

DEC 2016 - JAN 2017



DUBOCE TRIANGLE NEWS

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

Monday, December 12, 2016

7:00 to 9:00 pm

Annual Election and

Holiday Party!

(for more details see page 3)

Special Location:

Churchill's

Upstairs Lounge

198 Church Street

at 14th Street

Our December general meeting will be a special one, and will combine our annual election of board members and officers with a Holiday Party. It's especially important for DTNA members to attend at 7pm to vote.

DATES TO REMEMBER:

Saturday, December 10, 10 am - noon
Friends of Duboce Park Volunteer Day. Contact Rose at rose@friendsofdubocepark.org or 415-255-8370.

Sunday, December 11, 11 am-5 pm
Holiday Craft Fair. Harvey Milk Recreation Center for the Arts.

Tuesday, December 13, 6-7 pm
Monthly Park Station Community Meeting.
Park Station Community Room.

Saturday, January 14 10 am - noon
Friends of Duboce Park Volunteer Day. Contact Rose at rose@friendsofdubocepark.org or 415-255-8370.

Tuesday, January 10, 6-7 pm
Monthly Park Station Community Meeting.
Park Station Community Room.

Upper Market Since the Recovery



Upper Market Street at Dolores Street

The DTNA last took a newsletter-guided stroll on the hypotenuse of our Triangle in 2012, when the City was just emerging from the 2008 recession. As new buildings were built and new businesses opened up, DTNA was engaged in a study to determine the concentration of formula retail (chain stores) along Upper Market Street from Dolores Street to Church Street, fearing a fundamental change in our neighborhood character. The study led to the creation of a Formula Retail Concentration Index, adopted by the Planning Commission in 2013, and codified under City law in 2014. So what has changed since then? Is neighborhood growth a result of policy or continued economic recovery?

Wandering uphill from Dolores Street to Church Street, the Upper Mar-

ket area now has a Whole Foods in a large new building that was only in the planning stages in 2012. The Apothecarium pot club has moved into elegant new digs in the former Mecca restaurant space, and old neighborhood standbys like the Art Shade Shop, Woodhouse Fish Company, and Aardvark Books are still going strong. On the South side, we have the same old ugly Safeway parking lot (we are trying people, we really are) and the long defunct Home Restaurant, now slated for demolition to build condominiums.

Church Street and Market Street has an ongoing retail vacancy problem, exacerbated by a property development company, Veritas, which has acquired a number of properties and allowed

Continues on page 7

Thank You, Duboce Triangle



Scott Wiener
San Francisco District 8
Supervisor

By Scott Wiener

For the last six years, I've been honored to represent Duboce Triangle at the Board of Supervisors. Now that I've been elected to the State Senate, I will no longer be your representative in City Hall (though I will still represent you earnestly in Sacramento.) With this transition in mind, I wanted to use this space to thank the residents of Duboce Triangle for working with me over the years in our efforts to improve the neighborhood.

First off, I want to thank the members of the Duboce Triangle Neighborhood Association for their tremendous advocacy on behalf of the neighborhood. DTNA has always served as an exemplary model of what an engaged and productive

neighborhood association means. I've always valued the way that DTNA has been able to dig in deep on an issue and advocate in a collaborative and effective way for the best interests of the neighborhood. Even when I've disagreed with members of DTNA on an issue, I've always known that we can work together to find common ground and, most importantly, a solution. Yet, most of the time, thankfully, we were on the same side, which is a good place to be.

Together we have accomplished a great number of things for the neighborhood. We made Upper Market Street safer through pedestrian safety improvements all the way from Castro and Market down to the improvements at the Whole Foods building at Dolores Street. We instituted the North of Duboce Park Landmarking District, which will preserve the historic nature that makes Duboce Park so unique. DTNA was also instrumental in ensuring that the developments all along Upper Market delivered public benefits for the neighborhood. DTNA was also on board with adding new in-law units to our neighborhoods from the beginning, supporting my legislation to create the first in-law pilot program, which paved the way for what is now a city-

wide program. There are only a few examples of how DTNA has stood up for the neighborhood and pushed for policies and outcomes that are better for the neighborhood and the City.

I also want to thank all of the residents of Duboce Triangle for caring about the neighborhood and the City. Whether it's attending neighborhood meetings, attending hearings at City Hall, or participating in the block parties and events in Duboce Park that bring neighbors together, Duboce Triangle has always been an active and engaged neighborhood that demonstrates a strong sense of community. And, you have always welcomed me warmly at these events.

As I move on to represent San Francisco and northern San Mateo County in the State Senate, I will continue to advocate for issues that I know matter to our community – creating more housing to address our affordability crisis, securing more transit

funding, fighting for health-care access and better public education funding, and advocating policies to reverse climate change. This work is more important than ever with Donald Trump in the White House and the Republicans controlling Congress. While I'm nervous about what the future may hold, I'm excited to get to the State Capitol to fight for our shared values.

I will miss representing the Duboce Triangle and District 8 at the Board of Supervisors. Though there is nothing like the direct connection of local politics, I look forward to maintaining that connection with the residents of Duboce Triangle as your state representative. Please stay in touch with my new office. I'm excited to continue to work together towards creating a better San Francisco.

Scott Wiener is the State Senator-Elect for Senate District 11, which includes all of San Francisco and Northern San Mateo County.

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DTNA Year in Review

At the first DTNA Board meeting in January 2016, based on member input, attendance at General Meetings, and comments on our website, the board set ambitious goals for the year. As 2016 comes to a close, it is time to look back on some neighborhood successes and areas for future improvement.

Crime and Safety / Quality of Life

After our neighborhood was shocked in 2014 by two unsolved homicides on the streets of the Triangle, DTNA held two crime and safety forums at our General Meetings. We brought together representatives from the San Francisco Police Department, the City government and Board of Supervisors, and local crime-fighting nonprofits. Over the course of 2016, DTNA continued to

engage with the San Francisco Police Department, submitting a Request for Information that resulted in a clear analysis of homicide and assault trends over the past ten years. Partly as a result of DTNA's efforts, Park Station implemented a foot and bike patrol in our neighborhood.

Lower-level "quality of life" crimes like recycling theft, public urination and intoxication, and vandalism have been ongoing concerns in our neighborhood for years. DTNA supports Castro Cares, which along with increased City attention to the issues, will hopefully make a dent in what has so far been an intractable problem.

Streetscapes and Intersections

With the construction of several new buildings along

Market Street, significant funds became available to improve the look of our streets and the safety of our intersections. DTNA hosted a General Meeting session where neighbors were able to provide input to the San Francisco Municipal Transportation Agency (SFMTA). DTNA partnered with the folks at Walk SF and Vision Zero to design improvements

that will enhance the safety of the 15th Street/Sanchez Street/Market Street and the 16th Street/Noe Street/Market Street intersections. Going into 2017, DTNA will be engaged to manage input and design consultation for streetscape upgrades like planter boxes, benches, and street trees.

On the downside, our efforts to ensure that the re-

Continues on page 10



Dear members and neighbors, DTNA invites you to join us in celebrating the holiday season on December 12th from 7:00-9:00 pm at Churchill's upstairs lounge. We have worked hard all year with your participation to address the issues affecting our neighborhood. Instead of our standard December general meeting, the DTNA board is hosting a social gathering and celebration to bring members and neighbors together. As a reminder, DTNA members will be participating in our yearly election of the DTNA board of directors and we look forward to your participation. For non-members, this is an excellent opportunity to meet DTNA members and consider joining.

Generous local neighborhood businesses have donated snacks and Churchill's will maintain a full cash bar. We hope you will consider coming out to celebrate the local character and characters in our neighborhood.

DTNA would like to give a special thanks to La Meditteranee and Churchill's for their generosity and continued support of DTNA and our neighborhood.

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Crime and Safety

Election Produces Substantive Changes in City and State Law Enforcement

On November 7 San Francisco voters passed a number of propositions that could affect crime and safety in the entire city, as well as in the Duboce Triangle.

79.8 percent approved Proposition G - Police Oversight, which renames the Office of Citizen Complaints (OCC), the civilian agency that oversees investigations into police misconduct, to the Department of Police Accountability (DPA). It gives the agency its own budget (separate from the Police Commission and Department) and mandates that it conduct a performance audit on police use of force every two years. Supporters felt that it would help restore public confidence in law enforcement.

Proposition Q - Prohibiting Tents on Public Sidewalks (52.8 percent) will prohibit placing tents on public sidewalks with a City permit. However, the City would not be allowed to remove an unauthorized tent unless it offers housing or shelter. This measure also continues the City's successful Home-ward Bound program that offers paid transportation to a destination outside of San Francisco for homeless individuals who are offered housing by a friend or family member.

The ordinance requires the City to provide written notice 24 hours in advance to individuals and also to post the notices in the area of the encampment. The affected individuals' personal property, with certain exceptions, will be stored by the City for at least 90 days.

Numbers show that residents of San Francisco want and are requesting more enforcement, not less. Last year SFPD responded to 60,491 reports of encampments, a dramatic increase since 2013 when there were 44,863, and a 34.8% increase from 2014 to 2015.

Proposition R - Neighborhood Crime Unit (54.57%) requires SFPD to assign no less than three percent of its sworn officers to a new Neighborhood Crime Unit if the total number of sworn SFPD officers meets or exceeds the San Francisco City Charter-mandated level of 1,971. Prop R increases community policing and will result in more beat officers on the street.

State Initiatives

At the state level California Proposition 57 was approved by 63.6 percent of voters. It will ease parole rules for non-violent offenders and authorizes sentence credits for rehabilitation, good behavior, or educational achievements. Opponents, many in law enforcement, argued that many

hard-core criminals could be released, but proponents said it will reduce the incarceration state and give a fresh start to offenders who have shown potential for rehabilitation.

In 2014, voters approved Prop 47, which reduced many nonviolent crimes from felonies to misdemeanors, making 1 million Californians eligible for changes to their records.

Finally, California voters approved (56 percent) marijuana legalization. California Proposition 64 will allow adults 21 and over to buy marijuana in a store after January 1, 2018. Proposition 64 continues to prohibit driving a vehicle under the influence of THC, but the smell of marijuana is no longer probable cause to be stopped or searched.

Crime Statistics

According to Park Station thefts from vehicles in the Park District in October were down ten percent compared to the same time last year, from 117 to 110. However 1,352 car break-ins have been reported in Park District since the beginning of this year, an average of 135 a month. The 29 cars reported stolen in October 2016 was a decline from 59 in October 2015.

Robberies also decreased 34 percent, with six incidents reported in October 2016 compared to nine in October 2015. Burglaries fell 25%, with only 24 reports compared to 32 the year before.

Crime statistics are presented at the monthly Park Station community meetings held on the second Tuesday of every month in their Community Room at 1899 Waller.



Election Report

Out of the sea of state and local ballot initiatives, the DTNA Board picked three local and one state initiative to endorse in the November election. The initiatives were chosen because they would have a direct impact on our neighborhood. The vote is in and thanks to you, the voter, they all passed!

Local Initiatives

Prop A - School Bonds

Will build the infrastructure for the next generation of San Franciscans.

Prop C - Affordable Housing

Will keep our City diverse by providing funding to build housing that allows folks of all income levels to live here.

Prop E - Street Trees

Will maintain and improve the green canopy of our lovely city.

State Propositions

Prop 55 - School Funding

Will keep school funding steady for the kids at McKinley, Sanchez, and all of our schools.

We know that for many folks, the broader election may have been a disappointment. Remember, when the outside world seems to be a scary and dangerous place, as Voltaire suggested, "cultivate your garden." Our gardens are our neighborhood, our City, our state, and our schools. By that measure, we are blooming.

Thanks for being a voter!

Check Out the DTNA Land Use Committee

The DTNA Land Use Committee discusses residential and commercial projects within the Duboce Triangle neighborhood and the immediate surrounding areas in all stages of the City permitting process. The Committee focuses on ensuring that these projects are compatible with and meet the needs of our residential and business communities.

The Committee meets on the first Monday of every month from 7:00 to 8:30 pm at the Chase Bank at the corner of 15th Street, Sanchez Street and Market Street. In addition to discussing plans and

permits, the Committee delves into issues such as affordable housing, historic preservation, protection of green spaces and more.

The Committee is looking for people knowledgeable in land use issues and the intricacies of the Planning process or, for anybody who has an interest in the issues above and a willingness to learn. For more information feel free to e-mail our Land Use Chair Gary Weiss - gary@ixia.com.

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Historic Views of Upper Market Street

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The Safeway at Duboce and Market in 1954



Squatters' homes on the U. S. Mint property at Market, Buchanan and Duboce streets (not dated)



This Castro car 105 is at Castro and Market and the year is 1892. Children are scrambling for election cards flung from car by political campaigner.



Clinton Mound (now Mint Hill) Refugee Camp in 1906



2100 block of Market Street in 1934



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Upper Market, continued

Continued from page 1

them to languish long vacant. Examples include the former Skyline Realty on the Southeast corner and the former Veo Optics across the way, as well as smaller spaces once occupied by Church Street Flowers, Chilango restaurant, a hair salon, a foot care shop, and a Metro PCS store.

Strolling up Church Street toward Sanchez Street, things are looking a little more promising – the Myriad has opened in the bottom of the new 2175 Market Street building (in 2012, this plot was a 76 Station), and the corner restaurant space is soon to be developed by the owners of Mission Beach Café (although in the interim, the space is sitting empty and drawing a bad crowd). On the North side of the street, the Blackbird Bar and clothing store Maas & Stacks are still going strong, although there is a vacant space where dear old Klotz Clocks used to be. On the bright side, the Swedish American Hall has been redeveloped by former DTNA Board member Dylan McNiven, and now in-

cludes the restaurant Aaxte. More retail space is coming on-line in The Duboce (in 2012, a Shell Station), which we wrote about in our previous newsletter.

From Sanchez Street to Noe Street, some concerns pop up. Although the neighborhood has added two new restaurants that appear to be doing well – Nomica on the south side and Hecho on the north, along with the new bars Brewcade and Hi Tops, farther up the block retail get dicey. Here everything seems to be formula retail or empty – CVS and the new GoHealth Urgent Care fill the former Tower Records building on the North, and on the South, a former optics store, the former women’s outpost of Sui Generis, the former Books Inc. and the former A&G Merch are all vacant.

A similar mixed bag appears from Noe Street to Castro Street. The new Icon building is anchored by formula use Bank of the West, but DTNA was able to secure three small spaces along Sanchez Street now occu-

pied by Wildcraft Espresso, Giddy Candy Company, and Dermalogica skin care. The former check-cashing site on the North corner is gone (good riddance), and Super Duper will soon expand into that space. Across the street, Weaver’s Coffee has opened in the bottom of the SF Fitness building, and up the street another formula café has appeared in Espresso Illy. Most of the neighborhood businesses like Ken Wingard clothing and Ixia flowers are still hanging on, but we have a vacancy in the former Simply Brilliant copy store.

Just as in 2012, Castro Street and Market Street is dominated by formula retail, with two gas stations, Pottery Barn, a new Soul Cycle, and a Subway. On the bright side, Hearth café and Local Take gift shop by the MUNI F-stop are two welcome additions to the neighborhood since 2012.

In June of 2015, DTNA in partnership with the Castro/Upper Market Community Benefit District (CBD), the Eureka Valley Neighborhood

Association (EVNA) and the Castro Merchants completed a study that found that our retail vacancy rate of 6.9% is significantly higher than that of the City as a whole. That study, available at <http://www.castroretail.com/>, made a series of suggestions (a “Retail Strategy”) regarding how to improve our retail landscape, but after a year not much of it has been implemented.

DTNA has been energetic about reaching out to landlords, and is considering further steps, such as proposing legislation that would tax vacant spaces at an increased rate over time. Since our current supervisor will be headed to Sacramento to take up residence in the State Senate (congratulations Supervisor Wiener), DTNA will take up the matter with his replacement. In the meantime, take your own stroll down Market Street, see what you think, and give us your input via our website at dtna.org.

Stroll on!



Jay Greene, JD, CPA

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City Attorney Can Solve Blight on Your Block

At our October 10 General Meeting City Attorney Megan Cesare-Eastman made a presentation on how civil prosecution code enforcement can be an additional way to deal with quality of life problems that the District Attorney doesn't handle. Cesare-Eastman coordinates the Code Enforcement Task Force that works with other San Francisco agencies, and uses civil laws to abate public nuisances.

She said that the City Attorney's Office is "vastly underutilized resource" with 200 attorneys that report to City Attorney Dennis Herrera. Common code enforcement scenarios include: substandard properties; abandoned buildings and lots; illegal businesses; graffiti; drug houses; gambling or prostitution houses, and illegal dumping of trash or waste into our sewer system.

Hoarding and cluttering cases are the most challenging, and the City Attorney's Office has a dedicated person to deal with hoarding and blight. Houses may look normal from outside, but are a mess inside. If you have a doubt about a situation, report it to the City Attorney's Office and let them make the determination.

Abandoned property must be registered so it can be checked for squatters.

"We are complaint driven," she emphasized. "All our cases come from complaints the community makes, so we rely on the public to help us do our job." Cesare-Eastman reiterated that City Attorney's codes enforcement can marshal the power of any city agency, easily get property inspection warrants, issue injunctions, and prosecute recalcitrant violators in civil court.

The City Attorney does not intervene in private landlord-tenant disputes, but in recent years they have tried to ease the rules for landlords to upgrade and fix older housing. According to Cesare-Eastman "Most of the city's landlords want to do what's right to keep up their property and keep tenants. What we mostly deal with are the extremes: the greedy sociopaths, the incompetent and absentee."

The City Attorney can get injunctions and penalties assessed based on three civil remedies: restitution, disgorgement of profits, and recapturing legal fees and prosecution costs. She gave an example of how codes enforcement dealt with a drug nuisance at

the McDonald's on Stanyan Street. Threatened with penalties and prosecution for the trafficking on its premises, McDonald's volunteered to install video cameras, put in additional fencing and brighter lighting, and add security guards. Ultimately those measures "made a tremendous difference for that community."

Cesare-Eastman urged residents who find graffiti on city property to photograph it and send it via the 311 app or police department to the SFPD's graffiti specialist Officer Martin Ferreira (martin.ferreira@sfgov.org) who has a huge database that allows style identification of habitual offenders. When asked about the ongoing needle problem, she answered that the police cannot stop or control needles per se, only when they are in actual use for drugs.

She encouraged everyone to report problems to the City Attorney's Office Hotline (415) 554-3977. You can also her contact her personally at (415) 554-3970 or megan.cesare@sfgov.org with any questions.

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VANGUARD PROPERTIES

CPMC Plans to Move Forward with Campus Perimeter Improvements

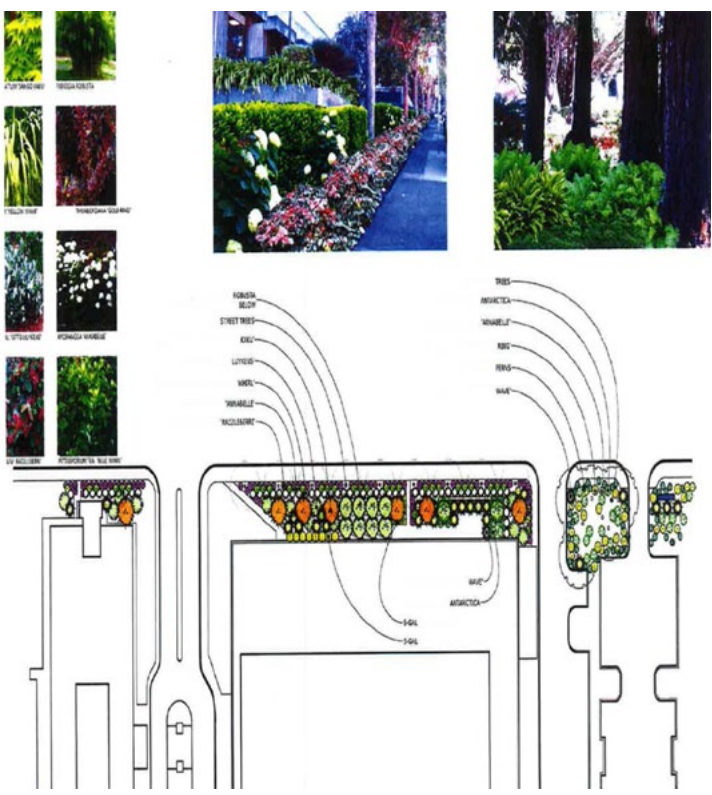
At DTNA's October General Meeting, California Pacific Medical Center (CPMC) Davies lead administrator, Mary Lanier, presented plans for landscaping spending at the end of the year. She offered two visions, one of landscaping improvements along Duboce Avenue on the North side of the campus, and one for work around the gated entrance by the parking garage on 14th Street, on the South side of the campus. Due to limited funding, Ms. Lanier could only promise to implement one of the two visions in the near term (before the end of 2016).

After a not-very-contentious debate among the neighbors present, the group agreed that since 14th Street got last year's improvement (pedestrian lighting was added on most of the block in December 2015), that the Duboce Avenue North side deserved attention. The members present were excited to see that

the landscaper's vision included replacing the chain link fence with an upgraded, more aesthetically pleasing version similar to the fencing already present on the interior of the campus, enclosing the physical therapy exercise yard.

The continued dialog is all part of DTNA's ongoing efforts to encourage CPMC to improve the aesthetics of their campus perimeter. Our main goals are to integrate the campus more thoroughly into the neighborhood by improving pedestrian access, connecting neighborhood open space, and updating the physical look of the campus by removing the chain link fence, and by upgrading street trees and other softening elements.

In addition to the 14th Street lighting in 2015, progress has already been made on basic campus maintenance, including addressing the bare landscaping, mending broken



One of two landscaping visions presented by CPMC. This option shows improvements along Duboce Avenue.



One of two landscaping visions presented by CPMC. This option shows improvements along 14th Street.

fences, litter and cleaning up the garage. The next priority is to add more pedestrian-scale lighting at other areas around the campus perimeter. DTNA has long hoped to incorporate a stairway to connect the public plaza above Duboce Avenue to Duboce Park. DTNA continues to advocate for the clean up of the jumble of equipment on the CPMC roofline, and for landscaping along the roofline.

Longer-term projects that DTNA has been pushing forward are to complete the lighting project along 14th Street (2/3 of the block has been done) and to extend that lighting along the sidewalk from the 14th Street gate to

DTNA is heartened to see CPMC put forth time and effort into improving their physical connection to the neighborhood, and we look forward to continued and ongoing progress. Thanks Mary!

Year in Review, continued

Continued from page 3

sults of the Upper Market and Castro Retail Study lead to real improvements in the retail landscape (i.e. vacant storefronts filled with neighborhood-serving businesses) have borne less fruit (see article in this newsletter).

Member Engagement

DTNA has had a lot of success pushing its agenda at City Hall, but not always so much in engaging a large percentage of the neighborhood in our advocacy activities. Unfortunately, low neighborhood involvement is a trend that continued this year. Our attempts to repeat last year's block party on Noe Street fizzled due to our failure to apply for a permit in a timely manner (our sincere apologies to anyone who planned around that event). We did host a neighborhood house tour sponsored by the Victorian Alliance, which was well attended and a great success. We have more ideas for social engagement for the future and we would like to here from our neighbors about what sort of event(s) would bring you out on a warm spring or summer day to hang with the 'hood? Join us for our end of the year party at Churchill's to give us your ideas, and maybe to volunteer to help? We could use it.

Affordable Housing

Thanks in part to DTNA advocacy both the City and Duboce Triangle made progress on affordable housing this year. New building developments at the corner of Church Street and Market Street, Sanchez Street and Market Street, and on the Sul-

livan Funeral Home site between Sanchez Street and Noe Street on Market Street, will all include on-site affordable units (12% of the total unit count). Unfortunately, some developers still resist doing on-site affordable housing. Despite the clear and repeated insistence of the City's voters that the percentage of affordable housing should increase, the Planning Commission continues to be willing to approve buildings with less than 20% affordable housing. One of DTNA's continued goals is to have 20% affordable housing. DTNA will continue to advocate for progress on this issue both in our neighborhood and citywide.

The Duboce Triangle News 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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Plans Move Forward for Sanchez and Market Condominiums

For months now, DTNA has been engaged in a war of attrition with the potential developer of 2201 Market (currently the home of Catarra Real Estate, before that, the Industrialists kitchen supply store, and before that, Glidden Paint). The building proposed for this site is for large, expensive condominiums for high-income earners. The developer, Gary Foley, has made a mockery of the public process by consistently changing his proposals in order to obfuscate his true plans.

Foley initially indicated that he was open to on-site affordable housing – at the required 12% affordable rate, that would have been two of the fourteen units. However, he reneged on that direction at the last moment, just before the building was about to go before the Planning Commission, requiring DTNA to file a request for Discretionary Review.

Prior to the Discretionary Review hearing on November 10, Foley presented a

proposal that would dedicate his portion of the in-lieu fee (the money the developer pays to the City if there is no affordable housing on site) to make units in the neighborhood, currently not under rent control, permanently affordable.

While DTNA prefers that affordable units be on-site (unlike some folks, we believe it is good when people of different classes share spaces), and our target rate for affordable housing is 20% affordable, DTNA was willing to accept the deal in light of other changes we were able to make to the building.

One change was a corner with an exposed concrete support pillar in front of a recessed ground floor retail space. Since there was no entrance on the corner, the open space would likely be utilized as an "urban campground" and the exposed concrete pole would have been a magnet for graffiti. Foley agreed to enclose the corner.

Foley's intention was to have one large retail space on the ground floor. DTNA's issue with this intent is that up and down Market Street, almost all of the very large retail spaces remain empty, whereas al-

In light of those changes,



2201 Market Street

most all of the smaller ones have been rented. Foley has agreed to include one small, 500-square-foot retail space on the ground floor on Sanchez Street.

The building plans include two stairway "penthouses" on the roof. These "penthouses" are the enclosures you see all over that sur-

DTNA withdrew its request for Discretionary Review, and the project is proceeding. We will be sure keep a close eye on Chris Foley's activities going forward, and we look forward to greeting our new neighbors, both homeowners and businesses.

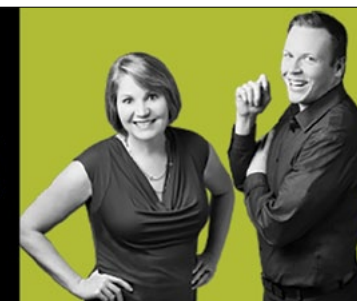
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Christmas Open House

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- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
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- Maintain our neighborhood character and quality of life

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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 ☐ Social events
☐ Other _____

Mail to:

Treasurer
Duboce Triangle Neighborhood Association
3673 16th St.
San Francisco, CA 94114

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- ☐ Regular \$ 25
☐ Business \$ 50
☐ Patron \$ 50
☐ Benefactor \$ 75
☐ Angel \$ 100
☐ Superstar \$ 250