

APR - MAY 2016



DUBOCE TRIANGLE NEWS

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Monday, April 11, 2016 7:00 to 9:00 pm PUBLIC MEETING

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

MEETING AGENDA:

- Meet your neighbors (7:00 - 7:30)
- Duboce Triangle Homicides and Assaults Update – Captain Sanford, Park Station; How to contact your Beat Cop
- CPMC Update – 14th Street Lighting Project
- Former Home Restaurant Approved Project - Developer Brian Spiers
- Apothecarium Relocation to former Mecca restaurant space - Presentation of plans

DATES TO REMEMBER:

Saturday, April 9, 10 am - noon
Friends of Duboce Park Volunteer Day. Contact Rose at rose@friendsofdubocepark.org or 415-255-8370.

Saturday, April 16, 11 am-4 pm
9th Annual Dogfest. Duboce Park. Visit www.mckinleyschool.org/dogfest/.

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

Sex Offender Rehab Clinic Abandons Plans For 100 Church Street



100 Church Street

On January 15, DTNA and a few residents near the corner of Duboce Avenue and Church Street received notice that Sharper Future, a private-sector behavioral and mental health rehabilitation provider, was moving forward with plans to move into the vacant retail space at 100 Church Street, and that they planned to do so before the end of January. The building is owned by Maitri Compassionate Care, an AIDS Hospice, which occupies the second floor, and the vacant space had last been occupied by AIDS Healthcare Foundation and AHF's Out of the Closet thrift store, which moved out in October 2014.

Sharper Future provides State-mandated treatment and rehabilitation services to registered sex offenders at 14 locations around California, including their present location at 1540 Market Street, near Van Ness Avenue, under a contract with the State of California,

Department of Corrections. The building at 1540 Market Street will eventually be torn down and re-developed. Sharper Future's lease was ending, they needed to relocate, and they had already been looking for several months for new space. Through a series of missteps, misinformation as to the current permissible

uses of the 100 Church Street site, and a complete lack of basic due-diligence, Sharper Future and Maitri believed that it was not only possible, but feasible for Sharper Future to move into the ground floor of Maitri's building.

Last October, Sharper Future and Maitri contacted Supervisor Scott Weiner's office about their plans and met with his staff in early November. Sharper Future was praised for the work that they do for their clients, but they were also told that due to the fact that they planned to move into the very fringe of a neighborhood commercial district, bordering on a residential district, and the controversial nature of their clientele and their business, that they needed to engage in robust community outreach prior to moving ahead. The Supervisor's staff gave Sharper Future a list of the community organizations, including

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City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

Improving Neighborhood Safety

A few weeks ago, a man and a woman were violently assaulted by four men on Sanchez Street in Duboce Triangle, leaving the woman in serious condition in the hospital. This incident was disturbing on many levels, and we are all frustrated with what's happening on our streets. I've been in close communication with Captain Sanford of Park Station, and he has increased foot patrols in the area. Captain Sanford has also indicated that we will see more police patrols in the neighborhood as a permanent measure. This increase is a start, and having more police on our streets and walking beats is a good thing. Yet, in addition, we need to make clear that anti-social and dangerous behavior is not acceptable. We all see way too much terrible and dangerous street behavior, and this has to change. We are a progressive city, but progressive doesn't mean anything goes.

In addition to these immediate steps, I am advocating strongly to continue to increase the staffing in our under-staffed police department. Due to years of not funding police academy classes before I took office, the department's staffing collapsed from 2,000 officers to under 1,700 officers, just as the city was experiencing unprecedented growth. I have joined with colleagues and with the Mayor to fund police academy classes in order to re-staff the department and to thus allow for more police patrols, traffic enforcement, and so forth. Some of my colleagues are hostile to increased police staffing, and as a result, this funding is a political football each year. I anticipate that the same will prove true this year. I will continue to hold the line and insist that we prioritize an adequately staffed police department. Our neighborhoods deserve strong safety measures.

Budget Help for Long-Term HIV Survivors

Castro Community on Patrol Volunteer Kyle Wong recently published a powerful expose in the San Francisco Chronicle about our neighbors who survived the HIV/AIDS crisis and are still living with the disease today, too often in silence, depression, and economic hardship. I encourage everyone to read this piece, and I thank the Chronicle for taking the time to write it.

We, as a city, need to support these long-term survivors. A report I commissioned by our Budget and Legislative Analyst found that San Francisco's population of people living

with HIV/AIDS is aging. The percentage of people living with HIV/AIDS who are 50 years or older has increased by 100% since 2004. This is not surprising since people are living longer with the disease, while we are simultaneously reducing new infections. While both of these trends are signs of success, there are challenges that we must address to help this aging HIV-positive population.

One of the major challenges these residents face is that when they transition from private disability insurance to Social Security at the age of 65 they often experience a significant drop in income. This income drop can cause people to lose their housing. With the help our amazing advocates who are working to protect and serve those living with HIV/AIDS, I will soon be announcing a budget request to help these survivors. It is my hope that the Mayor and the Board of Supervisors will recognize that this population needs our support.

Affordable Housing

Our aging population are not the only ones concerned with housing. We need to do more to build both market-rate and

affordable housing in the City. I recently authored legislation to help in this process. The legislation streamlines and expedites the approval process for projects where 100% of the units are affordable to low income or middle income residents. Specifically, it removes any conditional use permit requirement for these new developments, which will reduce the approval time by up to a year. Subjecting these critical projects to an unnecessary and expensive process does not help the residents of San Francisco who need these units to stay in the City. The projects will still trigger neighborhood notification, still be subject to design review, and still be subject to discretionary review before the Planning Commission if there is opposition. But no longer will these projects have to automatically go through a lengthy and expensive process, even if there is no opposition. I'm pleased that the Board of Supervisors supported this legislation. We all want more affordable housing built in the City, and this legislation will help us get there.

Scott Wiener represents District 8, including Duboce Triangle, on the San Francisco Board of Supervisors.

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Message from New DTNA President Dennis Roybal



Dennis Roybal
DTNA President

I'm very honored to have been elected President of DTNA in January. I'm a San Francisco native and lifelong resident of the City. I've now lived on Duboce Avenue for almost four years. I grew up in the Inner Richmond District of San Francisco. I can remember back in the 1970s when the Lower Haight and Duboce Triangle were much different from what they are today. I still, vividly remember one Friday afternoon when I was in sixth grade, rode the 22 Fillmore from Pacific Heights all the way through the Fillmore and Western Addition down to Duboce Avenue and Church Street with my best friend, waited for the N Judah in front of the building where I now live, and rode the N through the Sunset tunnel to an afternoon of adventure in the Haight Ashbury. My friend and I were both promptly grounded for two weeks for our adventure!

As the second quarter of 2016 begins, we can look back at the first three months of the year as an eventful beginning.

Over a span of a little more than three weeks, the controversy regarding Sharper Future's plans to move its mental health and rehabilitation clinic for registered sex offenders into 100 Church Street came to a resolution, from completely blindsiding the neighborhood in the middle of January, to Sharper Future cancelling its plans in the second week of February.

Just days later, the situation with the encampment of homeless people in tents who had been living under the Central Freeway on Duboce Avenue, Division Street, and 13th Street was called out as a public health and safety nuisance, and the encampment was dismantled. Although not within the boundaries of the Duboce Triangle, the encampment is close enough to our neighborhood that it seems plausible that there may have been a connection between it and the significant increase of automobile break-ins and other property crimes here. Time will tell and the monthly statistics as to police reports will give a metric over time.

Last year's remapping of the SFPD district boundaries has brought significant improvement to the police presence at the East end of the Duboce Triangle. Previously, the area had been under Mission Sta-

tion and routine patrols were rare. It was even a challenge to get a police response to a non-emergency, quality of life call, but Park Station under Captain Sanford has been far more responsive.

Over the past year and a half, I have been working diligently with Safeway's regional management to address the Market Street store's seemingly intractable issues of safety, security, and maintenance. I now know the roles and responsibilities of the people involved and I've been able to engage with them to begin to get things turned around. Safeway has increased its budget for security personnel at that store by \$200,000 for 2016. Exterior lighting was improved in 2015 and additional lighting repairs are coming very soon. Exterior maintenance has improved. Landscaping improvements are in the works. I have made specific recommendations to Safeway as to how they can solve the problems that plague the area in front of the GNC store, at the stairs that lead from the bike lane behind the store and down into the parking lot. I will have walked the property with the regional property manager during the third week of March to review what we have discussed, what's been accomplished so far, what's in play, and additional work that needs to be done that will help make the property safer. It should be noted that the remapping of the SFPD district boundaries kept Safeway and its parking

lot, as well as the North side of Market Street, under Mission Station. The bike lane is under Park Station, but the stairs in front of GNC seem to be under Mission Station since the stairs are on the property itself. I will give an update on progress at our April General meeting.

This is a great neighborhood with an amazing, diverse, and wonderful group of residents. DTNA has become one of the City's most influential and effective neighborhood associations in no small part due to the cohesiveness and sense of purpose that our residents have for our neighborhood and quality of life.

DTNA is an all-volunteer organization. Come to our next general meeting to meet your neighbors, share your ideas or a concern or, better yet, get involved. See you there.

Dennis

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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(415) 295-1530

www.dtna.org

9th Annual DogFest April 16th

DogFest returns to Duboce Park on Saturday, April 16th from 11 am-4 pm. This annual event is a celebration of dogs and kids benefiting McKinley Elementary School, a K-5 public school at Castro and 14th Streets. The festival offers something for dogs, kids, and parents of both breeds.

There are lots of great competitions for dogs and their human owners and celebrity judges will pick winners in eight categories: Best Costume, Best Tail, Best Trick, Best Coat, Best Mutt, Best Ears, and Best Lap Dog. Register your dog to be part of the contests at sfdogfest.com.

There's also the Openly Cor-

rupt Best-In-Show category. Here's how that works: the winners of each of the main categories (bark, trick, etc.) and anyone who wants to buy their way in for \$50 will be entered in the final contest of the day, the Openly Corrupt Best-In-Show contest. The audience will then vote for their favorite dog by putting donations into different buckets for the different dogs. At the end, the dog with the most donations will be crowned Best-In-Show. It really is corrupt, but it's all in good fun with the goal of raising the most money possible for the school.

The very entertaining Daniel Handler, best known for his work under the pen name Lemony Snicket, will once



again be the Master of Ceremonies for the Dog Show. Supervisors Scott Wiener and London Breed, Chronicle columnist Leah Gar-chik, Eric Rasmussen from KTVU, Charly Kayle from KOIT, and (Three) Sisters of Perpetual Indulgence are among the judges.

Cheer San Francisco will provide half-time entertainment and perform cutting-edge cheerleading routines. Some of their volunteers are college age, but most range in age from the mid-20s to mid-40s and have jobs in variety of professions.

There's also a raffle, a silent auction, a Chow Zone, a Rescue Zone, and a Kid Carnival featuring carnival games, bouncy houses, balloon animals, face painting, children's activities, baked goods, cotton candy, popcorn, and snow cones. For more information, the schedule of events, or to register your dog for a contest, visit www.mckinleyschool.org/dogfest.

Castro Street Heroes of the Public Realm



New planter boxes on Castro Street

What do we love about Castro Street? The view of the rainbow flag and the theater marquee from the top of the hill at 16th Street? The stately magnolias and their giant white blossoms in the springtime? The contrast of the elegant Edwardians between 14th Street and Duboce Avenue and the brutalism of the 1960s architecture of the CPMC Davies campus across the street? The views down the hill to the east as we walk, encompassing the Mission, the bay, and the East Bay hills beyond?

All of these of course, but now we have something else to add to our list – a series of thoughtfully designed and expansive planter boxes recently completed on the east side of Castro between 16th and Beaver. The neighbors

collaborated on design and installed the planters over the last year, and they look great.

Thank you neighbors – we appreciate you!

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



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New Buildings Approved for Upper Market

Two new buildings were approved by the Planning Commission at hearings on February 4 and 11: one for the old Home restaurant site at Church and Market, and one for the Sullivan's Funeral Home site and the adjacent parking lot between Sanchez and Noe on Market Street.

by local architect and Land Use Committee member, Tom McElroy, at both the Commission and at our February General Meeting. The Commission voted to approve the Home site with the condition that the developer, Brian Spiers, work more with the community on design.



2240 Market St, BAR Architects



2100 Market St, Arquitectonica

Representatives of DTNA spoke at both Commission hearings, requesting a continuance of six weeks in order to work on design issues and to negotiate increased on-site affordable housing. The Commission was sympathetic to the design issues, which were presented

In 2014, the residents of San Francisco voted overwhelmingly in favor of Proposition K, which sets a goal that 33% of all new housing be affordable. DTNA assembled a coalition of neighborhood groups (DTNA, Hayes Valley Neighborhood Association, Eureka Valley

Unfortunately, the Planning Commission was less sympathetic to DTNA's arguments in favor of increasing on-site affordable housing.

Neighborhood Association, the North of the Panhandle Neighborhood Association, and the Lower Haight Neighbors and Merchants Association) which all agree on a policy expecting a minimum of 20% on-site affordable units for new developments in the Upper Market neighborhoods. Everyone voicing concerns agrees that the Upper Market, Castro and Haight have experienced a crisis of affordability over the last three years. Furthermore, the developer of the Sullivan's site, Dan Safer of the Prado group, has already treated the neighborhood unfairly in terms of affordable housing, having reneged on a promise to include 15% on-site affordable housing at the Whole Foods development at Market and Dolores completed in 2014. Despite of all these facts, the Commission voted 4-0 to approve that project. (Commission Vice-President Richards recused himself from the vote

because his home on Beaver Street is within 500 feet of the site).

Obviously, DTNA is disappointed by the outcome of the second hearing. We will, of course, welcome all the new residents to our neighborhood when the buildings are complete. We will continue to push the developers to start now in finding retail tenants, so that the buildings do not add to the already very high level of retail vacancies along Market.

The Home building will be composed of 64 units, with 8 affordable units. The Sullivan's building will be composed of 45 units, with 6 on-site affordable units, including the incorporation of existing rent-controlled units that front 15th Street.

We'll keep you posted as the design conversation moves forward, and on the state of the sites moving into construction.

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Castro Community On Patrol: Helping Keep the Castro Safe for Ten Years

Ten years ago, the Castro was in the grip of an unprecedented wave of gay hate crimes. In response, local citizens banded together to form Castro Community on Patrol (CCOP), an all-volunteer patrol that makes the Castro and Duboce Triangle neighborhoods better and safer for everyone who lives, works, and plays here.

This year the Castro Community on Patrol celebrates 10 years of service to the community. In 2015 alone, CCOP provided more than 1,269 hours of patrolling services in the Castro and Duboce Triangle, helping these neighborhoods to stay safe. CCOP also provides educational outreach

and public safety support at close to 25 community events and activities each year, runs free self-defense seminars, attends community meetings, and works closely with many community organizations and city agencies. CCOP bridges the gap between the safety needs of the community and the limited resources of the SF Police Department.

As well as neighborhood safety, CCOP stresses volunteer patroller safety. Greg Carey, the Chief of Patrol, joined CCOP “for the exercise” as a patroller in 2007 and quickly rose to a leadership role. According to Carey “We are observers, first and foremost, acting as the

eyes and ears of the neighborhood. We stick together in our patrol, and never engage in a situation that could be dangerous. If needed, we'll withdraw, alert officers, and record anything that may be of value. But, even this makes a big difference in controlling neighborhood crime.”

As a grassroots, non-profit, community-run organization, CCOP relies 100% on its volunteers. Patrol Volunteer Kyle Wong explains that “We provide training, support and camaraderie for those who want to help make the Castro safer by patrolling the neighborhood with their neighbors.”

CCOP is looking for new volunteers to help keep the Castro neighborhood, businesses and visitors safe despite a rise in San Francisco crime. From a start of 150 patrollers in 2006, CCOP now has 25 active volunteers. By comparison, a similar group started

in 2016 in the Inner Sunset, a much quieter neighborhood, now has 100 volunteers. With more volunteers CCOP will add weekday and evening patrols to their regular weekend night patrols. Volunteer requirements are not onerous, we only require the ability to walk 3 hours, to run 2 blocks in emergencies, and to understand that protection is more important than reaction.

If you would like to help keep the Castro safe for everyone, consider attending CCOP’s upcoming training on Tuesday March 15, 2016 from 7-10 pm. To sign up click the link to the website below.

CCOP new volunteer trainings are held every two months. Check the website frequently to sign up for training or to learn more about CCOP: <http://castropatrol.org/> and http://castropatrol.org/volunteers/sign_up/.

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Neighborhood Planning

Keep Affordable Housing In The Neighborhoods

In January it came to DTNA’s attention that amendments to the City’s Inclusionary Housing program (i.e. the requirement that market rate development provide a percentage of units are below-market affordable) were being considered by the Planning Commission, and a red flag went up immediately. An issue of grave concern for neighborhoods across the City is a proposal by the Housing Action Coalition to eliminate the 1-mile limit for providing “off-site” affordable units (as an alternative to providing the affordable units mixed into the market rate project itself). This blowing open of geography is entirely unacceptable – “inclusionary” housing is about maintain-

ing diversity in our neighborhoods.

It should be a common goal to promote integration of residents with diverse socioeconomic backgrounds rather than to continue to segregate by building some neighborhoods with high concentrations of affordable housing and other neighborhoods with none. Our Upper Market community has fought for years to have development projects provide on-site mixed-income housing units. In most cases we have been successful, in some we have not. As is currently allowed by City process, developers have made promises and then switched at the last minute to fee-out of their affordable housing requirement rather than provide on- or off-site. Such disappointments highlight the need for greater transparency from developers, so that communities know what affordable housing is being committed to and there is certainty that developers are held accountable to their commitments.

So when the Housing Action Coalition proposes to change the Inclusionary off-site rules so that local geography no longer matters, it is quite an offense. Local geography matters tremendously with inclusionary housing. As development continues to change neighborhoods across the City, the least we can expect is for some “inclusionary” affordable units to be part of the mix.

DTNA will ask the Planning Commission to maintain the current rule for off-site BMRs and also require transparency and disclosure from developers on how their inclusionary housing requirement will be addressed. We all need to press hard to ensure that developers produce affordable housing in the neighborhoods where they build.

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Average Duboce Sale Price since May 2014:
Single-family homes: **\$3M**
(\$1.79M low, \$4.4M high)
Condos & TICs: **\$1.2M**
(\$520K low, \$2.7M high)

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Update on Vicious Assault on February 23

A vicious assault took place on the 100 block of Sanchez, near Henry Street, around 10:30pm on Tuesday, February 23rd leaving Dean Ayers and his wife Mary Artist with serious injuries. They were walking home when four young men—between the ages of 19 and 23—approached them.

"They did not ask for valuables," wrote Ayers on Nextdoor. "They threatened to rape my wife. When I asked them to back off, and even told them to please leave us alone because my mother had just died, one of them sucker punched me in the face."

Ayers wrote that his wife tried to stop them from hitting him, but she was punched several times in the face and knocked onto the cement headfirst, knocking her unconscious and leaving

her with a traumatic brain injury that kept her hospitalized for ten days.

Mary posted this update posted on Nextdoor on March 5: "This is my first update here since I was knocked out cold on the sidewalk over a week ago. What a concept: I nearly died that night from being knocked out cold for so long and from the four skull fractures. The blood is still receding from my skull. My head is not working well. My memory is wonky, bright lights hurt my eyes, I am still randomly throwing up, loud noises hurt my ears, and my walk is unstable. Brain recovery is going to be long and weird."

An update posted on Go Fund Me on March 9 reported: "Dean is officially on bed rest for his leg. It's full of blood and swollen tissue. Docs have tried draining

it, but no luck. If you are one of the folks visiting to help with daily chores, please don't let him get up to help you! Mary has had a couple of episodes today that are concerning. While reaching out for something she was unable to hold herself up and fell backwards, unable to talk. She caught herself and wasn't injured further, but this speaks to the scary uncertainty of Traumatic Brain Injury. Her path to wellness still looks long."

Ayers described the man who attacked his wife as around five-and-a-half feet tall, possibly Hispanic, in his early 20s and with long dark curly hair tied into a pony-tail. SFPD have added that he was wearing a dark hoodie and a baseball hat at the time of the assault.

Lt. John Newman said at the Park Station Community Meeting on March 8 that police have created a composite sketch of at least one of the four suspects involved. Lt. Newman said that sketch has been distributed to law enforcement agencies, but also said that police could not release the sketch to the public since it might create a "flight risk." Ayers also said that a night-vision camera was found in the vicinity of the attack, which may help in the investigation.

The couple, who are self-employed, need assistance with medical bills and transportation, and are accepting donations through GoFundMe (<https://www.gofundme.com/helpfordeanandmary>). 453 people donated \$28,888 in 14 days. Dean and Mary will use the funds for their medical bills, to pay for Dean's transportation to and from the hospital, to purchase nourishing prepared food, and to assist as necessary with any household needs such as cleaning or pet care while Mary and Dean heal.

(Note: The article was written on March 10. Additional updates may have been posted on Nextdoor, Hoodline, or Go Fund Me since then.)

Crime and Safety Update

Car thefts and break-ins have declined slightly for the second month in a row in the Park Station District, according to statistics presented by Lt. John Newman at the March 8 Park Station Community Meeting. Between January 1st and March 1st, 66 vehicles were stolen, compared to 71 for the same period in 2015. 156 car break-ins were reported, a slight drop from 170 last year during the same period. Lt. Newman pointed out that most of the vehicle crimes in Park Station's territory occurred in the Upper Haight, Panhandle and Eastern end of Golden Gate Park. Lt. Newman said that tourists' vehicles are often targeted since rental cars are easy to identify and visitors are often not aware of the dangers of leaving property in plain view when they leave their vehicles.

The number of auto break-ins may actually be higher since many residents don't always report them, perhaps because they feel like it doesn't make any difference. Reporting all crimes is important since SFPD can see trends and allocate resources appropriately. 156 break-ins from January 1st to March 1st is about three break-ins per day for the entire Park

District. Duboce Triangle residents often see that many while walking through the neighborhood on some days.

The crime report is easy to complete at www.sanfranciscopolice.org/police-report#file-report. The types of crimes reports that can be filed online are harassing phone calls, lost property, theft, vandalism/graffiti, vehicle burglary, and vehicle tampering.

One way to help reduce crime in your neighborhood is to form a Neighborhood Watch Group on your block. Safety Awareness for Everyone (SAFE) offers a range of free safety services to residents of San Francisco. To start a group or inquire about any of their other services, contact them (415) 553-1984 or (415) 673-SAFE or info@sfsafe.org. SAFE will assist you create a planning committee and sent a representative to meet with you.

The 100 and 200 block of Noe Street recently launched their Neighborhood Watch Group and they encourage neighbors on those blocks to join. They had a Neighborhood Watch morning coffee on February 13 that drew 30 neighbors. The

group has submitted their application to SAFE for certification and for 'Neighborhood Watch' signs that will be installed on their blocks. The signs are a way to publicize the efforts of the group and let others know that it is a SAFE neighborhood and one in which crime will not be tolerated. Contact them at Noe.street@yahoo.com for more information or to join their group.

Another deterrent to crime is the installation of cameras in front of homes and buildings. Many recent crimes in the Triangle, including theft of packages on porches, auto and garage break-ins, and vandalism, have been captured on film. Call 911 if you see a crime being committed or if you are suspicious about something you see.

Lt. Newman stated that 12 robberies and 62 burglaries were reported in January and February and said that 12 robberies are "not bad." These crimes, like stolen vehicles and auto boosts, were concentrated in the Upper Haight, Panhandle, and Eastern end of Golden Gate Park. "We know (that area) is our main area of crime, so we try to utilize outside resources" like motorcycle police and tactical units who "aren't assigned to Park Station."

Lt. Newman also mentioned that 543 traffic citations were issued in January, including 37 for cell phone violations, and 447 traffic citations were issued in February. No pedestrian or bicycle citations were issued during the two month period.

Park Station Community Meetings are held from 6-7 p.m. on the second Tuesday of every month at the Park Station Community Room. You can also subscribe to the Park Station email newsletter by going to <http://sanfranciscopolice.org/park-station>, scrolling to the bottom of the page and clicking on the link "Subscribe to Park Station's Email Newsletter".



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Plant a Tree on Your Street May 14 – Sign Up By April 6

Duboce Triangle residents can get new trees in the side-walks or yard in front of their homes. Street trees increase your property value, clean the air, prevent flooding, reduce crime, promote exercise, reduce storm water runoff, calm traffic, beautify the neighborhood, and save water, even during the drought.

Friends of Urban Forest (FUF) are organizing a community tree planting in the Duboce Triangle and



Lower Haight on Saturday May 14th. Sign up now for a free no-obligation site visit at fuf.net/eform. The deadline to get on the planting list is April 6th.

No experience is needed since FUF provides everything: utility checks, permitting, concrete removal, planting crew, trees, and materials. FUF also covers up to 75% of

the cost and you can choose your co-pay on a sliding scale from \$135 to \$500. They will also come back for three years of follow-up tree care.

FUF is a non-profit that has planted more than 47,000 trees during over 1,000 community plantings in San Francisco. For more information, contact Kyle Lemie at (415) 368-0772 or info@fuf.net.

Sex Offender Rehab Clinic Abandons Plans, continued

Continued from cover page

DTNA, and told Sharper Future to begin the outreach forthwith. The months of November and December went by without any outreach to the community. At the end of December, the Planning Department released a "Letter Of Determination" regarding the zoning of 100 Church Street. Sharper Future believed this to be an approval for them to occupy 100 Church Street, thereby changing the use of the space from predominantly "retail" to entirely "institutional medical service". On January 15, Sharper Future and Maitri contacted DTNA and the neighbors, let them know that they were moving ahead with the their plans,

and asked to have a meeting with neighborhood representatives. Representatives of DTNA, along with a few close neighbors of the proposed site met shortly thereafter with Sharper Future and Maitri. At that meeting, Sharper Future delivered a carefully parsed set of talking points about what they do, who they served, what they could and could not say about their patient population, as well as their track record for being good neighbors in other locations where they operate, including the location at 1540 Market Street. When Sharper Future was told that there were at least two child-care centers located nearby, they referred to an approval letter they had been given

by the Department of Corrections that stated that no child-care centers had been found and the DoC had approved the site. When told that their proposed use was a change of use under the Planning Code, they insisted they had approval from the Planning Department, which they did not.

Sharper Future then asked for a community meeting with the neighborhood in order to present their plans and explain what they do, and DTNA

offered to them our already-scheduled February 8 General Meeting as a community forum. In the three weeks leading up to the February 8 DTNA General Meeting, the controversy dominated social media of the Duboce Triangle and nearby neighborhoods on Facebook and Hoodline, and in the days leading up to and immediately following the February 8 meeting was easily the biggest story of neighborhood news in San Francisco. One resident created an on-

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Sex Offender Rehab Clinic Abandons Plans, continued

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line petition on Change.org that eventually garnered nearly 1000 signatures. Other residents created fliers that they posted in the neighborhood and handed out on street corners and at MUNI stops to publicize the February 8 meeting.

The meeting was well attended, with well over two hundred people crammed into the auditorium at CPMC, and others waiting in the hallway. The print and TV media was in attendance, to a degree one rarely sees at a neighborhood association meeting. District 8 Supervisor Scott Weiner explained his request for robust outreach to the community. Planning Department staff, including Planning Director John Rahim, explained the Planning Code as it applied to the proposed use for the site, outlining the many steps

that still lay ahead for Sharper Future to be approved to occupy the site. Sharper Future was ill prepared for the contentious mood of the majority of the crowd and nearly every time they made a statement to the community, it came across as a carefully parsed, evasive talking point, as many of their statements turned out to be. Some of their statements, such as their claims that they had begun their public outreach back in October, were completely untrue.

At the meeting, members of the community drove home the point that the site was within 250' of at least two childcare centers, which would be non-compliant with their contract with the State, yet the representatives of Sharper Future still seemed to turn a deaf ear. Although it had become clear to DTNA and many who were present even before Sharper Future

took the podium in the meeting, that they would never be able to occupy the site, many people in the audience were very emotional, and on different levels. Some did not want Sharper Future in the neighborhood under any circumstances, even if Sharper Future had the approvals from Planning as well as DoC. Some simply lost their patience with Sharper Future's evasive answers to questions, felt that the neighborhood was being stonewalled, and that the answers were self-serving. For example, one of Sharper Future's talking points was that if they did not find a new location, they could not serve their clients, implying that their clients would have nowhere to go for their services.

Before the end of the meeting, Sharper Future informed everyone that their move to 100 Church Street was to be

delayed "indefinitely". Two days later, on Wednesday, February 10, Sharper Future was informed that representatives from the Department of Corrections would be revisiting the site and meeting with representatives of the community who would then identify the childcare centers that had been overlooked during the prior site inspection. Later that day, Sharper Future issued a carefully-worded press release, through its recently hired public relations firm, that it was abandoning its plans to move into 100 Church Street, citing the community reaction to its plans to move to the neighborhood.

Thanks to all the neighbors who engaged in this issue, and to all who attended the meeting. Chalk one up for neighborhood activism – sometimes it works!

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