant organizations were well represented while DTNA was one of only three neighborhood organizations invited to participate.

The findings are not yet available. It appears, however, that the Planning Department will recommend a policy change to the Planning Commission that will ease the current approval criteria for formula retail. The current definition of

formula retail is 11 or more outlets in the U.S. If that number goes up to 20 or 30, as suggested, it’s a clear sign that this study is biased in favor of corporate business interests. Local community groups will need to spend time and resources fighting multi-national.

Another idea being discussed would allow subsidiaries of formula retailers to be treated as independent and potentially not be subjected to the same permitting process as their larger parent company. If Planning allows subsidiaries to bypass formula retail controls, Jack Spade may be coming to a shop near you soon. Last year, there was a huge outcry against Jack Spade, which had been awarded a permit under the radar. While Jack Spade is not technically "formula retail" since it has less than eleven stores under that name, it is a subsidiary of Kate Spade, the \$1.2 billion dollar publically traded company. The Jack Spade decision was eventually overturned, but only after a huge fight by

a strong coalition of neighborhood organizations.

Another sticking point could be allowing previously permitted land use by similar formula retail. If Subway was to move out, KFC could easily occupy that space regardless of community sentiment under the proposed amended process. How easy do we have to make it for formula retail to define our neighborhood?

Don’t let City officials give our city away to multinational developers and retailers. With the power of collaboration within our neighborhood and adjacent neighborhoods we can influence the final decision. I believe it’s critical for the community to speak out through letters and email to the Planning Commissioners stating that you oppose a policy change which would loosen formula retail guidelines. Neighborhoods throughout the City need to retain their right to weigh in on which businesses are necessary or desirable in their community.

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Development Roundup

2100 Market – Home Restaurant Site

The biggest news in the last two months is that development plans are firming up for the old Home Restaurant site at Church, 14th, and Market. Local developer Brian Spiers has leased the corner lot and proposed a 7-story, 64 unit apartment building for the site, with primarily 2 bedroom units, 500-1,000 sq.ft. Spiers will keep the building. Preliminary plans submitted to the Planning Department show a design by Arquitectonica, the firm that designed Spiers' development, Linea, the development at Buchanan and Market. Preliminary building renderings look very similar to that development. The proposal has 4,700 sq. ft. of retail, one bicycle parking space per unit, and, it appears, just a few "at grade" parking spaces. No mention is made in the initial release of on-site affordable housing. Spiers, amongst other property, owns the Lucky 13 and the parking lot next to it on the same block. DTNA looks forward to working with the developer on this project. <http://bit.ly/1jOoibk>

2175 Market Street (next to Walgreens)

A Planning Commission hearing was held on 4/24 on the proposal for the retail space, particularly the proposal for a Market Hall concept and a restaurant on the corner. DTNA had extensive conversations with the developer Forest City

around the language for the hall. DTNA was concerned that the language be clear that the entire retail space not be eligible to be converted to a giant restaurant if the retail concept changed. The commission voted on, and approved unanimously, language all agreed upon. DTNA rep David Troup read the entire resolution as he was sitting there and discovered that, as written, the restaurant would have been limited to six-day-per-week operation. We brought it up to the commission and stated that DTNA had no objection to seven-day operation if they were to request it. The planner said that the six-day language was a mistake and it was corrected. The commission praised the cooperation between the project sponsor and the community.

2198 Market Street – Linea Sales Trailer

A Planning Commission hearing was held on 4/24 to consider approval of the development. The Greystar apartment development at 2199 Market was unanimously approved. Greystar made major revisions to their original plans, moving from their original proposal to one that the community could support, particularly in the area of affordable housing (10 Below Market Rate units on site) and design that better adhered to the design guidelines for Upper Market and the character of the neighborhood. They also adopted national LGBT non-

discrimination policies for LGBT tenants and employees. We still have concern that the success of the design will rest in the materials they choose, and the Commission asked them to continue to work with DTNA to reach consensus on the specific materials they select. DTNA will continue to work with Greystar's architecture team and Planning staff to achieve this. Renderings from 4/18 on Socketsite: <http://bit.ly/1nVePPC>

2201 Market Street – The Industrialist Site

The site of a denied Starbucks application, and currently occupied by Catarra Real Estate, the owner proposes a six-story, nine condo development with 2,500 sq. ft. of ground floor commercial space. The initial proposal occupies the entire lot with a roof deck proposed as the development's "open space." The Planning Department's "Preliminary Project Assessment" lists seven parking spaces (above the Market Octavia Plan limit of 2:1), ten bicycle spaces, and a new curb cut on Sanchez to access

an underground garage. The owner, unidentified in any of the documents, has until late September 2015 to file for a building permit. DTNA will be monitoring this proposal. <http://bit.ly/1iRyXgo>

2280 Market Street – CVS

CVS opened a few weeks ago in the long empty Market Noe Center site. At press time, we hear that discussions are underway with a local realty company that would occupy most of the upstairs. We will keep you updated.

2301 Market – Bank of the West

All three of the small retail spaces on Noe are said to have been leased, but only one has opened – a skin care salon, Skin on Market. The planted areas on the bulb-outs at 16th and at Noe have been replanted with hardier plants after suffering under the heavy pedestrian traffic. We are hoping that larger and sturdier rocks will be added to the landscape to improve and hold the design.

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Coffee, continued

Continued from page 1

fee house devotee, you don't have to worry about the homeless, the poor, or running into your grandma.

Coffee houses have a long and rich history. From Lloyd's Coffee House in London to the Café de Flore in Paris, intellectual, political, and business life in Europe has flourished in coffee houses. In the US, the Boston Tea Party was planned in a coffee house and the Declaration of Independence was first read to the public at the Merchant's Coffee House in Philadelphia.

But what is emerging that is

different is branding. Coffee houses are striving to become coffee brands.

Worldwide, coffee is the 2nd most traded commodity, after petroleum. By brand, the hands down winner is...Nescafé. Yes, instant coffee. It is so dominant in the instant coffee category in every region that no brand of brewed coffee can come close to its worldwide market share. Little pods are creeping up, however. Keurig leads in retail coffee sales in the US.

With the advent and spread of Starbucks, the coffee house world began to change. Peet's and other local coffee chains had their branded coffee



Folks enjoying the outdoor seating at Reveille

beans for sale, many for more than a few years.

But Starbucks exploded out of Pike's Market in Seattle with a national vision for what was in its day carefully "curated" coffee that was reliably "good" wherever you bought it. Not just predictable, but tasty. As it grew, as it became aggressive towards local shops, as it became more Frappuccino and less cup of coffee, as it became a ubiquitous brand, a good many of its original fans began to criticize and look elsewhere.

As a result, local coffee houses, particularly in larger cities, have enjoyed a renaissance, as has interest in the finer points of food and drink – the best way to brew coffee and make preserves.

As San Francisco has grown richer and younger, some of the money has chased those

interests. And for coffee that has meant opening coffee houses where the provenance of the coffee is known down to the name of the creek it was grown next to, where you can learn how to make it at home, where you can buy a bag of it and take it home. It is about the brand. Nichey. But a brand.

What about Illy? Isn't it a huge international brand? It's European. That's nichey, too.

So it seems that much of what we see sprouting up in the neighborhood owes its heart and success to what goes on in a coffee house, to that very American need for predictability, being special but part of a community, and for authenticity.

Doppio and the toast with jam. For here.

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Duboce Park Update

Save the Dates!

Outdoor Movie Night returns to Duboce Park on Saturday, July 26. The movie has not been selected yet, but will once again feature San Francisco in a supporting role. Previous shows included Mrs. Doubtfire, Invasion of the Body Snatchers, The Incredibles, The Rock, and Pursuit of Happyness. The event is free.

The 17th Annual Friends of Duboce Park Tag Sale is scheduled for Saturday, September 6. Last year's event was interrupted by four hours of torrential rain, the only rain San Francisco had seen in months. Even with the rain, over \$2000 was raised, largely because of sales early in the day and before the actual event.

Maintenance

The bulletin board was been vandalized twice in April.

A few days after Rec & Park replaced the old plastic door that was scratched and cloudy, it was smashed. Rec & Park replaced it right away but it was broken again within a few days. The third new door was installed in early May.

A number of park users have complained on 311 about bicycles illegally riding on pedestrian paths in Duboce Park.

One person reported that a bicyclist entered Duboce Park using the ramp on Carmelita and rode through the park traveling between 20-30 MPH on both the pedestrian paths and all three lawn areas and exited onto Duboce Street just past Walter St. "At the time there were many children, dogs and people who were at risk...."

Another person reported, "The pedestrian pathway through Duboce Park has turned into

a bike path. The number of bicyclists riding through here is growing... My 78 year old husband has been hit twice... Riding bikes through this section of the park is not allowed, but it has become a highly used bike path."

Acting Park Services Manager Adrian Field has requested additional stencils. Stencils on many paths in the park already warn that bicycle riding is prohibited.

Neighbors have complained about inadequate lighting at the west end of the Youth Play Area and the nearby south stairs next to the Rec Center. These areas are dark at night and are used to party, use drugs, and sleep. Used needles were found in these areas during a recent volunteer day. There currently is a very tall pole with three lights on top at the west end, but trees block some of the light and those areas remain dark.

Field said, "I would like to use the lamp at the east end of the YPA and make that more of a security light directed toward the west side of the YPA. The correct fitting here could double as pedestrian/play lighting and security lighting. The problem with the light on the west end of the YPA is that it was never designed to cover the YPA and even under the best of circumstances won't do a great job unless we pretty much remove all of the tree canopies or take out the trees. A light on the east side would do a much better job."

Skateboard stops were recently installed on curbs on the plaza outside the Photo Studio and in front of the Rec Center 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.



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Crime and Safety Report

Compared to last year, violent crime in San Francisco was down through March 2014.

There were just 5 homicides, compared to 10 in 2013; rapes are up, 73 vs. 67; robberies are down 25 percent, 735 vs. 979; and, aggravated assaults are down slightly, 842 vs. 865.

Property crimes are about the same, with theft from vehicles accounting for 3897 of the total of 10944, about 121 a day.

Remember to remove or hide from sight small items like phones, GPS devices, and cameras, and lock all

bags and packages in your trunk before reaching your destination.

There were very few auto burglaries, robberies, and auto thefts in the Duboce Triangle in April.

Smartphone theft is rampant in the city, making up 67 percent of all robberies in the first few months of 2014, according to law enforcement officials.

Supervisor London Breed announced on May 6 that she will write legislation requiring any phone sold in San Francisco to have a kill switch that would provide a disincentive to robbers.

California moved one step closer to requiring all smartphones sold in California to come equipped with anti-theft technology when State Sen. Mark Leno's bill, SB962, was approved by the State Senate on May 8.

Smartphones represent a \$69-billion-a-year industry in the U.S., according to District Attorney George Gascon. Almost half the total, about \$30 billion, comes from replacing lost or stolen devices, according to a 2012 report. Some critics point out that the industry reaps billions of dollars by selling insurance for smartphone loss or theft.

Technology is also being used by SFPD to get stolen bicycles back. Bait bikes with GPS transmitters are being placed in high-risk ar-

reas and can be tracked when stolen.

Social media is also be used. Officer Matt Friedman from Park Station set up a Twitter account, @SFPDBikeTheft, which is not only a place to log stolen bikes, but also a public spot to post photos of crimes in progress.

SAFE Bikes now offers a free bicycle registration program to help reunite recovered stolen bikes with their owners. You can go to safe-bikes.org and register online.

A report prepared for the Board of Supervisors last year found that bike theft has increased 70 percent in the past five years, resulting in an estimated financial loss of \$4.6 million.

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DogFest 2014

On April 26th, McKinley School hosted another great DogFest - the biggest fundraiser of the year for our local public elementary school.

Duboce Park was packed with dogs and kids, and grown-ups, too, enjoying the nice weather. Facepainted kids and costumed dogs (and owners) basked in the festive spirit of the day.

It was a true dog-day afternoon (and morning). Dogfest t-shirts, balloon dogs, dogs needing adoption, hot dogs, dog themed goods to buy, dogs watching dogs, dog contestants with happy humans, silent auction dog items, dogs serving as anchors on picnic blankets, endless dog treats, and Dogfest hats coated the park with overall happy doggie-ness.

Local SF dance troupe The Devil-Ettes performed for the crowd, and even got some audience members to get up and dance with them.

Dog Show judges included Supervisors Scott Wiener and London Breed, members of the Sisters of Perpetual Indulgence, Chronicle columnist Leah Garchik, author Mac Burnett, local Chef Chris Cosentino, Channel 2 Anchor Eric Rasmussen, KOIT morning DJ Charly Kayle, Mckinley Principal Michelle Sousa, retired teacher Jean Micheli, and Deep.

Master-of-Ceremonies Daniel Handler once again thrilled the Dog Show crowd with his hilarious commentary and deft handling of the unexpected.

The Best in Show contest was appropriately corrupt (as always) as a fine assortment of entrants vied for the favor of the crowd which bestowed its favor by stuffing money in buckets circulated by minions spurred on by Handler’s rousing patter.

As always, after the Best had been crowned, a herd of children descended on the Show Red Carpet, immediately converting it into a tumbling, giggling, and dancing mat.

The DogFest fundraiser made a record breaking \$106,000 for activities at McKinley! This year’s Dogfest had more sponsors than ever before. The main sponsor, The Walking Company/Big Dogs!, donated the DogFest t-shirts for the event, a major fund raiser for the Fest. The myriad of other wonderful sponsors can be found at <http://mckinleyschool.org/dogfest/>.

McKinley School asked us to extend a super big “thank you” to all of the neighbors around Duboce Park! “We



Best in Show 2014

really appreciate all of the support from the neighborhood!” See you next April for the 8th Annual DogFest!

Please Welcome CVS

After losing Tower Records seven years ago in 2006, the Market & Noe Center, an 85-year-old family-owned property, is pleased to announce its new anchor tenant, CVS Pharmacy. We hope you will support the new CVS, which we feel will be a real positive for the surrounding businesses and for the neighborhood.



Legislative Proposals for "Secondary Housing Units" Take Effect

Proposals to legalize in-law rental units and to create new accessory dwelling units both passed the SF Board of Supervisors in early April.

Board President David Chiu’s legislation was approved April 1 on an 8-2 vote, with Supervisors Norman Yee

and Katy Tang opposed. The legislation is a citywide, voluntary program that grants legal status to existing “illegal in-law units” constructed without required permits prior to January 1, 2013.

The Planning Code requirements

must be met except for open space and certain light and air requirements, and a rear yard variance is not required; SF Building Code exceptions may also be provided. Legalized units may not be sold as condos or separately financed (no TIC financing), an anti-speculation provision not included in Supervisor Wiener’s legislation.

Supervisor Scott Wiener’s legislation was unanimously approved April 8.

Construction of new accessory dwelling units between 220 and 750 square feet will now be allowed solely in District 8 – 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.

Second units must be built within the existing envelope of residential buildings and will be allowed in garages, storage spaces, laundry rooms, enclosed patios and garden structures, among other existing building spaces. The City’s Zoning Administrator can waive density limits and parking requirements, as well as rear yard and open space standards of the Planning Code, to allow renovations; SF Building Code exceptions are also offered in order to create the new rental units.

Mayor Ed Lee signed both measures on April 17.

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DTNA General Meeting Notes - April 2014

Candidates Forum

President Pat Tura introduced Supervisor David Chiu and Supervisor David Campos, who are running against each other for State Assembly in the November election. She explained that this would not be a formal debate but rather an opportunity for both candidates to explain their positions and differences.

Both candidates are current Supervisors — Chiu represents District 3, Campos represents District 9 — and each will be termed out after serving two terms on the Board. Their histories, philosophies, and viewpoints are available on their respective web sites: VoteDavidChiu.com and DavidCamposSF.com.

PUC Presentation on Water Rate Increase

Charles from the Public Utilities Commission (PUC) explained that the PUC is the municipal agency responsible for providing water, power, and sewer services in San Francisco. The PUC needs to raise rates to cover their operating costs and capital costs in order to keep their services reliable and infrastructure in a state of good repair.

\$4.5 billion has been spent in the past 10-12 years to upgrade infrastructure and improve the water quality in California. 84% of that work has been completed, but there are three main projects remaining, including a tunnel for transporting water under the Bay, and replacement of the Calaveras Dam that will improve water quality in the East Bay. Most projects

are typically paid for with 30-year bonds.

Preventive maintenance is important: Over 220 miles of SF's water pipelines are more than 100 years old; more than 60% of our sewer pipelines are more than 80 years old. The PUC will be replacing 15 miles of water and sewer pipelines every year.

The Southeast Wastewater Treatment Plant was built in the 1950s. It treats 80% of the storm, waste, and sewer water in San Francisco with old technology.

Crispin Hollings, Director of Financial Planning, said his department is going to the Commission on

April 22 for review of their books and rate structure. Under the proposed increase, the average family that now pays \$46 a month will be paying \$121 by 2018 after four years of rate increases. It now costs about one penny per gallon to get or flush water and that will increase to about 2.5 cents per gallon.

The City's rates are neither the cheapest nor most expensive in California. The PUC only gets money from rate payers and water money and sewer money must be kept separate. PUC's power is cheaper and cleaner than PG&E's, which has also had significant rate increases since Proposition E passed in 2002.

Continues on page 11

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General Meeting Notes, continued

Continued from page 10

Noe Street Traffic Calming

Discussions about Noe Street Traffic Calming began in 2008. Peter Cohen was instrumental in helping to generate a plan that included a bulb out in the middle of Noe between Duboce Avenue and 14th Street. The plan was established, supported and approved, but has never been implemented and now there are some Noe Street residents who want to review the plan to make sure it is the best one for calming traffic on that street.

SFMTA obtained a grant for the project from the state at about the

same time that the recent recession started in 2009.

A total of 16 spaces were gained from the installation of angled parking on the west side of Noe Street in 2010.

The volume of traffic on that block has been reduced from 2931 cars per day in each direction in 2007 to about 2400 by June 2012.

About 1900 additional cars are expected after the completion of the medical official building on Noe.

By comparison, northbound speeds on Noe were reduced from 30 mph in 2007 to 28 mph in 2012. Southbound

speeds went from 31 to 28 mph.

Sanchez has about 1800 cars in each direction per day.

Neighbors want to ensure that the bulb out achieves its goal of further reducing traffic volume and speeds.

A pinch point like a bulb out normally does calm traffic, but there is a question of whether the bulb out on this block will even be noticed since angled parking would block the view of a mid-block bulb out. A vertical visual element may help. Landscaping could also provide a visual cue.

Other remedies were discussed. Stop signs may be ignored. Speed bumps are now out of favor because they cause problems for ambulances and fire engines. Adding an island in the middle of the street creates a loss of two parking spaces and narrows the street even further for emergency vehicles.

A small sub-group will be organized to further discuss the options and get additional community feedback.

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Think **Duboce Triangle**



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www.dtna.org

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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



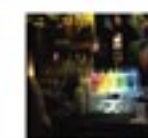
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■ Show your pride in our Triangle

■ 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

☐ 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:

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