

JUN - JUL 2012



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday, June 11, 2012**

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

## **PUBLIC MEETING**

### **NEW LOCATION FOR 2012!**

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

### **MEETING AGENDA:**

- Meet your neighbors (7:00 - 7:30)
- Office of Sup. Wiener update
- Announcements and Updates
- Formula Retail: How Much is Too Much?
- Update on proposed CVS Pharmacy at Market Noe Center and member vote to support (or not.)

### **DATES TO REMEMBER:**

Saturday, June 9, 10 am-noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net)  
or 255-8370.

Thursday, June 21st 3:00 pm-6:00pm  
Twin Peaks Tavern Landmark Meeting:  
The Twin Peaks Tavern is being considered  
for designation as a Landmark. The Plan-  
ning Department is hosting "Twin Peak Tav-  
ern History Happy Hour" at the Twin Peaks  
Tavern, 401 Castro. Looking for any and all  
historical items from the Twin Peaks as well  
as oral history. Bring your matchbooks and  
tell your stories. Contact: Moses Corette,  
Preservation Planner, San Francisco Plan-  
ning Department (415) 558-6295 or [moses.corrette@sfgov.org](mailto:moses.corrette@sfgov.org)

Saturday, July 14, 10 am-noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net)  
or 255-8370.

Duboce Park Historic District Meeting: July  
25th, tentative. Please visit [dtna.org](http://dtna.org) in late  
June for updated info, time and location.

## **Vacant for Six Years, the Market Noe Center Might Have a Tenant That Fits With the Neighborhood**



*Due for a facelift?*

After nearly six years with no major re-  
tail tenant, the Market Noe Center (near  
the corner of Market and Noe) might  
soon be home to a CVS Pharmacy.

The site has sat largely vacant since the  
bankruptcy of Tower Records and Vid-  
eo in the fall of 2006, which was closely  
followed by the abrupt closing of both  
the Video and Record stores. Over the  
past five-plus years, except for occa-  
sional use by Under One Roof for their  
large sales, the Center slowly emptied as  
remaining tenants gradually vacated the  
Center.

Kard Zone closed two years ago af-  
ter the death of its owner and former  
Duboce Triangle Neighborhood Asso-  
ciation (DTNA) Board member, Brad  
Villers. Sonia's Cleaners moved to a new

site on Geary Street. The sole remaining  
tenant in the building is Radio Shack.

The managing partner of the site, Kent  
Jeffrey, was approached throughout  
the years by Office Max, Cost Plus,  
and Urban Outfitters to lease the site,  
but things never got to the signed lease  
stage.

Most recently, Trader Joe's signed a  
lease for the ground floor, a lease which  
involved relocating Radio Shack and re-  
configuring a portion of Market Street  
to accommodate large truck deliveries.  
The Trader Joe's plan was withdrawn  
after the results of the City's required  
traffic study became known and the  
City required mitigation measures for  
the more than 2,500 projected car trips  
expected daily to the proposed store,  
as well as neighborhood opposition to  
Trader Joe's unwillingness to alter other  
aspects of its suburban model.

This spring, CVS Pharmacy signed a  
lease to occupy just over 10,000 square  
feet on the ground floor of the building.  
Radio Shack will remain in its current  
location.

On April 23rd, a Pre-Application meet-  
ing was held at the Center, with the SF  
Planning Department and the public in  
attendance, at which many of the spec-  
ifics of the project were discussed.

At the meeting, CVS said that the store  
will sell sundries and have a full scale  
pharmacy, but will not be selling alcohol

*Continues on page 11*

Streetlights and Trash Cans:  
“Little” Things with Big Impact on Quality of Life



Scott Wiener  
San Francisco District 8  
Supervisor

As much as we focus on the important and monumental issues facing our City – pension reform, Muni systemic reliability, and so forth – sometimes the “little” issues have as much or more impact on our actual day-to-day lives. Two of those issues – as mundane as they sound – are our City’s system of streetlights and our public trash cans. Lack of reliability with the former and a depleted number of the latter are causing problems.

On June 4, at my request, a Board of Supervisors committee will hold a hearing on streetlight reliability. When I requested the hearing, half a dozen of my colleagues immediately co-sponsored the request. That doesn’t happen often, and it shows that this is a citywide issue that is causing a lot of angst. Our streetlights have two key problems. First, they are not sufficiently reliable. They go out, people report the

outages to 311, and they either don’t get fixed, or it takes way too long to get them fixed. This causes public safety problems in our neighborhoods. Dark streets are not safe streets.

Half of our streetlights are maintained by the Public Utilities Commission and half by PG&E. The PUC does a better job fixing failed lights than does PG&E. PG&E has tens of millions of dollars in deferred maintenance in its streetlights. A key goal of this hearing is for the public to learn how the system works and what the plans are to make it better.

The other systemic challenge is that our streetlight system was largely designed to light streets for cars, not sidewalks for pedestrians. The lights are tall and pointed at streets, not sidewalks. Their height means that for streets with trees, like the Duboce Triangle tends to have, the light doesn’t always make it down to the sidewalk. This is another relic of our 20th century obsession with focusing urban design on the needs of cars to the exclusion of many other needs. Over time, we need to transition our streetlight system to be more pedestrian-focused.

And, regarding trashcans: Yes, DPW has removed quite a few, in Duboce Triangle and elsewhere. This change reduces DPW’s costs and also prevents some merchants from using public trashcans as a free garbage service. While I under-

stand these goals, DPW has over-shot. Disappearing trash cans can lead to more litter and less ability of people, for example those walking dogs, to easily dispose of refuse. I’m working with DPW to try to restore some of these cans. Stay tuned.

Supervisor Wiener represents District 8 on the Board of Supervisors. You can contact him at (415) 554-6968 or [scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org). To receive Supervisor Wiener’s monthly newsletter, or to follow him on Facebook or Twitter, go to [www.scottwiener.com](http://www.scottwiener.com).

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President’s Message

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CVS: A Good Fit in Our Neighborhood

Dennis Richards  
DTNA President

None of us likes seeing vacant storefronts in our neighborhood. Just a few years ago, in the midst of the Great Recession, the number of vacant storefronts was very noticeable. Recently we have seen many of the vacant store fronts filled with new shops and restaurants.

One exception has been the Market Noe Center which has sat vacant for five-and-a-half years now. You may recall that Tower Records and Video used to occupy most of both the upstairs and downstairs, with Kard Zone and Sonia’s Dry Cleaners (both closed for more than 2 years now) and Radio Shack also on the ground floor.

CVS Pharmacy has signed a lease for all of the ground floor except for the space occupied by Radio Shack. At first many of us were concerned that yet another national Formula Retailer moving into such a large space would further erode the uniqueness of our neighborhood. However my concerns have been alleviated.

Unlike Trader Joe’s, which wanted to open its cookie-cutter car-oriented sub-

urban store model in our dense transit-rich neighborhood, and didn’t want to alter their “Formula” to fit our urban neighborhood, CVS actively sought input early on from the immediate neighbors, local small grocery stores, our neighborhood association, as well as the Eureka Valley Neighborhood Association and others, on how a new CVS would “fit” into our neighborhood.

As a result, CVS no longer plans to seek permission to sell alcohol after hearing concerns from neighbors about the intensification of alcohol sales and its negative quality of life impacts, as well as the impacts on small locally owned grocery stores.

CVS does plan to have extended hours, but will not be open 24 hours, and they

have agreed to a reasonable plan on deliveries, scheduling them a little later in the morning and not in the middle of the night, which would awaken people living nearby.

Lastly, the Market Noe Garage will re-open. CVS will validate parking for long enough to allow their patrons to shop at CVS and also shop at other stores as well.

Honestly, it has been so refreshing seeing such a large national retailer—with over 7000 locations spread across 43 states—work with the neighborhood on a solution where they will be successful and where they also will be a good addition for our neighborhood. While CVS will still need approval from the Planning Commission, I look forward to having CVS as a good neighbor soon.

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Formula Retail: How Much is Too Much?

On a recent survey, Triangle residents rated “neighborhood character” as one of their top concerns. “Formula Retail” came much farther down the list. But what does neighborhood character consist of, and what roles do the stores we shop at play in establishing that character?



Local Business Signage

Is the current balance of large “chain” stores, “formula retail” in planning parlance, and smaller local businesses the right one? The DTNA Land Use Committee and Board have been wrestling with these issues, and are looking for your input.



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The area at issue is the Upper Market corridor from Church to Castro, the “angled edge” of our Triangle.

A recent survey by the Land Use Committee found that 28% of the businesses in that corridor are formula retail, with the mix varying from block to block. That’s up from 25% in 2008, the last time we took a look.

The survey also noted a concentration of formula retail at the major intersections, with a high of 47% formula retail at Castro and Market, an intersection dominated by large formula retail businesses – Pottery Barn, gas stations, and the Diesel store.

Several nearby neighborhoods have much less formula retail than this. Hayes Valley has a total ban on formula retail. Preliminary surveys of the Upper Haight and Valencia Street indicate a much lower concentration in those neighborhoods, as well, especially on Valencia Street.

Historically, DTNA has taken a balanced, site-by-site approach to chain stores. We de-

veloped a formula retail matrix that takes into account neighborhood needs and desires, the potential or expected impacts of a particular use on things such as parking and traffic, and possible neighborhood benefits of an added use, including reducing retail vacancies.

As a result, we have tried to work with sponsors of proposed formula retail stores to



Formula Retail Business Signage

ensure their compatibility with our neighborhood. Recent successful discussions include the CVS expected to open in the Market/Noe Center, and the Verizon Wireless Store slated to open at Sanchez and Market.

But given current development pressures, this site-by-site method may not be enough.

There is a building boom in process on Upper Market. As the economy recovers and long-stalled developments begin to be constructed, and given that the Market/Octavia zoning guidelines call for buildings with residences over ground

floor retail, a large amount of retail space will be become available in the next couple of years. (See the Development Round-up on page 10 for the “hottest” projects.)

We know from talking to developers that they expect to fill these spaces with formula retail uses. Indeed, one told us to expect “all” the new spaces to fill with formula retail, because

“they’re the only ones that can afford it”.

“So what’s the problem?” some might ask...More retail space, more tenants, no vacancies, problem solved, right? Well, to return to the neighborhood character discussion that opened this article, it depends on what you want your neighborhood to be like.

National studies have documented that there is often a “tipping point” regarding formula retail in any particular neighborhood. After a certain

Continues on page 8

DTNA Stands Pat on New Building at Davies

California Pacific Medical Center’s proposed multi-billion dollar, four-campus renovation project has passed the Planning Commission and is currently before the Board of Supervisors. The addition of a neuroscience building at Duboce and Noe on our Davies campus is one small piece of that puzzle.

Several years ago, when the plan was first proposed, DTNA entered into an intense series of negotiations with CPMC that led to a last-minute agreement, signed outside a Board of Supervisors’ meeting during an appeal hearing. Provided CPMC adhered to that agreement, DTNA agreed not to oppose the project.

When the project went “hot” again in the last year, a team of folks from the DTNA Land Use Committee (Land Use Co-Chair Peter Cohen, Board Secretary Erik Honda, and Committee member Lynn Bayer) met several times with CPMC Project Coordinator Geoffrey Nelson to ensure that the original agreement was still in place and to update it for current conditions.

Recently Nelson approached the DTNA Board to ask if DTNA would consider changing their position from “not oppose” to “support”. At the DTNA General Meeting in April, DTNA Board member Curt Holzinger put that question before the

membership.

The question came at an awkward time for CPMC. Attendees at the meeting were forced to cross the picket line of the stationary engineers then on strike at CPMC. CPMC nurses are also working without a contract and have called labor actions.

CPMC has told its workforce that it needs \$2.4 billion in labor savings this year to begin their construction work, but it was pointed out at the meeting that they made \$985 million in profits last year, so perhaps, some suggested, CPMC could afford to re-examine the large concessions they are asking of their employees. Some attendees

at the meeting were uncomfortable taking a position in support of CPMC under these circumstances.

Given the conversation at the meeting and after further internal discussion, the DTNA Board determined to stay with the upgrades previously agreed on with CPMC—tree maintenance and improvement to the central tree island; handicapped ramps on Noe and other sidewalk enhancements; and lighting and pedestrian safety improvements at parking lot entrances—and to maintain our current “not oppose” position.

We’ll see what happens at the Board of Supervisors.

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Steiner-Duboce Corner Improvements Planned for Park



Proposed improvements to the corner of Duboce Park

Friends of Duboce Park (FDP) is in the process of exploring options for improving the appearance of the Steiner Street and Duboce Avenue corner of Duboce Park to make it more welcoming and attractive. Currently, it looks like a dark, damp, and dingy location often used by the homeless and transients as a temporary resting place or sleeping grounds. That key corner of Duboce Park greets people with a large green sign of rules for conduct in Duboce Park, refuse and trash left by transients, and often transients themselves.

Working with a group of local landscape architects, FDP has come up with a plan that creates a more inviting gateway into Duboce Park. As the picture above shows, a low, semi-circular wall creates more seating, a common request from park users. The design of the wall echoes the wall around the

Scott Street Labyrinth, with angled cutouts on top of the wall to deter skateboarding and low shrubs and plants behind the wall to keep a direct sight line into the park and to deter people from using that corner as a pathway directly into the park.

As more people use the seating, homeless and transients will be deterred from collecting under nearby trees. Additional lighting matching the existing path light fixtures will contribute to improved personal safety at the corner.

The current version of the plan takes into account comments from both the Recreation and Parks Department and community feedback from members who attended the December 2011 DTNA meeting.

The addition of way-finder signs will point to and offer distance

es to nearby key facilities and neighborhoods such as the Harvey Milk Center for the Arts, the Lower Haight, CPMC, Buena Vista Park, and Dolores Park. The way-finder signs also coordinate in style with existing park fixtures and furniture.

A permanent, low maintenance printed sign at the location will offer a telephone number that gives visitors and neighbors using cell phones access to oral histories about Duboce Park. One focus of the landscape architects' design is that none of the new elements add visual clutter to this heavily used corner of the Duboce Park.

The Steiner-Duboce Corner Park Improvement Plan brings the concept of San Francisco's Better Streets Project to life with a thoughtful and creative plan to make that corner of Duboce Park more attractive and safe. The Better Streets plan provides a unified set of policies and guidelines for the design of the pedestrian realm in San Francisco, defined as the areas of the street where people walk, shop, sit, play, or interact – outside of moving vehicles.

Future community meetings will be held to present details of the Better Streets plan as well as to gather further feedback from the community.



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Betty Coffin

Betty Coffin, a wonderful long-time —50-plus years—resident on 15th Street, passed away on April 28, after a short, sudden illness. Betty was a DTNA newsletter carrier for years, was a wife and mother of three children, was actively involved with Most Holy Redeemer Church, sewed over 200 panels for the AIDS quilt during the 80s, and was a loyal friend and good neighbor. She will be missed by all who knew her.

Crime and Safety in the Triangle

Although the Duboce Triangle is considered a relatively safe neighborhood, crime does occur.

The most common crimes remain the theft of bicycles from garages, the theft of iPads and iPods (especially on Muni), and car burglaries. It is important to be aware of your surroundings when using an iPhone or iPad. People using public transportation are very common targets, as well as people just talking on or using their devices in public.

Nothing should be left in cars that might tempt someone to break your window and take the item(s). Cars should be locked. Install a car alarm to deter theft.

Captain John Feeney from Park

Station, reported the following in the April 20 Park Station Newsletter: "We are experiencing an increase in burglaries of residences. Additionally, we have seen more 'hot prowl' burglaries in which the residents are asleep while the thief enters the home. Although our officers made an excellent arrest of a 'hot prowl' burglar in April, there have been more of this type of crime since he was arrested. In addition to our investigation and canvassing of neighbors for possible witnesses, we have prepared a flyer that will provide safety tips from SF SAFE as well as contact information for Park Station investigative units."

Feeney recommends, "Please do not allow strangers into your

building regardless of their excuse. Please lock your doors and windows before going to bed. With nicer weather coming, many will want to leave a window open and burglars know this. If a window is easily accessible from the outside, please consider just using a fan instead."

Captain Ann Mannix from Northern Station reports that, "Across the City we have seen an increase in bicycle thefts. The most common scenario is that the thief gains entry into a common apartment building garage and steals one or all the tenants' bicycles. A lock might prevent the theft, but I have read of ones where the suspect cut the locking device, too. Be vigilant, and ask your neighbors

to be, too, when entering or exiting your garage and ensure that the door closes before anyone sneaks inside."

"And write your bicycle serial number down so that when you report it stolen you can provide the number. We enter those serial numbers into a database and when we come across a questionable ownership have the ability to check the number in our system. Unfortunately, most reports do not include the serial number."

"There are over 500 bikes sitting in SFPD storage lockers that cannot be returned because they have not been reported stolen," according to Captain Feeney. Make those reports!

Castro Ambassadors Welcome Tourists

The Castro Ambassadors—volunteers who provide directions, sightseeing tips, and a warm welcome to the Castro—are looking for friendly, helpful people to join them for the 2012 summer tourist season.

The Ambassador Program, organized and funded by the Castro CBD (Community Benefits District), assisted 6,000 visitors from around the world last summer during its pilot run, and received praise from grateful visitors and neighborhood residents alike. "You fell like an angel from heaven!" an Italian tourist told Ambassador Mari Olund when she offered help.

The focus of the program is to

help visitors find their way and feel welcome in the community. Ambassadors receive training in greeting visitors, street safety, and providing information about the area's amenities and history. Issued photo ID badges, "Castro Ambassador" jackets, and satchels full of tourist information, the volunteers are deployed in the central business district throughout the week from June through October.

"The Castro Ambassadors are a fun and exciting way for volunteers to share their love for the neighborhood with tourists, meet people, and have fun," stated Andrea Aiello, Executive Director, Castro CBD, adding "it is also a great way for people

to give back to the community."

The volunteer Castro Ambassadors is accepting new applications for the 2012 season. Contact the Castro CBD via

their website at [castrocbd.org/content/ambassador-program](http://castrocbd.org/content/ambassador-program) to complete an application online, or call Andrea Aiello at 415-500-1181.



Get involved in your neighborhood!  
Visit [dtna.org](http://dtna.org) and volunteer.



Layers in the Urban Streetscape

Cities grow layer by layer, as the new is added to the old. This is most apparent in buildings which mark certain eras and styles, but it also extends to "street furniture"—the benches, Muni shelters, trash cans, newsracks, kiosks, bicycle racks, light poles and utility boxes that populate our sidewalks.

When these furnishings are installed concurrently, they can share a common design sensibility, as is the case along the T Third Muni line. In older neighborhoods like ours, however, layers of these elements sit side by side, creating a mildly chaotic visual effect.

Consider the corners at Castro and Market Street. Every piece of street furniture from every recent era is present: two types of Muni shelters (the new wave top and the older acrylic bubble top); dark green 'Parisian style' kiosks, trash cans, toilets, and newsracks from the 1990s; concrete trash cans, now painted

green from the 1970s; and two different styles of bicycle racks (circular and upside down U). At some point it all starts to look a little junky, like so many pieces bought at a DPW garage sale.

The Muni track work and new streetscape improvements along Church and Duboce provide an opportunity to bring some unity to the street furnishings, if only on these few blocks. Certainly other layers will still exist, such as the historic shelter at Noe and Duboce; and new elements will continue to be added to the streetscape.

In fact, part of the current construction includes smaller projects which will impact these same blocks. The Art Commission will install cast metal chairs in a few locations, a muralist is on tap to paint the utility boxes; and another group is hoping to install a 'walk-stop', a way-finding element at Duboce and Sanchez.

If designed and placed with thoughtful consideration for the context and the other street elements, all these can contribute to a vibrant and visually pleasing environment. Otherwise, they may end up appearing as disjointed and jumbled as the street furnishings at Castro and Market.



Old and new Muni shelters at Castro and Market

Formula Retail

Continued from page 4

concentration (the precise figure is unclear), rents reach a level that local neighborhood businesses cannot afford. A mass exodus of local businesses ensues, and, seemingly overnight, a charming, diverse streetscape becomes Anywhere U.S.A.

Will this happen on Upper Market? If there is significant neighborhood opposition, possibly not.

Thanks to formula retail legislation already in place, neighbors have the opportunity to petition the Planning Commission to deny chain stores permits to operate in certain business corridors if the Commission concludes the project is detrimental to the "design and character" of

the area, or to protect the "existing mix of commercial uses" in the corridor. They ask: Is there significant neighborhood opposition? Only you can say.

Would you be in favor of a "cap" on the percentage of formula retail on Upper Market? Would you oppose new formula retail if not balanced with local, neighborhood serving businesses? Please weigh in by sending a quick e-mail to DTNA Secretary Erik Honda at [erik.honda@yahoo.com](mailto:erik.honda@yahoo.com), or if you are reading this on-line, follow the live link to the DTNA comments page. Or, come to our June General Meeting for a full discussion of the issue.

We are looking forward to hearing from you, and gathering the "pulse" of the community.



DTNA General Meeting April 2012

A small group of about thirty folks turned out for our April 9th General Meeting in the Davies gazebo. Some who planned to attend, including Supervisor Weiner, turned back when they saw that the California Pacific Medical Center (CPMC) biomedical and stationary engineers were on strike and picketing the campus.

DTNA Board Member Mark Scheuer presented an update on Duboce Park and on Crime and Safety. Captain Feeney of Park Station has warned that they are running traffic stings on bicycles, pedestrians, and cars in our neighborhood. They wrote 37 citations in the last two months.

In a related matter, DTNA Vice-President Pat Tura talked about Adopt-a-Corner. We know our own streets best—what are the areas that are challenging or dangerous? Adopt-a-Corner aims to gather data and work with the police and MTA to make these areas safer. You may sign up to help with Adopt-a-Corner on the DTNA website. Pat also announced that some progress has already been made.

After the tragic pedestrian death at 14th and Noe, MTA has done some "daylighting" by removing parking spaces for better lines of sight at that intersection. MTA also plans to add a big thick white "stop line" in advance of the crosswalk, an "Advance Limit Line." DTNA has recommended installing a bulb-out, as well, at the 37 Corbett stop, and the City is

determining the cost. MTA may also install a sign or two in the neighborhood.

Mural artist Mona Caron presented her ideas for decorating the three refrigerator-sized utility boxes that will be installed as part of the MTA trackway replacement.

Caron did the bikeway mural on the back of Safeway, and this project is an opportunity to continue the theme. She

showed examples of the more detailed work she can do on the sides.

The fronts of the boxes are covered with vents and handles that require large-scale work. That might include renderings of normally unnoticed horticultural items - weeds.

There might be a scene of how the intersection might work. The work will incorporate elements that reference the Wiggle and

will be near the art chairs that will be installed just up Duboce from the boxes. The project will commence around August 1st.

She encouraged folks to contact her with ideas. One of the ways she approaches mural making is to incorporate the ideas of residents/neighbors.

The rest of the meeting was devoted to discussions of the CPMC project (see page 5).

Newsletter Distributors Needed

This is an easy job, just once every two months, and you will know the schedule way in advance! We need volunteers to deliver the following "routes."

- 1. **400 Duboce & 1 Church**—two big apartment buildings. We need someone who lives in those buildings to gain access. We are not currently delivering to them because we don't have access.
- 2. **100 block of Church St.**

Please contact David Fix at DTNA's general number, (415) 295-1530, to find out more and/or to volunteer. Or [submit your interest online](#), via our web site.



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## Upper Market Development Round-up

The construction equipment is all-of-a-sudden humming—cranes, bulldozers, pile drivers, concrete pumpers, hauling trucks and more.

the Market/16th/Noe intersection frontages, and specifics on the project's affordable housing provisions are also to be sorted out. The 5,000 sq ft retail space will be split up.



Demolition should begin soon at the old S & C Ford site

All the quiet action over the last five years through the development “entitlements” process might not have been apparent out on the streets, but all-told over 900 units of housing are either fully approved or in the approvals process for the Upper Market corridor between Octavia and Castro.

And with the development economy rebounding, here come the construction rigs! Here are highlights since last newsletter's round-up report on the various developments “in play” for the Upper Market area.

**Hole-in-the-ground (2299 Market x Noe): status - Hot** This 18 unit, 50 foot (5 stories) project started construction this past January. The developer will also soon begin detailed planning for pedestrian safety public improvements along

A June 14th Planning Commission hearing is scheduled on an application for a Conditional Use permit for a 3,300 sq ft Bank of the West, a size that exceeds the permitted 3,000 sq ft maximum.

Bank of the West is owned by BNP Paribas, the largest bank and largest company in the world by assets, according to Forbes and Bloomberg. Legislation to add banks to the categories of businesses that fall under the Formula Retail rules and analysis is before the Board of Supervisors, but has not yet passed. As a result, the June 14th hearing likely will not consider the Bank's application under the Formula Retail analysis.

**“Thai House” site (2200 Market x Sanchez): status - Hot** This 22 unit, 55 foot (5 stories) project is ready to go. Demo-

lition notifications have been posted on the Thai House since early April, indicating the project may soon start up.

**Arco site (376 Castro x Market): status - Hot**

This 24 unit, 65 foot (6 stories) project is working through the entitlement process. At the time of this writing, Duboce Triangle Neighborhood Association (DTNA), Eureka Valley Neighborhood Association (EVNA), and Castro Area Planning and Action (CAPA) are close to agreement with the developer on all issues, including dedication of a community space that will be leased by the Castro/Upper Market Community Benefits District (CBD). The development proposal should be before the Planning Commission for approvals in June.

**S & C Ford site (2001 Market x Dolores): status - Hot**

This 85-unit, 85 foot (8 stories) project plus ground floor Whole Foods Market is gearing up. The Dolores Street

frontage is lined with “No Parking” signs and the site has been fenced. By the time this issue hits neighborhood doorsteps, debris removal and demolition may have begun in earnest.

Building permits have been applied for and we expect that construction will begin this year, perhaps this summer. DTNA expects the project sponsor to dedicate a nearby site for affordable housing in lieu of providing affordable units in the 2001 Market project itself, one of the key provisions that gained DTNA support of the project last year.

**CORRECTION:** CPMC Medical Office Building

Gus Hernandez wrote on behalf of California Pacific Medical Center (CPMC) to point out that although the building IS 65 feet high, it is only 4 stories, “three full stories, and the fourth floor connector to the main hospital building...” We stand corrected.



The LORD is close to the brokenhearted; he rescues those whose spirits are crushed.  
Psalm 34:18

**First Christian Church**  
Duboce Ave at Noe St

**www.FirstChristianChurchSF.com**  
**Pastor Gordon Wohlers**  
**415 / 621-9207**

## CVS Pharmacy

*Continued from page 1*

After nearly six years with no major re-tail tenant, the Market Noe Center (near the corner of Market and Noe) might soon be home to a CVS Pharmacy.

The site has sat largely vacant since the bankruptcy of Tower Records and Video in the fall of 2006, which was closely followed by the abrupt closing of both the Video and Record stores. Over the past five-plus years, except for occasional use by Under One Roof for their large sales, the Center slowly emptied as remaining tenants gradually vacated the Center.

Kard Zone closed two years ago after the death of its owner and former Duboce Triangle Neighborhood Association (DTNA) Board member, Brad Villers. Sonia's Cleaners moved to a new site on Geary Street. The sole remaining tenant in the building is Radio Shack.

The managing partner of the site, Kent Jeffrey, was approached throughout the years by Office Max, Cost Plus, and Urban Outfitters to lease the site, but things never got to the signed lease stage.

Most recently, Trader Joe's signed a lease for the ground floor, a lease which involved relocating Radio Shack and reconfiguring a portion of Market Street to accommodate large truck deliveries. The Trader Joe's plan was withdrawn after the results of the City's required traffic study became known and the City required mitigation measures for the more than 2,500 projected car trips expected daily to the proposed store, as well as neighborhood opposition to Trader Joe's unwillingness to alter other aspects of its suburban model.

This spring, CVS Pharmacy signed a lease to occupy just over 10,000 square feet on the ground floor of the building. Radio Shack will remain in its current location.

On April 23rd, a Pre-Application meeting was held at the Center, with the SF Planning Department and the public in attendance, at which many of the specifics of the project were discussed.

At the meeting, CVS said that the store will sell sundries and have a full scale pharmacy, but will not be selling alcohol of any kind due to neighborhood concerns about the effect on neighborhood small “corner” grocery stores and concerns about the potential degradation of “quality of life” for the immediate neighbors due to late evening alcohol sales.

Proposed business hours will be from early morning until no later than midnight.

Based on neighborhood business feed-

back, the currently closed parking lot will be opened for customers of not just CVS Pharmacy, but also other neighborhood businesses. CVS indicated that this arrangement will be “lightly” monitored but should parking become an issue due to abuse, more intense monitoring will be rolled out.

Concerns from the immediate neighbors

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# CASTRO FARMERS' MARKET

## WEDNESDAYS

### 4 PM - 8 PM

6/6 - Enter to win Castro Theatre tickets  
6/13 - Enter to win blueberries  
6/20 - Gay Pride activities  
6/27 - Bike to the market to receive a head of broccoli  
7/4 - **SPECIAL HOURS 9am - 1pm**  
7/11 - Berry parfait making  
7/18 - Necklace making

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