

APR - MAY 2017



# DUBOCE TRIANGLE NEWS

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

**Monday, April 10, 2017**

**7:00 to 9:00 pm**

## PUBLIC MEETING

CPMC Davies Campus, Gazebo Room  
(outside, ground-level entrance in plaza  
between North and South towers)

### MEETING AGENDA:

- Meet your neighbors (7:00 - 7:30)
- Guest Speaker from the Department of Homelessness and Supportive Housing: How to Handle Tent Encampments in San Francisco
- Land Use Update on New Buildings on Market:
  - 181 Noe (the Duboce)
  - 2100 Market (formerly Home restaurant)
  - 1965 Market at Dolores
- Crime and Safety Update

### DATES TO REMEMBER:

Saturday, April 8, 10 am - noon  
Friends of Duboce Park Volunteer Day. Contact  
Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Tuesday, April 11, 6 pm  
Park Station Monthly Community Meeting. 2159  
Golden Gate Ave.

Saturday, April 22, 11 am - 4 pm  
10th Annual DogFest. Duboce Park.

Saturday April 22, 5-8 pm  
Opening Reception "Shutterspeed: Skate +  
Photo Exhibit." Harvey Milk Photo Center.

Tuesday, May 9, 6 pm  
Monthly Park Station Community Meeting. Park  
Station Community Room.

Saturday, May 13, 10 am - noon  
Friends of Duboce Park Volunteer Day. Contact  
Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Thursday, May 25, 6-8pm  
Photo Lecture Series. Harvey Milk Photo Center.

## "The Duboce" Opens, Bringing Neighbors and Streetscape to Sanchez and Market

The former site of a 76 gas station at 2198 Market is about to become home to new neighbors and (hopefully) three new retail tenants. "The Duboce" is now renting one and two bedroom units, ranging in price from \$3,725 a month for the least expensive one-bedroom to \$4,900 for the most expensive two-bedroom.

Thanks to DTNA's advocacy during the entitlement process for this project, The Duboce will also include on-site affordable units. There are 87 units total, 12% of which are slotted as affordable, which is ten units. The rents for the affordable units (known as BMR units in land-use parlance, for "Below Market Rate") will be set by the Mayor's Office of Housing. The BMR inclusion is based on a city-wide law passed in 2002. The units are required to be spread evenly throughout the building (not concentrated on the bottom floor), to have the same amenities as the market-rate units, and to be the same mix of one and two-bedroom units as the building as a whole.

The rents for the affordable units are based on federal income levels adjusted for San Francisco, which is called "AMI" for "Area Median Income". Renters are expected to pay 30% of



*A rendering of the roof deck on "The Duboce"*

their income. For a two-bedroom unit with a household of three people the maximum income at 55% AMI is \$48,050. 30% of \$48,050 a year = \$14,415/year or \$1201/month, so obviously a major savings compared to the market-rate units.

That is the good news. The bad news is that there are far more people who need affordable housing in San Francisco than we are building affordable units. When the Forest City development opened across the street at 2175 Market in 2014, they had 6,800 applications for the 18 affordable units in that building. So our new neighbors will either be fairly wealthy or very lucky.

We welcome both sorts, and their little dogs too. The building is pet-friendly, with a maximum of two pets per unit. We welcome as well a newly-energized streetscape. During the entitlement process, DTNA gave input into the design, which includes new trees,

*Continues on page 9*



Inevitable Change Is Part of Life in the Triangle



Mark Scheuer  
DTNA Secretary

Each issue of the DTNA News will have a column written by one of our Board members who get the chance to write about something of interest to them in the Duboce Triangle. This month DTNA Secretary Mark Scheuer writes about change.

“Change is inevitable. Change is constant,” said Benjamin Disraeli, Prime Minister of the United Kingdom in the 1800’s. That has certainly been true of the Duboce Triangle since I moved to the first block of Scott Street in 1989. Here’s my personal and not-so-scientific view on past and future changes in our neighborhood.

The Duboce Avenue Streetscape and Bikeway behind Safeway opened in 1998, transforming a stark

and run-down right-of-way into a vibrant bikeway and pedestrian walkway. What makes this bikeway so unique is the 6,000-square foot mural, designed by Mona Caron, that runs the entire length of the back wall of the Safeway and features images of San Francisco from bay to ocean beach.

Safeway opened at its current location in 1954 but the recycling center that opened 30 years ago was shut down in 2014 and an empty lot now remains. The year before that, the Whole Foods store with residential units above it opened right across the street, replacing a Ford dealership. Demolition of the old Home restaurant site at Church and Market has finally started, and a seven-story, 64-unit residential development is planned for that site.

Construction of an 87-unit rental building at 2198 Market Street next to the Swedish-American Hall is almost completed – it replaced a gas station. A luxury condo building with 18 units at 2299 Market Street filled in “The Hole in the Ground,” an eyesore for over three decades at Market and 16th streets. Work on a new five-story, 46-unit residential building to replace Sullivan’s

Funeral Home and parking lot at 2254 Market Street is scheduled to begin this year. And, the storied bar Lucky 13 at 2140 Market Street will be likely soon be demolished to make room for a 31-condo building.

Duboce Park is still the largest open space in the Triangle. A new children’s playground was installed in 2000 to replace an old, run-down playground that had almost no equipment. The Scott Street Labyrinth opened in 2007 to replace a worn and dangerous wooden play structure. The Youth Play Area was completed in 2012 to replace a metal cargo container in a small unused area next to the basketball court, that was usually filled with weeds. The Dog Play/Multi-Use Area

opened in 2008 as part of a plan that created zones of use for dogs in the park.

Streets abutting Duboce Park – Carmelita, Pierce, Potomac as well as Waller Street – were designated as the Duboce Park Historic District in 2013. The Harvey Milk Center for the Recreation Arts, built in 1954, had a \$12 million renovation in 2009 and is still dedicated to the visual and performing arts.

California Pacific Medical Center takes up an entire city block, and at 7.2 acres is still the largest entity in the Triangle. The 1960s Brutalist buildings look the same as when they were first constructed (i.e. bru-

Continues on page 10

Historic San Francisco



The intersection of Market, Church and 14th Streets on a rainy day in 1941.

Sanchez School – Growing the Next Generation of Neighbors

If you take a little stroll along Sanchez Street past Market, just past the lovely little Japanese restaurant Eiji (amazing sushi and the best made-to-order tofu in San Francisco) you’ll come upon another gem, the Sanchez School community garden. It’s easy to see just from the hand-lettered signs, the carefully-tended plants, and the innovative science-based agronomic experimentation that here, students are fully engaged with the environment and the city around them.



The Sanchez School building was constructed by the WPA in the 1930’s

Last year fourth and fifth graders at the school also produced a 54-page book of poetry, Street Heart, inspired by the murals of the Mission. According to the Mission Local, ten-year-old Brian Pacheco co-wrote a poem from a Native American perspective with one of his “best friends since pre-K” Marciano Antone, who is part Native American himself. “We wrote it so that Na-

tive Americans would be recognized for discovering this land first,” Pacheco said.

The school has a commitment to social justice, which they define as high standards, high achievement, and culturally-relevant instruction for all students. The student population has a large population of English language learners (about 70% of the school), about 20% of whom are re-designated as Fluent English Proficient each year, so obviously in addition to learning poetry and plant science, the students are also learning the essential language skills they need to succeed in our city. In addition to the Spanish-speaking population drawn mostly from the Mission district, the school in recent years has seen an increased enrollment of white and Asian students, drawn mostly from the surrounding Castro and Duboce Triangle neighborhoods. So students are learning cross-cultural fluency as well.

Perhaps more importantly, students are practicing “joyful learning” – they arrive at school curious, they ask questions, and they are

consistently inquisitive. To Sanchez teachers and administrators that means that students are excited about school and are engaging in the learning process at home and in the community as well.



Sanchez School students

The school building itself is a lovely old Spanish-Renaissance edifice constructed by the WPA in the 1930s,

and recently upgraded with bond money provided by you, the voters. Like the street it sits on the school was named for José Antonio Sánchez, a member of Juan Bautista de Anza’s 1775-1776 expedition to San Francisco, who later served as a soldier in the Presidio. The school, like the street, is a lovely sight. So next sunny day, walk southward on Sanchez, inhale the perfume from the flowers in the garden, and tip your hat to the next generation of San Franciscans, whose faces are pressed against the windows to greet you.

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Upper Market Development Projects

As the infill sites along Market Street continue to dwindle we've been paying a lot more attention to those remaining. There are currently two projects that are in the Planning process that have our full attention:

**2140 Market** between Church and Sanchez - the current site of the Lucky 13 bar and the adjacent lot, and **1965 Market** at Duboce - the current site of a FedEx outlet and the large parking lot behind it on Duboce.

**2140 Market** is further along in the process. The plan is for a fifty-foot tall building on Market Street, with forty feet in height in back, both in line with requirements for mid-block buildings in the Market-Octavia plan. There will be 27 one or two-bedrooms units, and a sixteen hundred square foot retail space on the ground floor. Off-street parking is not an option, since added curb cuts are not permitted along Market Street and there's no access from behind. The project will include the current legal minimum of four affordable Below Market Rate (BMR) units, with rents adjusted to be no more than 30% of the tenant's income. The project sponsors recently presented to the DTNA's Land Use Committee, and the major concern revolved around design. As we have seen happen before, an initially mildly interesting building had become considerably less interesting after going through the architectural review process with the Planning Department. While the final result is not the most offensive-looking addition to the neighborhood we'd ever seen, it is anything but exciting. It will remind you of many of the other new buildings along the corridor - only this one will be beige.

By virtue of its prominence, being at the intersection of two multi-lane thoroughfares, the project that will rise above and behind the historic building at **1965 Market** Street is felt by many of us to be the most important new building along the entire Upper Market corridor. The original building, a former mortuary, is currently home to FedEx. Thanks in part to DTNA's input, some of the most troublesome aspects of the initial design, like an overhang that would have projected aggressively over the historic building, have been walked back. The plan has also received recommendations from the Planning Department, the Director of Planning, and the Historic Preservation Commission. The reason for so much input at this level is that, not only is this an important site, and not only will it be the second largest building since Upper Market was developed (right behind the glass-block building, Linea, directly across the street), but it will be placed directly over and behind the 1930s Mission Revival building that is considered a valuable historic resource.

The current plan calls for a building above the existing structure, now set back a comfortable thirty-five feet from Market Street in a major improvement from the initial design. On the Market side the building will rise to seventy-five feet, and a connected but visually-separate structure on Duboce will rise to eighty-five feet. There will be 96 units, fourteen of which will be BMR units. Currently the Duboce side is zoned for fifty-five feet, but the developers are requesting an additional three stories using legislation called the State Density Bonus, which grants developers the "gift" of additional square footage for building additional units. Through this legislation, these developers are not required to provide additional BMR units, but they have committed to on-site BMR at the currently required percentage, including the extra units.

The latest rendering has the considerably-recessed Market Street building starting to look a little better and less dominant of the historic resource. But the large Duboce building, in the view of the Land Use Committee, still needs major design work - it currently resembles an office park in the suburbs. In fact, similar to the initial proposal for Linea across the street, one of the biggest criticisms is that both buildings look more like offices than residences. The developer's architects were receptive to our concerns (they in fact agreed with several of them), and we look forward to further improvements as the design moves forward.

The current ground floor retail space DTNA believes is too large at 3800 square feet, so we have requested that the space be broken into at least two spaces, unless the developers have a tenant committed for the larger space long before occupancy begins.

DTNA will be keeping a close eye on this and other issues as the project moves forward. If you have some ideas or input you can attend our monthly Land Use Committee meetings, held in the conference room at Chase Bank at Market and Sanchez from 7-8:30 p.m. on the first Monday of each month, or contact us via our website at [dtna.org](http://dtna.org). Until then, stay tuned.

Upper Market Development Projects, continued

Continued from page 4



The plan is for a fifty-foot tall building to be built on the current site of the Lucky 13 and the adjacent lot.

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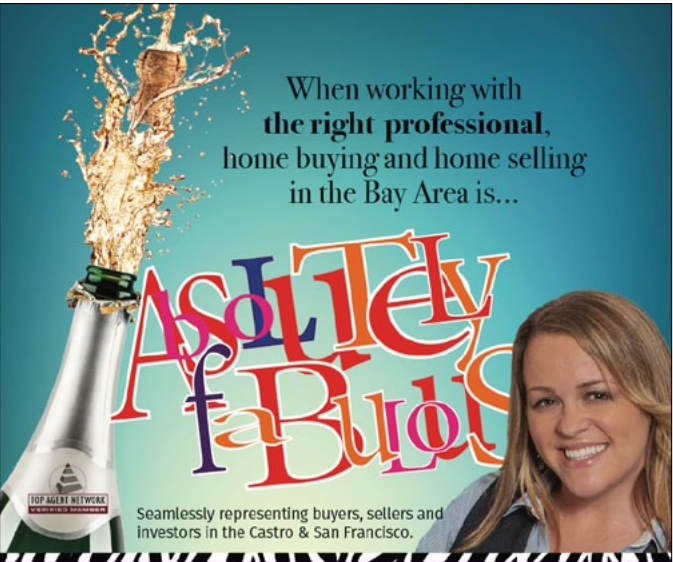
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# Home Restaurant Demolished at Last – New Building Coming Soon

The former Home restaurant building, 2100 Market at Church Street, which has been an eyesore and a magnet for homeless encampments for many a year now, has finally been demolished. We doubt anyone will miss it much.

A new 67-unit rental apartment building is on the way. Project developer Brian Spiers says he hopes to complete the project in approximately 20 months, but that as with any large construction project, delays can occur. The facade is composed predominantly of a pattern of projecting bays and a rounded corner, so there are specialty glazing corners and metal panels to be fabricated, and the fabrication of exterior material details could also potentially take some time.

DTNA has been deeply involved in shaping the building's design. After having gone through the architectural review process with the Planning Department the building as planned was in our view lacking in character, so we petitioned the Planning Commission to give us some time to work with Mr. Spiers' architect Arquitectonica to improve it. DTNA Land Use Committee members, including a local architect, met with and collaborated on improving the final facade design.



The former Home restaurant building has finally been demolished

The final design presents a simple and ordered approach to the prominent flatiron corner location. From some vantages both sides will be visible simultaneously, so to DTNA it made sense to treat both facades and elements with uniform finishes and order. There is a consistent design from bottom to top, with the exception of the more transparent ground-floor commercial spaces. This approach creates continuity and gives the building a cohesive feel. In order to break up the large mass and to avoid the "office cube" look, we encouraged Arquitectonica to introduce a random order effect which comes across in bay window placement, helping not only to break up the mass-

quality materials have been encouraged and required by the Planning Commission, and items such as the use of tinted window glass will not be permitted.

We all look forward to seeing a building that is iconic but interesting – an appropriate and hopefully elegant addition to our neighborhood at this important location.

Thanks to input from Com-

missioner Hillis at the Planning Commission, a planned ground floor residence on Church Street has been converted to a commercial space, so the building will have two commercial spaces on the ground floor. The corner space will be 2,900 square feet, and a second space fronting on 14th St will be 960 square feet. During earlier discussions DTNA encouraged a total of three commercial spaces, but due to site elevation changes and building utility locations, the final design results in two.

The building has no on-site parking, but will include 12% designated affordable housing - eight units (known as BMR units in land-use parlance, for "Below Market Rate") out of the 67 total whose residents will pay no more than 30% of their income in rent. DTNA pushed for more BMR units at the Planning Commission, to no avail, but we will welcome all the new neighbors, and the new retail tenants as well. Church Street is looking up!

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



**San Francisco Pet Grooming**

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

# Duboce Park Neighborhood Featured in House Tours

On a rainy Sunday in October, the Victorian Alliance of San Francisco hosted their forty-fourth annual house tour. For 2016, our Duboce Park neighborhood was selected and participants got to visit eight homes and one historical church.

The Victorian Alliance of San Francisco (VASF) was founded in 1973 with the objective to promote preservation and restoration of San Francisco's historic buildings. An all-volunteer group, VASF provides support to their Historic Preservation Grant Program (HPGP). This grant goes towards restoring notable artifacts in San Francisco's public parks, churches, and historic buildings. Participating in a historic house tour contributes to the HPGP.

Duboce Triangle is a Victorian home enclave in San Francisco, bragging great



examples of jewel-box Victorian architecture. Originally set aside as a "public reservation" in the 1850s, Duboce Park proliferated in home construction after the cable car came to our neighborhood in the 1880s. Nearly all the Victorians in our neighborhood fall into two architectural styles, common of this era: Late Victorian and Edwardian. Common traits are bay windows, ornamental shingles,

the district. Check out the Duboce Park Landmark District Case Report, San Francisco: December 19, 2012 for more details and information on the construction and building types of our neighborhood, available on the City and County of San Francisco Planning Department's website: <http://sf-planning.org/duboce-park-landmark-district>.

Homes included in the house tour took participants all over our neighborhood. Two homes on Beaver Street, both built in 1870s welcomed visitors; the Italianate Jacob Benedict House and the Stick-Eastlake Sylvester Doan House. On Castro Street, soggy guests got to walk through The William Coles House, a 1889

and decorative cornices. If you are interested in reading more about the architecture of Duboce Triangle, our neighborhood successfully received historic status from the City. Effective July 12, 2013, Mayor Ed Lee signed legislation designating the district. Check out the Duboce Park Landmark District Case Report, San Francisco: December 19, 2012 for more details and information on the construction and building types of our neighborhood, available on the City and County of San Francisco Planning Department's website: <http://sf-planning.org/duboce-park-landmark-district>. Homes included in the house tour took participants all over our neighborhood. Two homes on Beaver Street, both built in 1870s welcomed visitors; the Italianate Jacob Benedict House and the Stick-Eastlake Sylvester Doan House. On Castro Street, soggy guests got to walk through The William Coles House, a 1889 Queen Anne home built by the crooked SFPD Sergeant William Coles. One stop on Henry Street, the 1893 Charles Brandenburg House, was built by one family and then given to victims of the 1906 earthquake. Two homes on Carmelita Street, both built by the Fernando Nelson, had the fun historic fact of being originally listed on Primrose Street (the street would officially be renamed Carmelita in 1901). The Francis O'Neill House on Scott Street, built in 1891, was originally the home of a plumber and is unique in that the home still has 24 original stained glass windows. On Steiner Street, the Samuel and Mary Whitehead House delighted guests with fancy trim and columns. Walkers got to escape the weather and enjoy snacks at the historic First Christian Church at the corner of Duboce Avenue and Noe Street. The building is a Mission Revival and was finished in 1908, the youngest building on the tour!

The gracious hosts of the house tour are our wonderful neighbors. Thank you for participating in the event and for welcoming so many new faces into your homes!



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# The DTNA News Doesn't Deliver Itself

Believe it or not, the Duboce Triangle News that arrives on your doorstep six times each year does not arrive magically, and there's not a fancy tech startup that makes it happen. The newsletter you are probably holding up now was delivered by one of our very special delivery volunteers — and we are always looking for more folks to help!

But first, DTNA would like to profusely thank those unsung heroes of our neighborhood — folks just like you who volunteer to take thirty minutes or so, once every other month, to deliver the Duboce Triangle News to the homes on their block or on a block or two nearby. While it is not a difficult job, it IS a very important one, and DTNA relies on our neighbors to get this publication out on time. We could not distribute the news that you (hopefully) enjoy without these community-minded volunteers.

We would like to thank the much smaller group of Zone Leaders — these equally-important volunteers receive the newsletters for several distributors' routes, and drop each distributor's copies on their doorstep so they can get them to you. These folks do their job on time, every time, and they are part of why our neighborhood is so special.

Distributors and, less frequently, zone leaders come and go, as folks move into and out of the neighborhood. We have amazing distributors that have been doing it for many years, and others for only a few months. It is an easy way to

help your neighborhood that only takes 30-60 minutes, six times per year, and we're always looking for more neighborhood heroes who are interested in helping out when a route vacancy occurs. Are you willing to help? E-mail [deliver@dtna.org](mailto:deliver@dtna.org) and we'll let you know how you can help.

Finally, we would like to give the biggest thanks of all to our volunteer Distribution Manager, David Fix, who receives all of the newsletters from the printer, bundles them up for each route, and delivers the bundles for each zone to the respective Zone Leaders. He also

manages all of the other volunteers who get the newsletters to your door. David is a former DTNA Board Member who has been managing the newsletter distribution process for several years now, and the entire neighborhood benefits from his efforts. A million thanks, David!

So when the next Duboce Triangle News arrives on your doorstep, reflect for a moment on the network of volunteers it takes to produce and deliver it to you. They are just a few of the dedicated volunteers who make our neighborhood a better place.

Think **Local**

Think **Duboce Triangle**



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# The Duboce, continued

Continued from page 1

planted areas, and benches along Sanchez, and new bicycle racks and benches on Market Street. Hopefully the benches can be incorporated into sidewalk seating for new businesses in the three retail spaces at the bottom of the building. There is a large and beautiful corner restaurant space at 2,700 square feet, and two smaller, but still elegant, spaces of 1,400 and 1,100 square feet respectively.

The developer, Greystar, has been proactively working to get the retail spaces pre-leased, and DTNA has engaged with their representatives around rental prices. The efforts seems to be paying off — according to Greystar, they have letters of intent for two retail tenants, and lots of interest in the last space. That is good to hear, since DTNA, like most people in the neighborhood, is concerned with our high level of retail vacancies.

Since Greystar will be operating The

**SFMTA Upper Market Circulation Plan**

The SFMTA Upper Market Circulation plan meeting will be announced in the upcoming weeks. If you are concerned about circulation changes to the intersections of 15th & Market, 16th & Market, traffic on Noe or Sanchez Streets and turns at Castro & Market you will want to attend. Your input is critical for all modes of transportation. Please watch for an announcement on the websites, [dtna.org](http://dtna.org), Facebook Duboce Triangle Neighborhood Association and [dubocetrianglesf.nextdoor.com](http://dubocetrianglesf.nextdoor.com).

Duboce as rental apartments, and that is their main income stream, they are not reliant on high-end rents for the retail spaces, and can make them affordable to local businesses. Their primary impetus is to see the spaces occupied with businesses that will contribute positively to the neighborhood, for obvious self-interest as well as community-benefitting motivations. The Upper Market Retail Study, which DTNA helped conduct, suggested that local businesses could generally afford in the range of four to five dollars a square foot per month (at \$4 a square foot the 1,100 square foot space would rent for \$4,400 a month), and company representatives are open

to rents in that range given other positives about the prospective tenant.

So, if you know a small business that wants to open in a central, transit-served, already vibrant and walkable neighborhood that is set to become even more so, have them contact us via our website at [dtna.org](http://dtna.org), and we'll help get them started.

And when you see our new neighbors (either two footed or four) moving in, give them a big smile and a "Welcome to the neighborhood!" Together we will make it a beautiful place to live.



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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## Park Station Reports Crime Reductions in the Triangle

Capt. John Sanford from Park Station spoke at the DTNA General Meeting on February 13 and reported that crime was down in the Duboce Triangle in 2016 compared to 2015, and made a PowerPoint presentation with statistics to support the claim.

The total number of violent crimes in the Triangle (assaults, rapes, armed or strong-arm robberies) declined 26%, with 27 incidents in 2015 compared to 20 in 2016. The most serious crimes, aggravated assaults and rapes, remained flat at ten assaults and one rape occurring in both years. Armed and strong-arm robbery was down 44%, with sixteen reports in 2015 and nine last year.

Non-violent but still disturbing other crimes also showed an overall decline, with some upticks. Property crime was down 8%, with 311 incidents reported in 2016 vs. 337 in 2015. Motor vehicle theft was down 14%, 88 vs. 76. Larceny was down 11%, 195 vs. 172. Burglary, however, was up 11%, with 54 in 2015 compared to 60 last year.

Burglary is defined as the entering of a building with the intent to commit crime, larceny is the crime

of stealing something, and robbery is theft with the threat of or use of violence or force. Sanford acknowledged that even though auto burglaries are down, “you would never know it” based on the amount of broken car windows we see on our streets and reports on Next Door.

Park Station identifies the hot spots for auto theft and patrol cars increase their patrols in those areas, but Sanford pointed out that “crooks look for patrol cars” and move as necessary. Undercover units do make arrests but there only are a limited number of undercover officers. Sanford said that after receiving numerous complaints about illegal activity on Henry Street, Park Station identified three address on that street and now have “officers and undercover units there every day.”

Quality-of-life issues are a bigger problem than just law enforcement and Sanford said that there simply aren’t enough officers to deal with all of the quality-of-life problems. Officers will take action “that is appropriate” for any situation, usually by issuing citations that are sadly all too often ignored by the district attorney’s office.

Regular foot beats returned to the Triangle on March 11 after that service was reduced when officers were deployed to monitor recent protests and demonstrations in San Francisco. Officer Nathalie Peraza and Officer Andrew Rechsteiner are the officers currently assigned to the Duboce Triangle foot beat and are supervised by Sgt. Paget Mitchell. Sanford encouraged residents to interact with the foot patrols when you see them walking the neighborhood. There are also foot patrols in the Upper Haight and North of the Panhandle.

Sanford reiterated that it is important to report all crimes so that Park Station can more easily spot trends and areas of illegal activity and that we shouldn’t take for granted that the police know everything that is going on. Security cam-

eras help identify criminals and deter crime. Setting up a SAFE Neighborhood Watch Group on your block also helps reduce crime.

Community collaboration is also important in reducing crime. Many incidents are crimes of opportunity and residents are encouraged to never leave anything in their cars to tempt thieves, and to be aware of their surroundings when using cell phones.

Sanford encourages residents to email him with any concerns or complaints at [john.sanford@sfgov.org](mailto:john.sanford@sfgov.org). To receive the excellent weekly Park Station Newsletter, email your request to [SFPDParkStation@sfgov.org](mailto:SFPDParkStation@sfgov.org). When calling 911 on a cellular phone, dial (415) 553-8090 to reach SFPD dispatch directly.



Jay Greene, JD, CPA

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## Inevitable Change, continued

*Continued from page 2*

tal), but recent landscaping improvements along 14th Street and Duboce Avenue have made the perimeter more attractive. The Neuroscience medical office building planned for the parking lot along Noe Street has been put on hold indefinitely.

Noe Street provides a wonderful urban example of residents making their street more attractive and green by landscaping the front of their homes using potted plants only. In 2009, San Francisco allowed residents to replace part of their concrete sidewalk in front of their homes with landscaping, resulting in dozens of new sidewalk gardens throughout the Duboce Triangle without using potted plants.

Supervisory and police district boundaries have changed. The northern boundary of District 8 shifted from Duboce Avenue to Waller Street so that all of the Triangle would be in D8 instead of a small area being in District 5, and then shifted back again. Currently a small part of our neighborhood is back in District 5. As of July 2015 all of the Duboce Triangle is now in Park Station’s police district after station boundaries were updated with DTNA’s input.

The Wiggle continues to be the best way to bicycle from Golden Gate Park and the Panhandle to downtown and the Mission district. There are more bicyclists using the Wiggle through the Triangle now than ever before, and the numbers keep growing. There are

now green bicycle lanes and green directional arrows painted on Duboce Triangle streets to help cyclists navigate the Wiggle.

The Upper Market Street Safety Project and Wiggle Neighborhood Green Corridor project promise to bring enhanced storm water management and traffic calming to the neighborhood with curb extensions, safe hit posts, and new rules for making left turns on Market Street. Bike Share stations are planned for numerous locations in the Triangle, including at Duboce Park, near Safeway, and at Sanchez and Market.

Businesses come and go, but fortunately some personal favorites are still there: Courtney’s Produce at 14th and Castro; Jack’s Laundry, Café Flore,

and Rosenberg’s on Noe Street; Golden Produce on Church Street. The large corner space at Church and Duboce remains vacant after Out of the Closet vacated a few years ago, and in that area the homeless situation seems to have gotten worse; quality-of-life issues and property crime are two of the top concerns for neighbors, particularly around Safeway.

Even with all of the changes, both good and bad, the Duboce Triangle remains one of the best neighborhoods to live in. We have great weather, fabulous transportation options, and everything is within walking distance. I am proud that DTNA remains involved in keeping the Duboce Triangle unique and wonderful, and am really glad I live here.



*The Castro Farmers' Market is back! There will be live music from a different artist each week. The Market is Wednesdays at 4pm on Noe Street at Market Street.*

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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](http://www.dtna.org/join.html) and become a member today.**

☒ **Yes! I want to join DTNA.**

☐ I want to get involved/volunteer, too!

**Please contact me. I'm interested in:**

☐ Land use/development

☐ Newsletter

☐ Transportation issues

☐ Social events

☐ Other \_\_\_\_\_

Mail to:

Treasurer

Duboce Triangle Neighborhood Association

3673 16th St.

San Francisco, CA 94114

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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