

AUG - SEP 2017



DUBOCE TRIANGLE NEWS

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Monday, August 14, 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)
- State Senator Scott Wiener speaks about his first months in office
- AT&T will discuss their latest efforts to put their boxes on our sidewalks
- Maitri's interim Executive Director will talk about building perimeter security

DATES TO REMEMBER:

Tuesday, August 1, 5-7:30 pm
National Night Out, Duboce Park

Tuesday, August 8, 6 pm
Park Station Monthly Community Meeting,
Park Station Community Room

Saturday, August 12, 10 am - noon
Friends of Duboce Park Volunteer Day. Con-
tact Rose at rose@friendsofdubocepark.org or
415-255-8370.

Saturday, August 19, 8-10 pm
Outdoor Movie Night in Duboce Park, *Guess
Who's Coming to Dinner*

Tuesday, September 12, 6 pm
Park Station Monthly Community Meeting,
Park Station Community Room

Saturday, September 16, 10 am - noon
Friends of Duboce Park Volunteer Day. Con-
tact Rose at rose@friendsofdubocepark.org or
415-255-8370.

One Cause of Retail Vacancies? Exorbitant Rents...



Urban Eyes Optometry shop was forced to relocate when the landlord multiplied the asking rent by several times when their ten-year lease was up.

In the Duboce Triangle Neighborhood Association's quest to address the ongoing issue of vacant retail spaces along the Upper Market corridor, we are currently considering evidence that some absentee landlords are letting units remain vacant in hopes of securing what DTNA believes are exorbitant rents. Currently the City of San Francisco, as a whole, has a very healthy retail economy, with a vacancy rate below 2.0% for the past three years. However, the retail vacancy rate continues to hover near 7% in the Castro

and Upper Market area, including the Duboce Triangle neighborhood, and a number of prominent retail spaces have been vacant for over a year.

According to the Castro & Upper Market Retail Strategy study published in June 2015 (the full 64-page report is available at www.castroretail.com), there were at that time 33 empty storefronts in our neighborhood. The intersection of Church Street and Market Street continues to have

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Six Month Update: Supervisor Jeff Sheehy



Jeff Sheehy
San Francisco District 8 Supervisor

Over the past six months, I've enjoyed speaking and meeting with countless neighbors about the issues that impact our community. I look forward to continuing this dialogue and working together with everyone collectively so that District 8 is the best it can be - a welcoming community for families.

Sidewalk Bicycle Chop Shops

As a former bike messenger, my bicycle was not only my main mode of transportation, but my livelihood and its loss would have been devastating. Unfortunately, countless residents find themselves in this situation every day as hundreds, potentially thousands, of bikes are stolen in our community every year. In 2016, more than 700 bikes were reported stolen, but a recent Hoodline estimate claimed that it could potentially be as high as 3,800, representing nearly \$5 million in stolen bikes. The vast majority of thefts occur out of homes and garages where they then end up on the street in illegal sidewalk chop shops.

While the SFPD strives to recover and return bicycles when feasible, very few are ever returned to their owner as they

are quickly disassembled and sold for parts in days, if not hours. These illegal businesses are not only a hazard for those using the sidewalk, but they feed the bicycle theft industry. To curb this rampant illegal activity, my office proposed legislation to provide more resources and tools to our City Departments to fight these crimes. I am still working to craft the final proposal but I wanted to thank the Duboce Triangle Neighborhood Association and its members for the calls, letters, and public comments in support. This legislation is a perfect example of how working together, we can make an impact for the better.

Tree Relief for Homeowners

Maintaining a healthy and lush urban canopy directly contributes to the character of our neighborhoods and health of our City. Prior to July 1st, the financial burden of properly maintaining sidewalk trees in front of one's residence was the sole responsibility of homeowner. My office received many calls from concerned homeowners re-

garding the financial sticker shock of having to service a tree in front of their residence. As a homeowner, I shared the same frustration of being responsible for something that was on public property. However, I am happy to share that this is no longer the case.

Last year, the voters passed Proposition E which shifted the responsibility of sidewalk trees from homeowners back to the City and on July 19th, I was pleased to announce, in conjunction with Mayor Lee and Department of Public Work's head Mohammed Nuru, the implementation of Proposition E. As of July 1st, the City has taken back the responsibility of tree maintenance. It is long past due that the City relieve homeowners of the responsibility to fix trees that are on our public streets and this announcement supports the will of the voters while helping to maintain a healthy urban tree canopy that will enhance and protect our urban environment.

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Youth of Duboce Triangle Unite!



Erik Honda
DTNA Vice-President

What issues strike you as important? Are you annoyed that it is dangerous to get around by bike and foot in the Triangle, because we are bordered by two of the City's "Designated High Injury Corridors"? Are you concerned about the lack of affordable housing - rising rents and condos that only the most privileged among us can afford? Are you frustrated by the City's lack of progress on homelessness, evidenced by street encampments and folks sleeping rough on our doorsteps? Are you worried that the San Francisco Police Department does not do enough to address serious criminal ac-

tivity in our city, or that they go about their business in a biased and unfair manner? Would you like to see improvements to our streetscape, or architecture, or retail landscape, or public art? Would you like to see more support for our local public schools, or homeless youth, or high-speed Internet for all? All of these issues are ones that the Duboce Triangle Neighborhood Association (DTNA) has engaged with over the past year and will continue to do so going forward, and we are ready and willing to add to or modify the list too, if you are ready and willing to contribute some effort and energy to help.

DTNA (like the City, state, and nation as a whole) has a youth engagement dilemma. Looking at all the members and comments on Nextdoor.com, or the debates that happen on the DTNA Facebook page, it is clear many young people have opinions about what happens in our neighborhood and our City. Unfortunately, the energy and articulateness with which those opinions are expressed online does not seem to translate to a comparable level of energy

or activism outside the digital realm. San Francisco had a record voter turnout for the 2016 presidential election (over 80% of registered voters), but youth voter turnout was low, and many youth are not even registered to vote. Even worse was the 2014 mid-term elections for Congress, when only 8.2 percent of Californians ages 18-24 cast a ballot. Both of these elections, in addition to "off-cycle" elections like primaries where turnout is even lower, had on the ballot a number of important local issues which directly affected our neighborhood and our City, around issues which people love to sound off about online.

How valid is online venting if people are not willing to engage in the most basic responsibility of citizens of a democracy, which is voting? What does it mean to actively engage, to be an activist (not to be confused with "clickivist" or "slackivist")? DTNA has been energetically reaching out to our community, our neighborhood, for some years now, looking for young people who are willing to do the first and easiest element of significant political action beyond voting, which is community organizing, i.e. working with the people around you to make your community a better place. This sort of work might not have the cachet associated with grander projects that operate on a national or global level, like anti-racist or equity issues, but it engages with the very "nuts and bolts" of the way society is put

together. And, in my experience, often does more to move the needle on important issues, including ones like racism and sexism, than the "big picture" movements tend to. Despite our outreach efforts, progress has been slow. Of DTNA's ten Board members, only two are under the age of 35, and the average age of the rest is over 50. We would like to change that, and you are just the person to help.

So ask yourself, "what am I waiting for?" If you are not already a DTNA member, join by going to dtna.org and filling out a simple form. Then, to move beyond "clicktivism", attend our Land Use Committee meeting on August 7 from 7-8:30 p.m. at the Chase Bank on Sanchez Street, or our General Meeting on August 14 from 7-9 in the Gazebo room of the California Pacific Medical Center Davies Campus. Strike up a conversation with a Board member, explain your interests and what you would like to work on. The next thing you know, you will be an activist, not a slacktivist. Welcome to the fold, comrade!

Erik Honda has lived on Henry Street just below Castro since 1992. He has been involved with DTNA since the early 2000s, as a Land Use Committee member, Board member, Secretary, and Vice-President. His day job is high school English teacher.

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History of Duboce Triangle

Much like the rest of our lovely city, Duboce Triangle neighborhood has a rich and varied history. The San Francisco Public Library (SFPL) has a comprehensive and thorough historical documents section that is well worth a visit. There are also many locally run websites that provide historical context to our neighborhood, such as the Friends of Duboce Park. The following are just a few interesting facts about our small, yet lively neighborhood:

Named for Victor D. Duboce, a colonel in the Spanish-American War, Duboce Park was dedicated to the city in 1900. It was originally zoned to be a hospital, but Mr. Duboce was supposedly such a stand up guy, that when he passed away, the San Francisco mayor, James D. Phelan,

turned the area over to the City as a park. Fortunately, the neighborhood was more or less spared from the massive fire that resulted from the 1906 earthquake. The park itself became a “tent city” (one of many throughout the city) and temporary home for the multitude of refugees fleeing other fire ravaged parts of the city.

A brief search of the SFPL history archives shows a surprising amount of historical buildings in our neighborhood. It has been estimated that there are more than eighty! As can be expected, the bulk of the historical buildings are residential, with a surprising amount on the two-block stretch of Henry Street between Sanchez Street and Castro Street.

Did you know there is a natural stream that continues to flow beneath our feet? Starting around Duboce Park, the stream travels along what is now 14th Street and Church Street, ending in what was once a lagoon in the Mission District. The underground

stream is partially to blame for the water backups at the sewer points on 14th Street, Sanchez Street and Market Street during heavy rains because our modern infrastructure cannot always handle the runoff.



Historic San Francisco Photographs



Duboce Park 1904
From the San Francisco Public Library



Northwest Noe Street, Construction of Tunnel, 1926

Let's Make the Triangle an Autonomous Neighborhood

In San Francisco, no one is out of reach of public transportation. For five dollars, we residents have access to all forty-nine square miles of land, and for a little bit more, that limit extends to the whole Bay Area. The Ferry Building is just barely closer to us than is Berkeley when traveling by train. Even if, for whatever reason, public transportation is not a viable option, then car-sharing, ride-sharing, bike-sharing or a helpful friend are now cheaper than ever for the average San Franciscan, and their efficiency is rocketing ahead of other, more infrastructure-heavy systems. Given the massive mobility possible without a personal car, and the recent surge in transportation innovation, why is it that we cede half of our valuable public streets to privately owned metal hulks useful for only a small part of the day? How many businesses, parks and public enterprises could be grown and generated if we freed the streets from their status as glorified storage bins and actually used public land to serve the public?

Cars pollute, take up space, make loud noises and are simply eyesores. The obvious effect of getting rid of cars and car storage is that all the problems they create go away or are reduced to a more manageable level. Of course, getting rid of cars to fix a battery of issues may sound like late night revelation, but as it so happens such a

radical idea has been tried before in a major city and was wildly successful. The streets of pre-2010 Madrid were packed with delivery trucks, vans and cars, making it one of the most heavily polluted cities in Europe and choking the city with traffic. Common sense would suggest that reducing the street sizes and limiting traffic flow could not possibly help, but the city decided to introduce "Super Blocks"; three-by-three squares of blocks closed to all through traffic. As a result, traffic went down, pollution plummeted, and at the same time, economic activity increased. Understanding such a counterintuitive result requires a change in our intuition about design. The reason that we build roads is because we use our cars so much. But we only use cars because we already built the roads for them. This feedback loop is easy to fall into and takes some creativity to escape. If we design something with purpose, people will use it for that purpose. So we have to ask: Is our neighborhood really just a place to sleep before we drive somewhere else or can we design it with a more public purpose in mind?

Duboce Triangle is uniquely qualified to become a superblock. We are surrounded on all sides by major thoroughfares, but in the actual neighborhood, we are mostly small streets. We already have the highest walk score in the City, so we would not

need significant infrastructure change to accommodate pedestrians and every train; most streetcars and several buses run tangent to our neighborhood. Most excitingly, the Bay Area is the world's center for autonomous vehicles and San Francisco is the best testing ground. Autos, by their nature, can constantly be driving and do not need parking spaces. With constant moving autonomous Autos, we would need fewer, as dozens of people could be served by one auto. Keeping pace with the amazing progress of Google, Tesla and other autonomous companies, Autos (as I will henceforth affectionately refer to them) could have a majority market share in our region within the decade, thereby radically shifting the role of cars. We, as a community, need to prepare for any possible problems as early as possible. Until that point comes, however, getting rid of or relocating every personal car would of course be an unfair burden and wildly impractical, so I propose a light version of the superblock concept. Instead of removing all cars, we can reduce parking spots by twenty percent. Crossing Market Street at Noe Street is already a driving nightmare, so why not cut off the driving street there and make a mini park or plaza for public use? The details are semi-arbitrary and likely not even the best use of reclaimed spaces. That is why it is up to the neighborhood to

give and take back our prime real estate.

When it comes down to it, the vision is simple. I wonder why the kid friendly, public and social neighborhood is so rare and why it is so often an urban enclave. What will create the utopian, seamless blend between commercial, residential and recreational, while keeping costs down and keeping growth organic? I say removing private cars is the answer that best embraces the future and in all of San Francisco, I can not think of a better place to start than in the Duboce Triangle neighborhood.

Ben Catechi is a student at Mission High School and a lifelong resident of Duboce Triangle.

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) non-profit corporation.

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Outdoor Movie Night August 19 – “Guess Who’s Coming to Dinner”

Outdoor Movie Night returns to Duboce Park on Saturday, August 19, with the 1967 comedy-drama “Guess Who’s Coming to Dinner.” Starring Spencer Tracey, Sidney Poitier, and Katherine Hepburn, who won the Academy Award for Best Actress in this role, this is a film classic. William Rose received the Oscar for Best Screenplay and the film was also nominated for Best Picture, Best Director (Stanley Kramer), Best Actor, Best Supporting Actor, Best Supporting Actress, Best Art Direction, Best Film Editing, and Best Original Score.



The crowd at Outdoor Movie Night 2016

The film contains a (then rare) positive representation of the controversial subject of interracial marriage. The film is notable for being the ninth and final on-screen pairing of Tracy and Hepburn, with

filming ending just seventeen days before Tracy’s death. The movie begins around 8 p.m. Dress in layers in case the weather changes during the film. The popular refreshment stand will be open

before and during the movie and movie Bingo cards will be distributed before the start.

Movies with a San Francisco theme have been shown at all of our previous Movie Nights: “Pursuit of Happyness” in 2010, “The Rock” in 2011, “The Incredibles” in 2011, and “Mrs. Doubtfire” in 2012, “Invasion of the Body Snatchers” in 2013, “So I Married an Axe Murderer” in 2014, “Milk” in 2015, and “Inside Out” last year (2016). The event is free and is sponsored by Friends of Duboce Park and San Francisco Recreation & Parks.



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20th Annual Tag Sale in Duboce Park September 9

Save the date and start gathering your donations for the Friends of Duboce Park’s 20th Annual Tag Sale is Saturday, September 9, from 9 a.m. to 2 p.m. Join the fun, socialize with your neighbors, and find the bargain that you just can not resist. The proceeds of this year’s tag sale will pay for lighting fixtures for the dark alley on the West side of the Harvey Milk Center for the Arts, between Carmelita Street and Scott Street. Last year, the Tag Sale paid for a fresh coat of paint for the equipment in the playground and the replacement of the two rusting slides in the playground.



The Friends of Duboce Park Annual Tag Sale has some great bargains

The Friends of Duboce Park will start collecting donations in the Park on Tuesday, September 5, the day after Labor Day. Here is a short list of items that can be donated: books, videos, clothes, linens, kitchen

items, baskets, decorative, seasonal, sporting goods, toys, collectibles, and more.

Unfortunately, there are items that we cannot accept because we take out excess items from the sale to

Goodwill (and they will not accept these items). Items that can not be donated include furniture; items that are stained, torn, or broken; large appliances (washers, dishwashers, refrigerators); small non-working appliances (microwaves, toasters); non-working electronics; non-digital TVs, non-flat screen TVs; baby cribs; bed pillows, mattresses and water beds; snow skis; oil-based cleaning supplies, paints and thinners; computers, peripherals, and manuals; auto parts and tires; sinks and showers; piping; water heaters; bath tubs; stained carpets; and, infant and baby car seats.

Volunteers are always welcomed and needed on the day of the Tag Sale: to help set up at 7 a.m.; salespeople for either the 9-11:30 a.m. or 11:30 a.m.-2 p.m. shifts; and, a recycle and breakdown crew from 1-2:30 p.m. This event is always fun for the whole family and there are always irresistible bargains. Save the date and plan on participating in the fun! If you have any questions, would like to volunteer, or need help getting your donations to the Tag Sale, please e-mail Rosie at rose@friendsofdubocepark.org or at Doug at doug@friendsofdubocepark.org.



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For advertisement rates please visit dtna.org
or call (415) 295-1530

Neighbors Meet the Beat

Around thirty Duboce Triangle neighbors attended Meet the Beat, held outdoors at the Scott Street Labyrinth on June 29 from 6-7:30 p.m. San Francisco Park Station Officers Sung, Whitfield, Ng, and Prillinger were on hand to discuss public safety in the Duboce Triangle neighborhood, address continuing problems and issues, listen to resident complaints, and answer questions. All four officers were very familiar with the Duboce Triangle; Officer Whitefield was raised on the 400 block of Duboce Avenue and played in Duboce Park as a child.



Neighbors talk to Park Station Officers

The format was very casual and neighbors were encouraged to talk about whatever was of interest to them. The flyer advertised that Park Station wanted to know our perspectives on crime, community policing, and the collaboration between the police and the Duboce Triangle community.

A few neighbors complained; one person was frustrated and upset after having her car window broken twice recently and another resident complained about homeless encampments, including one at 15th Street and Noe Street. Additionally, many participants also complimented Park Station on the job they are doing in the Duboce Triangle neighborhood.

Many commented that they feel safer since Captain Sanford became commander at Park Station in April 2015 and when the entire neighborhood became served by one police station, instead of three, in July 2015.

The event was sponsored by Park Station and their Community Police Advisory Board, which is comprised of neighborhood leaders from the Park Station district. National Night Out, another community police event, takes place in Duboce Park on Tuesday August 1 from 5-7:30 p.m., and will have entertainment, arts and crafts, dance performances, hula hooping, law enforcement information tables, citizen complaint tables, a police motorcycle and all-terrain vehicle (ATV), a

police horse and dog, and more! Come by the Duboce Park and meet your local San Francisco Police Department.

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Retail Vacancies, continued

Continued from page 1

an ongoing retail vacancy problem, the Southwest corner of Duboce Avenue and Church Street remains empty since Out of the Closet left in October 2014, and there are numerous long-term vacancies on Market Street between Castro Street and Church Street.

DTNA recently learned that the landlord of the former Urban Eyes Optometry shop and service (then between Noe Street and Sanchez Street, on the South side of Market Street, now located at Sanchez Street and 16th Street) forced the local business to relocate by

multiplying the asking rent by several times when their ten-year lease was up. The rent requested was \$14,000 a month for a 1,000 square foot space, so \$14 a square foot per month. According to the Retail Strategy Study, local businesses are able to afford something in the range of \$4 to \$5 a square foot, so this request is three times as much as local business are expected to afford.

The Retail Strategy, administered through the Castro and Upper Market Community Benefit District (CBD), is a cooperative strategy between property owners, neighborhood groups, and merchant groups

to fill the retail vacancies. But the vacancy rate has not changed much since the study was published, and one problem seems to be a lack of cooperation on the part of the property owners.

Andrea Aiello, Executive Director of the CBD, believes that there are a number of challenges to getting spaces rented in the district, including an excessively cumbersome permitting process that requires businesses to pay high rents for months while waiting on permits; quality of life issues (urban camping, open drug use, threatening and abusive street behaviors); and a changing cultural fabric in the neighborhood as the “gay mecca” that still draws visitors from around the world tries to update its image for a new generation that often connects via social media rather than via bar. She acknowledges, however, that the “going rate” that landlords and brokers seem to be asking for retail spaces is “too high.”

At a recent Land Use Committee meeting, DTNA members discussed whether the “going rate” is actually the main reason spaces are remaining empty. The capitalist system is supposed to adjust price points to the place where they sell, but that system only works if the capitalists involved are willing to make that adjustment, one that does

not seem to be happening on far too many spaces. The Committee discussed possible incentives to landlords in the form of tax adjustments for spaces rented within a certain period, along with possible penalties for properties left vacant so long that they attract blight and unsavory behavior. Solutions such as these would require legislation or perhaps even a ballot measure, so we have begun conversations with District 8 Supervisor Jeff Sheehy about those options. In the meantime, DTNA representatives continue to meet with the CBD, the Castro Merchants, and the San Francisco Mayor’s Office of Economic and Workforce Development (OEWD) as part of a committee formed to pursue options to deal with the other issues such as the cumbersome permitting process, quality of life issues, and streetscape enhancement.

If you are a DTNA Member who would like to put your two cents in, come to the next Land Use Committee meeting on Monday August 7 from 7-8:30 p.m. at the Chase Bank at 15th Street and Sanchez Street, put in a comment via our website at www.dtna.org, or talk to a DTNA Board member at the August 14 General meeting a 7 p.m. at the CPMC gazebo. See you there.

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General Meeting Notes

Sheehy: No Respite Center, Navigation Center, or Safe Injection Site for Duboce Triangle

District 8 Supervisor Jeff Sheehy said at a Castro Merchants meeting on May 4 that he was interested in opening a respite center for the homeless in the Castro & Upper Market neighborhood and mentioned 100 Church Street at Duboce Avenue as a possible location. That commercial space is owned by Maitri and has been vacant since Out of the Closet closed in late 2014.

Supervisor Sheehy was invited to the Duboce Triangle Neighborhood Association's June 12 General Meeting to discuss the idea. He made it clear that after receiving so much protest from Duboce Triangle residents, that there would not be a respite center, navigation center, or safe-injection site in the Duboce Triangle neighborhood.

He explained that many people in the Castro neighborhood, including merchants, the Community Benefit District, and neighbors, had been talking about the need for a respite center to help deal with an expanding homeless population. 100 Church Street was discussed as a possibility since it already has a clinical space that could be used as needle exchange and/or safe injection site.

Supervisor Sheehy envisions opening a facility in the Castro neighborhood where homeless individuals, especially LGBTQ youth, could take shelter during the day and be off the streets, grab a bite to eat, and get connected to housing programs and other services. He stated that 48% of the homeless youth identify as LGBTQ and 15% are HIV-positive.

Supervisor Sheehy told the story of a transgender youth from Tennessee whose mother told him that all the death threats he received meant he should leave. The youth thought

he would be welcomed and safe in San Francisco, but that is not how it worked out. Supervisor Sheehy said President Trump's election has made young LGBTQ people feel less safe and they need someplace to go. He said that there are no navigation centers dedicated to young people, despite all of the money currently being spent on the centers.

San Francisco Mayor Ed Lee announced on June 12, at a news conference held in the newly remodeled LGBT Community Center, that he had proposed 1.54 million dollars in additional funding for services targeted at the City's youth, particularly those who are homeless.

The model Supervisor Sheehy has in mind is the homeless resource center operated by North Beach Citizens, which he toured on May 3. North Beach Citizens is a community based non-profit resource center that, according to their website, "addresses the needs of homeless and low-income citizens through an innovative collaboration of residents, merchants, police, and service providers." The program was started in 2000 by Francis Ford Coppola with a group of resident volunteers and merchants. This group continues to fundraise the approximately \$1 million yearly budget.

Ideally, a respite center would be open twenty-four hours a day, have food, bathrooms, and chairs that would re-

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Think Local

Think Duboce Triangle



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General Meeting Notes, continued

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cline for sleeping; basically, a safe place to get off the streets. In Supervisor Sheehy's view, a Navigation Center is better because since the organization assists moving people up the ladder and off the streets. Navigation Centers have been about 78% successful.

San Francisco Board of Supervisors President London Breed created a Safe Injection Task Force, which is conducting a three-month study of the feasibility of such services in the City. Assembly Bill 186 was introduced by State

Senator Scott Wiener and would permit exceptions to controlled substances laws which would authorize supervised injection facilities on a pilot basis.

A respite center is not being considered since Mayor Lee did not fund it and a navigation center will not fit at 100 Church, so Supervisor Sheehy reiterated that there is no need for Duboce Triangle residents to worry about those possibilities.

A sexual offender rehab center wanted to move into that space in January 2016, but decided against it after receiving

overwhelmingly negative feedback from the 200 neighbors who attended the DTNA General Meeting on February 8, 2016.

The San Francisco Police reported that they get 5,000 to 6,000 calls a month regarding the homeless, which makes it more difficult for them to do their regular job and deal with things like auto burglary.

Surely this is a conversation that will continue with our City, District Supervisor and Police Force.

Supervisor Sheehy, continued

Continued from page 2

Making the Corbett Heights Zoning Controls Permanent

Zoning controls may seem like a daunting issue to tackle but they are crucial in ensuring that our neighborhoods remain a place for families. Prior to being elected to the State Senate, Supervisor Wiener passed interim zoning controls in Corbett Heights to protect the unique needs of the neighborhood. Specifically, the controls required a conditional use permit for large single-family residences greater than 3,000 square feet.

In conjunction with neighborhood leaders such as Gary Weiss from DTNA's Land Use Committee, we worked to make these controls permanent to help protect from neighborhood overdevelopment. The Planning Commission, as well as the Board of Supervisors, agreed and both passed the controls.

The potential Citywide controls for "residential expansion thresholds" of large single family residences are still a work in progress for both the Planning Commission and Department. I want to especially recognize and thank Commissioner Dennis Richards for his leadership on this issue. As these im-

portant planning matters progress, I encourage DTNA members to keep in touch with my office.

Stay In Touch

My office and I are here to serve you with ongoing projects as well as new ideas or concerns. Please feel free to email me directly at jeff.sheehy@sfgov.org or contact my office at 415-554-6968. I look forward to seeing you in the neighborhood.



Chevron

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DTNA needs a Newsletter Distribution Manager!

The Duboce Triangle Neighborhood Association newsletter is dedicated to informing, educating and engaging the Duboce Triangle community and the surrounding neighborhoods. The newsletter reaches over 3,000 homes and businesses six times per year.

We are 100% organized and run by volunteers and are in need for a critical role, the newsletter distribution manager. This role requires:

* 1 hour, every other month (February, April, June, August, October, December), to distribute the newsletters to the six zone distribution leaders

* Recruit new newsletter distributors as vacancies occur.

* The ability to lift an approximately 25 pound box of paper.

If you are interested, please reach out to dtnewsletter@gmail.com.

Join your neighborhood association now!

- Show your pride in our Triangle
- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
- Supports the costs of your newsletter
- Maintain our neighborhood character and quality of life

Join online using your credit/debit card! Visit www.dtna.org/join.html and become a member today.

☒ **Yes! I want to join DTNA.**

☐ I want to get involved/volunteer, too!

Please contact me. I'm interested in:

☐ Land use/development

☐ 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