

APR - MAY 2018



# DUBOCE TRIANGLE NEWS

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**Monday, April 9, 2018**

**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)
- Supervisor Jeff Sheehy, running for reelection in June, will briefly discuss his platform and will participate in a question and answer period with the audience.

### DATES TO REMEMBER:

Saturday, April 7, 11 am-4 pm  
11th Annual Dogfest in Duboce Park.  
Visit <http://mckinleyschool.org/dogfest/dog-show>.

Tuesday, April 10, 7-8 pm  
Park Station Community Meeting.  
Park Station Community Room.

Saturday, April 14, 10 am - noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Tuesday, May 8, 7-8 pm  
Park Station Community Meeting.  
Park Station Community Room

Saturday, May 12, 10 am - noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

## Candidates for District 8 Supervisor Respond to Questions from DTNA



*Rafael Mandelman*



*Jeff Sheehy*

**1. DTNA has been working for three years now to get the SFPD to be more forthcoming about its homicide and assault clearance rates. If elected, would you sponsor legislation requiring the department to post clearance rates on its website at least once a year?**

Yes.

I sought the homicide and assault clearance rates at the request of DTNA and had no success. I have asked the Board's Budget and Legislative Analyst, which is currently researching SFPD to determine optimal force size, to get for me the 2016 and 2017 homicide and assault clearance rates. That information I will forward to DTNA. If by chance this approach is unsuccessful, then I am comfortable sponsoring legislation.

**2. Whenever the Board of Supervisors discusses affordable housing their goals for inclusionary housing seem to be in the 20 to 25% range. But when it comes down to buildings being built in our neighborhood they always seem to get away with less – the norm lately has been 12 to 14%. Would you push any developer who wants to build housing in our neighborhood to provide at least 20% on-site affordable units, and commit to opposing any project that provides less?**

*Continues on page 2*



Candidates for Supervisor Respond to Questions, continued

Candidates for Supervisor Respond to Questions, continued

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Rafael Mandelman's Response to Question 2

Effectively addressing housing unaffordability is one of the most important challenges of our time and place. As an attorney representing local governments and affordable housing developers for nearly two decades, I have spent a significant portion of my professional career helping to build affordable housing in the Bay Area. Locally I have supported and campaigned for ballot measures to increase the inclusionary requirements on private developments and to secure additional revenue sources for preservation and production of affordable housing here in San Francisco. And as City College Trustee, I have championed the development of affordable housing for faculty and staff and have led the Board in committing City College resources to address the issue of homelessness among our students, including through the development of homeless student housing.

One of the things I admire the most about DTNA is your consistent advocacy for higher inclusionary requirements for private developments, and for the construction of those units onsite. As Supervisor, I will support DTNA's efforts to maximize affordability onsite in new developments. I also will work with DTNA and other neighborhood groups to identify potential sites for development of subsidized housing affordable to working class and low income San Franciscans. Potential development sites are obviously scarce in the District, but I would love to see the Castro Safeway parking lot and the former Blockbuster site used to create new housing, with a significant affordable component.



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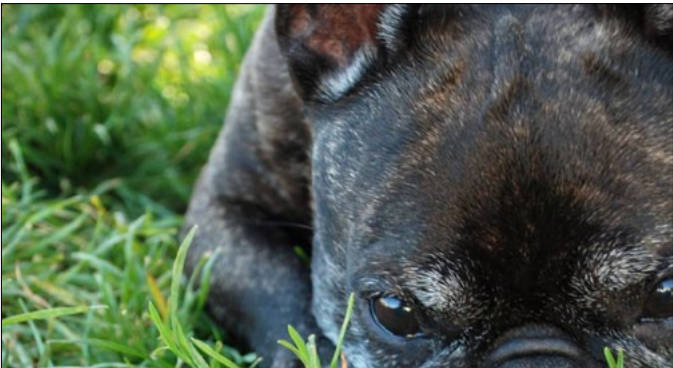
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Jeff Sheehy's Response to Question 2

According to the Controller's report following the passage of Proposition C mandating 25% affordable housing, that number is too high. The Board, including me, has passed an inclusionary housing bill with roughly 18% (including middle income units) on-site and a higher percentage off site. I would push for more affordable units and for building on-site, but I cannot commit to opposing projects that conform to our current laws.

Continues on page 3



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Candidates for Supervisor Respond to Questions, continued

Continued from page 2

**3. Homelessness.** Recently a U.N. official visited San Francisco and called it a moral outrage that we allow people to live on the streets surrounded by so much wealth. Do you agree? What steps would you take in your first year as a Supervisor to see that we take strides to reducing our homeless population (rather than just holding it steady as we have over the last ten years), and especially the unhoused population of those in psychological crisis who are a constant danger to themselves and others? Specifically, do you support Scott's Wiener's State Bill 1045, which would make it easier for local officials to impose conservatorship on people in that state?

Rafael Mandelman's Response

Homelessness is personal for me. My mother suffered from serious mental illness for most of her life and was homeless for a time when I was young. As an adult I was able to get a conservatorship over her, and get her into safe and reliable care. Over the last eight years our City budget has nearly doubled—from \$6 billion to \$10 billion annually, and yet in that time we've significantly reduced the number of psychiatric beds at SFGH, leaving those San Franciscans most acutely in crisis literally nowhere to go. And we have nowhere near the subacute longer term care facilities necessary to meet the need. As Supervisor I will work to ensure that we have the short and long-term psychiatric facilities we need to care for folks who cannot care for themselves, expanded residential and outpatient drug treatment resources for those in need of treatment and strong and effective case management services. I support SB 1045 and I also support revisiting the standards around involuntary commitment for shorter periods of time for people who may need to be in a sobering facility for a period of time but will not voluntarily go.

Jeff Sheehy's Response

In my first year as Supervisor, I worked with Mayor Lee to get almost \$2 million for programming for homeless youth, who make up 20% of the homeless population but only receive 7% of funding. This included rental subsidies to open up the housing ladder, outreach workers, and additional drop-in hours and meals at the LGBT Center.

To systematically address housing and homelessness, I along with four of my colleagues have placed on the ballot for this June the "Housing for All" measure. This measure will raise \$1 billion over the next 10 years from increasing the tax on commercial rent gross receipts from 0.3% to 1.9%. Small businesses, retail, non-profits, entertainment are all exempted. Of the \$1 billion, 45% or approximately \$45 million a year will go to expanding all rungs of the housing ladder including navigation centers, supportive housing with medical, mental health and substance use services on site, transitional housing which prepares people to live on their own and rental subsidies that can be used in and outside SF that allows people to become independent. And 20% will be dedicated to housing and services for young people.

Ten percent, or about \$100 million will go for SRO acquisition and rehab and for subsidies so those units remain permanently affordable.

I strongly supported in last year's budget both the 54 mental health beds at St. Mary's that just opened and the Hummingbird Navigation Center at SFGH for homeless people with mental health diagnoses. I am also working to change the prioritization at the Department of Homelessness. Right now, if someone is discharged from inpatient mental health or substance abuse programs, they are released back onto the streets unless they have been homeless 10 years or more.

I vigorously support Senator Wiener's bill making conservatorship easier and President Breed's legislation to move the legal responsibility for conservatorship from the D.A. to the City Attorney.

Continues on page 4



Jay Greene, JD, CPA

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Candidates for Supervisor Respond to Questions, continued

Continued from page 3

4. Our neighborhood is suffering in many ways as a result of the explosion in retail vacancies. Some property owners have raised rents and forced out long-term neighborhood retailers, then held spaces empty for years, expecting unrealistically-high rents. Empty storefronts lead to more empty storefronts, as well as to increased street crimes, vandalism and encampments. As Supervisor, what would you do to fill empty storefronts? Do you support proposals for a vacancy tax, and if so, how could you make sure it doesn't unfairly impact small "mom and pop" landlords?

Rafael Mandelman's Response

When my campaign learned that Crepevine was leaving Church Street, we reached out to the owner as well as the landlord (Veritas) to see if anything could be done to keep them in that space. Although it was too late to save Crepevine, those conversations did lead to a community meeting in January co-hosted with DTNA and the Castro Merchants where Veritas made various commitments regarding filling their vacant storefronts and communicating with the neighborhood. As Supervisor I will hold Veritas to their commitments and work to help Veritas and other landlords identify potential neighborhood-serving tenants to fill vacant spaces. Where carrot-based approaches are not adequate, I am also open to looking at sticks, including taking a hard look at pending permits for landlords who have failed to maintain active retail uses on the ground floor, as well as enacting a vacancy tax. Of course, as your question indicates, we would want to structure such a tax so as not to unfairly hit landlords who could demonstrate they are doing their best to fill challenging retail spaces (for example, by allowing shorter term pop-up uses or nonprofit/arts uses, etc.)

Jeff Sheehy's Response

We need to streamline planning so that businesses can be approved more quickly. I also think addressing homelessness and public safety will help with empty storefronts. And we need to seriously examine the way we tax small businesses. Every business owner I have talked to has spoken about their tax burden.

I do not presently support a vacancy tax, though I would consider one. I do not think we have thought enough about how to incentivize small business development.

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McKinley's School's 11th Annual Dogfest is Saturday April 7

DogFest returns to Duboce Park on Saturday, April 7th from 11 a.m. to 4 p.m. This annual event is a celebration of dogs and kids benefitting McKinley Elementary School, a K-5 public school located at Castro Street and 14th Street. The festival offers something for everyone: dogs, kids, and parents of all 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. You can register your dog to be part of the contests at <http://mckinleyschool.org/dogfest/dog-show/>

There is also the Most Openly Corrupt Best-In-Show category. Here is 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. Celebrity judges will choose the winners.

There will also be entertainment, a raffle, a silent auction, a Chow Zone, a Rescue Zone, and a Kid Carnival featuring

balloon animals, face painting, children's activities, baked goods, cotton candy, popcorn, and snow cones. It is a very good time.

All the proceeds from the event goes directly to support the academic and enrichment programs for more than 350 children at McKinley. For more information, the schedule of events, or to register your dog for a contest, visit [www.mckinleyschool.org/dog-show/](http://www.mckinleyschool.org/dog-show/)

Candidates for Supervisor Respond to Questions, continued

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5. Briefly, what would be your top three objectives during your first year as Supervisor, and what measurable accomplishment(s) for each will you commit to achieving during your first year in office? Please compare/contrast yourself with your opponent in terms of goals/objectives.

Rafael Mandelman's Response

During my first year as Supervisor, I will work for:

1. Expanded use of conservatorships to move chronically homeless mentally ill and/or drug-addicted people off the streets and into care;
2. Implementation of planning/building reforms to accelerate permit approvals for ground floor uses in areas suffering from excessive vacant storefronts and other blighting conditions;
3. Expanded police investigation of neighborhood property crime, including the allocation of additional resources to track and prosecute the organized crime rings profiting off car break-ins, bicycle thefts and home invasions.

I respect my opponent and his service to our community. I believe that I have broader experience as an elected and appointed official (12 years on the Democratic County Central Committee, two years on the Board of Appeals, five years on the College Board), community leader (former Board Chair of Livable City and the SF LGBT Community Center) and housing and urban development attorney (nearly two decades representing local governments and affordable housing developers) that leave me better prepared to tackle the broad array of challenges facing our City right now.

Jeff Sheehy's Response

Addressing our housing crisis is my first objective. I have supported both our inclusionary housing legislation and HOME SF, aka the density bonus. Both have passed. Within the Housing for All ballot measure, \$350 million will go to create middle-income housing for teachers, nurses, and middle-income individuals and families. Our middle class is disappearing and our public schools are threatened by our inability to adequately pay and house teachers. My daughter and her friends cannot aspire to live in the City they have grown up in. Another 10%--100 million—is set aside for senior housing. With an aging population, we must provide housing so our seniors, who have done so much to create this City we love, are not forced out because they cannot afford to live here.

My second priority is addressing homelessness, which I spoke about in question three.

My third priority is public safety. I have expanded neighborhood watch groups in District 8. I have systematically worked on public safety around Dolores Park and at Twin Peaks, working with SFPD, DPW, and Park and Rec. These efforts have led to increased police and ranger presence, cameras installed and increased lighting. The results are measured in reductions in property crimes.

In addition, I have worked around the Eureka Valley Library with the Neighborhood Action Group in another public safety effort that included SFPD, the Department of Homelessness, DPW and the Library to increase safety for patrons, end encampments, and improve the surrounding neighborhood, including the largest sidewalk planting in the City.

In order to achieve better public safety results across the District and the City, we need a larger police force. Implementing Chief Scott's vision of community policing with foot patrols across the City requires more officers. The foot patrols in the Castro have helped a great deal, but they are limited to the main commercial area and there are not foot patrols in other neighborhoods. When I can see foot patrols across the District, that will be one metric. Another that should follow is a reduction in auto break-ins, which has occurred in other areas where foot patrols are deployed.





Message from the DTNA President



Kimyn Braithwaite  
DTNA President

The beginning of 2018 has brought an exciting couple of months for the Duboce Triangle Neighborhood Association. A few articles in this newsletter will discuss the various meetings and what transpired at meetings, but I wanted to provide an update of what has happened since the meetings.

Probably the most exciting event was the meeting at the end of January between the community, some of our local neighborhood groups, and Veritas Investments. The gathering was well-attended and a great opportunity for the neighborhood to express frustration and anger with Veritas over the emptying out of retail spaces along the Church Street corridor. By most accounts, this meeting was the first time Veritas was receptive to opening up lines of communication with the neighborhood, and I do not believe that prior to the meeting they really understood how upset the community truly was. Veritas made some easy to fix promises (for example, putting signs in windows informing the neighborhood of future plans for the retail space) and promised to become more active community members. Subsequent to that meeting, Justine Shoemaker, retail asset manager for Veritas, has attended a few local neighborhood meetings, most notably DTNA's General Meeting in February.

For those of you who missed our February General Meeting, we had two really great presentations: Darcy Brown from San Francisco Beautiful (SF Beautiful) and Rafael Mandelman, who is running for District 8 Supervisor. SF Beautiful's mission is to help

beautify the City through publicly accessible artwork, while maintaining neighborhood character. A few days after the meeting, SF Beautiful reached out to DTNA asking if there is anything that they can do to help with the glut of empty retail spaces in our neighborhood. Hopefully, our groups can come together to install artwork or something for everyone to appreciate looking at rather than just continuing to look inside empty storefronts. We will keep you updated.

Our neighbors, the Eureka Valley Neighborhood Association (EVNA), will be hosting a Supervisor debate in May. It will take place on their regularly scheduled General Meeting night of Wednesday, May 23rd, from 7-8:30pm. EVNA has asked DTNA to be involved by informing our members of the debate time and location. We at DTNA encourage everyone to attend as District 8 is voting for a City Supervisor in June. We will host incumbent Supervisor Jeff Sheehy at our April General Meeting for a Q&A.

Sadly, our neighborhood had to say goodbye to Myriad on Market Street last month. We are sorry to see another business, or more accurately group of pop-up businesses, leave the neighborhood. Hopefully the space previously occupied by Myriad will not be empty long. However, rumors are going around that a space across Market Street from the old Myriad may possibly become a second

location for a local brewery. Currently, there are signs in the window suggesting a summer opening for Black Hammer Brewing's beer garden. DTNA has reached out to Black Hammer in hopes of getting further information about their plans, as well as to potentially offer support, if necessary. We will keep you posted on whatever information we receive and/or how you can learn more about future plans.

Another neighborhood event that we are beginning to plan is a second DTNA Block Party. It has been a few years since we had the last block party which was a lot of fun and a great success. Acquiring permits is our first step, and we will need lots of help planning and staffing the party. If anyone is interested in helping please contact me, Kimyn Braithwaite, via DTNA's website or the DTNA Facebook page.

We at DTNA would like to invite all of our fellow residents and members to join us at any and all of our regular meetings. Our Land Use Committee meets the first Monday of each month at the Chase Bank at Sanchez and 15th, and the DTNA General Meetings are the second Monday of every other month – February, April, and so on. A few hours each month is not much to give to help shape the path of our beloved Triangle. We would love to meet you and to hear your ideas. See you soon!



Creating a Better Harvey Milk Plaza

By Guest Contributors, Friends of Harvey Milk Plaza

You may have heard an inkling of a planned re-do of Harvey Milk Plaza at Castro Street and Market Street. If you have not already, we encourage you to check out [friendsofharveymilkplaza.org](http://friendsofharveymilkplaza.org) for an in-depth description, but the most basic explanation is that there are two projects. The first is an San Francisco Municipal Transportation Agency accessibility upgrade project, and the second is a community effort to simultaneously address additional accessibility and persistent safety and security issues present in the existing space, and to create a memorial presence for Harvey Milk that is appropriate to his contribution and legacy. Because construction is imminent on the first phase (the SFMTA project), the Friends of Harvey Milk Plaza, a group of community volunteers, has been formed to steward the second project. We are hoping to leverage the opportunity for the benefit of the neighborhood. The community's desire to make the space more functional, safer and more representative of Harvey's

legacy has been voiced for some time, and input from surrounding neighborhoods, including the Duboce Triangle, has been sought, and will continue to be, throughout the process.

As someone who lives nearby, the benefits to you of a reimagined plaza are easily identifiable:

- A reimagined Harvey Milk Plaza would provide a new neighborhood amenity – a public space to function as a meeting/gathering space not dissimilar to Dolores Park (though certainly smaller). The Castro would finally have a beloved area in which to commune.
- Increased visitor traffic would help support already-open Castro businesses, many of which rely on visitor traffic for revenue. More foot traffic in the neighborhood could potentially help revitalize the local business community and reduce vacant retail spaces.
- Create a meeting and performance space to be utilized by community groups would strengthen those groups' roots in the neighborhood. Imagine going to see an outdoor performance by the SF Gay Men's Chorus, for example – there's simply no space

in which to do that now.

Improving known deficiencies in the current plaza design would make it much safer than it is now. If we minimize nooks and crannies and improve sightlines that currently make the plaza difficult to monitor, we could minimize unwanted behavior. Though it sounds obvious, doing nothing means nothing will change.

We simply must take this opportunity to honor and memorialize Harvey Milk, a man who gave his life for our community. What is there now is not at all commensurate with Harvey's contributions or representative of the importance of his enduring legacy. If not now, when?

It is no secret that many of us are fatigued from construction disruption – and it is understandable. But, with construction moving forward regardless on the SFMTA project, the intention to create an improved plaza and transit entrance, as well as gathering place to be used by the neighborhood, is both worthwhile and worthy of our support. We advocate for addressing ALL known deficiencies at once, at the same time as the SFMTA eleva-

tor project, instead of the potential of multiple years of multiple fixes that would involve multiple rounds of construction-related disruption to commuters and residents.

Currently, the project is in a design phase, and first glimpses of the new plaza are expected to be on display at our next community meeting in April. Construction is not scheduled to begin until 2019, and when it does, the station will remain open to commuters throughout the entire process.

We would love to hear from you. Please visit our website to catch up on what has transpired and leave a comment there. Also, please join us at the next community meeting on April 7, 3pm-4:30pm, to be held at Most Holy Redeemer – Parish Hall at 100 Diamond Street. Be among the first to see the first glimpses of the new plaza! We hope you'll join us!

Sincerely,  
The Friends of Harvey Milk Plaza



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Big New Buildings Coming to Duboce Avenue and Market Street

The San Francisco Planning Commission has approved plans for a large new development at 1965 Market Street, currently occupied by a 35-foot tall retail building and a large parking lot. The 35-foot tall building is a 1924 Spanish Colonial that is considered a historic resource, so the façade will be preserved. The parking lot and the rear of the historic building will become two tall buildings, one 85 feet in height, the other slightly shorter. The parcel is zoned under the Market Street-Octavia Boulevard plan with a 65-foot height limit, but the developers are taking advantage of two-floor bonus offered by the California Density Bonus program for added density on major transit corridors.

Under the leadership of former chair Gary Weiss, the DTNA Land Use Committee was strongly involved in this project, mostly in the area of design. DTNA also pressed for increased affordable housing, with some success. Under current law, the development was only required to set aside 14.5% of the original units aside as affordable, but since they were getting the two extra floors the developers agreed to apply that percentage to the development as a whole. In total, the two buildings will have 96 residential units, and 14.5% of that is 13.92, so there will be 14 affordable units. Affordability for rental units is based on a percentage of an area's median income; people who rent these units, who must make less than the median income, will pay no more than 30% of their income in rent. DTNA's policy is to always push for 20% affordable on new developments, and although we were not able to achieve that benchmark on this project, we are always happy to see new affordable housing added in our



A rendering of 1965 Market Street by David Baker Architects

neighborhood, as we all know there is a desperate need for it.

On design, the first iteration of both buildings was reminiscent of an office building, akin to the residential towers south of Market Street. DTNA pushed for a more residential feel, and for adjustments that matched the requirements of the Market Street-Octavia Boulevard Plan, which were produced with strong input from neighborhood groups including DTNA. That plan mandates to rhyme with existing buildings on Market Street and that all tall towers must have a bottom, middle and a top.

Currently the majority of new construction in the City leaves out the "top" or crown, in contrast to older buildings which often had elaborate cornices, such as the lovely Art Deco building at 1930 Market Street across the street from this project, which has luxurious and elaborated detail on both the bottom and the top of the building, and a more austere and restrained "middle" five stories. Newer buildings can accomplish this three-part structure in many ways without false historicism or kitschy add-

ons. Ultimately DTNA was able to achieve its design objective, and both buildings will have interesting and finely detailed tops.

Looking at the bottom stretch of

the hypotenuse of our neighborhood Triangle on Market Street, DTNA feels good about what it has achieved over the last ten years design-wise. The Whole Foods building across Dolores Street from this project, the Linea building across Market Street, and the building going up on the former Home restaurant site at Church Street and Market Street were all proposed as dull, office-building-like boxes, and they all in the end have, or will have, a complex series of interesting facades that echo and complement the surrounding streetscape. You may not like all of these buildings individually (some of us don't) but in sum they represent a big step forward aesthetically from what was there before. Now if we can only do something about that ugly Safeway parking lot.

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VANGUARD PROPERTIES

Veritas Defends Church Street and Market Street Vacancies to Neighbors

On January 31 Veritas Investments, the owners of multiple properties at Church Street and Market Street, responded to increasingly vocal challenges from a variety of neighborhood groups by convening a meeting at Churchill's bar to defend its actions (or inactions) regarding multiple vacancies in the retail spaces of buildings they own. The meeting was organized by San Francisco Board of Supervisors candidate Rafael Mandelman, the leaders of neighborhood organizations including DTNA, the Castro Merchants, and the Castro Community Benefit District, as well as Upper Market Retail Strategy director Danny Yadegar.

DTNA President Kimyn Braithwaite opened by expressing the concerns felt by all in the room, being upset over the loss of neighborhood restaurants like Chilango and Crepevine, and of neighborhood businesses like Church Street Flowers and Photo Works. She also expressed concern about the vicious cycle of a nexus of vacancies like the one Veritas has created, where homeless encampments gather, crime increases and still-existing businesses suffer, leading to more vacancies, and so on. Castro Merchants President Daniel

Bergerac expressed frustration that according to reports from his members, Veritas is unfair and unbending in their lease requirements, that they insist on very long (35-page) and complicated lease agreements that impose impossible legal costs on local businesses, and that they do not negotiate in good faith. Danny Yadegar pointed out that when he conducted the Upper Market Retail Strategy study three years ago, it showed that the Upper Market Street vacancy rate was five times the rate of the rest of City, and that the situation has deteriorated since then, in part thanks to companies like Veritas, who are hurting other businesses in the areas because they depend on the cross traffic. He reached out to Veritas during that study but got no response, and the company has consistently been uncommunicative with and unhelpful to neighborhood groups.

Having absorbed that earful, Veritas representatives, including senior asset manager Justin Sato and retail rental manager Justine Shoemaker, defended Veritas' commitment to improving the situation. Sato pointed out that Veritas is one of the largest property owners in the City, 99% of their property ownership is in San Francisco, their employees live here, and

they are focused on the City. He claimed a positive connection to other neighborhood organizations in areas where they operate such as the Geary Street/Leavenworth Street corridor. He admitted that since Veritas primarily focuses on multi-family housing, retail is an ancillary feature that does not always get the attention it deserves; however, he noted the benefits that a vibrant retail landscape brings to the occupants, and claimed that since they are long term investors, they will not be flipping buildings. Veritas is in it for the long term.

Shoemaker listed properties that she has plans for and gave updates on others. Within a week of the January 31 meeting, Veritas followed up by sending a glossy newsletter to the groups present that emphasized the commitments above and made promises about street maintenance, incoming tenants, and retail space improvements. Some of the promises are:

- Increased security patrols and installation of a permanent security kiosk in the former Fiat Lux space
- Provide monthly updates on progress in improving spaces and securing tenants
- Installing pop-ups at zero or below-market rental units until long-term leases can be found

Veritas also says it has a pop-up tenant (a local artist) that will be moving into the former Church Street Flowers space at 212 Church, that Il Casaro pizza restaurant will open in the former Chilango restaurant at 235 Church, that Boombbox fitness will open in the former Good Feet space at 2109 Market, and that a real estate office will be

opening in the corner space, the former bank building at 2099 Market. Since a real estate office is not a retail space under San Francisco planning rules, they will have to have a Change of Use (CU) hearing for the latter use, but Veritas does not seem to have been aware of that rule.

Veritas also promises they are working as quickly as possible to make the former Photo-works, Rikker's Liquors, Snow-bright Laundry and Sparky's diner spaces into "warm shells" that will be easy to move into. Since neighbors at the meeting complained they are seeing little progress on construction, Veritas promised to post updates in the windows of those businesses.

DTNA and the other neighborhood associations will be keeping a close eye on progress on these spaces (or lack thereof). If you notice anything worth noticing, leave a message on our website at [www.dtna.org](http://www.dtna.org).

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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San Francisco, CA 94115



SFMTA Begins to Analyze Impacts of Streetscape and Signaling Changes

As a follow-up to issues covered extensively in our previous two newsletters, in late January DTNA President Kimyn Braithwaite and DTNA Vice-President Erik Honda met with the San Francisco Municipal Transportation Agency Traffic Calming Manager Patrick Golier and the project manager for the Upper Market Safety Plan Casey Hildreth to discuss how to move toward addressing neighborhood concerns about possible increased traffic and decreased pedestrian safety in the Duboce Triangle neighborhood.

Golier and Hildreth were pleased to announce that just that day they had laid down some tube counters on 16th, 15th and Henry Streets in order to gather some more data about current levels of traffic on those streets. DTNA had long expressed concern that the traffic studies SFMTA had done in advance of project planning had been anecdotal, limited in scope, and lacking in data, especially about traffic in the Duboce Triangle. We are

pleased to hear that that solid information will be gathered. SFMTA hoped to have the data available for their planned Open House at Sanchez Elementary School on February 28, but no information was shared.

We also went over the planned updates and changes on Market Street in their three areas of focus: Streets and Signage, Circulation, and Curbside Management. Many of the streets and signage changes were made two years ago, including lengthening walk times at walk signals, implementing no right turns to stop cars from turning into pedestrians, and creating painted safety zones. These safety zones will soon become actual hardscape bulbouts. One item still in the planning stages is an extended boarding island for the MUNI F-line stop at 16th Street and Noe Street. The platform will provide refuge for pedestrians and calm traffic by narrowing the (very large!) intersection there.

Under circulation changes, the

focus has been to simplify the six-legged intersections; left-turning vehicles are especially a problem because drivers get confused and often drive through crosswalks with a walk signal, thinking they have the right of way. In California, a car NEVER has the right of way over a pedestrian in a crosswalk. SFMTA is planning a restriction of left turns off lower volume streets like 16th Street, Noe Street and Sanchez Street to facilitate movement between Market Street and Castro Street. Lastly, SFMTA plans to add a left turn pocket on Eastbound Market Street onto northbound Castro Street (this is the change that has caused the most concern at DTNA due to its potential to flow more traffic into the Triangle Neighborhood streets, and that was the motivation for the installation of the tube counters mentioned above). Since Mr. Golier manages the traffic calming program which does things like speed bumps, he promised that if 15th Street or Henry Street see an increase in traffic due to Castro Street left turn, he can help us with slowing that traffic down for pedestrian

safety. They are also looking into other changes like ladder striping for the 15th Street and Castro Street crosswalks and enlarged pull-over spots for the Google buses on Castro Street.

Additionally, SFMTA is responding to the biking community that wants protected bikeways all along Market Street and better curbside management. They are working to eliminate problems with double-parked trucks, Uber and Lyft, and other drop-off issues that can endangered cyclists in the biking lanes.

The schedule for implementation of all the plan is starting next year, 2019 through 2020. In our next issue, we will get a report on SFMTA's plans for landscaping the bulbouts (so they don't just become another wasteland of empty concrete). Patrick and Casey have some contacts at the SF Department of Public Works, so they think they can get that done. If you have ideas (public art?) contact us via our website at [www.dtna.org](http://www.dtna.org).

Show Pride in Your Neighborhood

✔ Welcome tourists to the Castro

✔ Be a part of your Community

✔ Make new friends

✔ Minimal time commitment

Castro

Community

hello

INFO@CASTROCBD.ORG

Become a Castro Ambassador!

Our Ambassadors made contact with 5637 people in 2017 from all around the world!

San Francisco Beautiful and Supervisor Candidate Top February General Meeting Agenda

The Executive Director of San Francisco Beautiful and one of the two candidates who will be addressing our membership before the election of our District Supervisor, topped the agenda for our neighbors on a crisp February evening. After warming up with a glass of wine and conversation with neighbors, the membership settled into the CPMC Medical Center, Gazebo Room for a lively conversation about San Francisco streets, politics and campaign issues.

**Addressing Blight.** DTNA President Kimyn Braithwaite opened the meeting with a report on the success the DTNA has had working with the owners of the former Pottery Barn and our two local police captains for the Park and Mission Police Stations to address the serious encampment and drug use issues which were creating dangerous conditions following the closure of Pottery Barn at Castro Street and Mar-

ket Street. After neighborhood complaints about open drug use, garbage and waste and blocked sidewalks, DTNA Treasurer Pat Tura took the lead in resolving this issue and neighbors reported at the meeting that the conditions were greatly improve and the meeting applauded Pat's work helping to resolve this issue.

**SF Beautiful.** Kimyn introduced Darcy Brown, the Executive Director of San Francisco Beautiful. Brown, a former member of former Mayor Willie Brown's staff, described how San Francisco Beautiful was founded in 1947 to stop demolition of the city's iconic cable cars and has been working to improve the streetscape of San Francisco every since, by incorporating the art of local artists, preserving lamps along Van Ness, supporting murals, addressing graffiti

Billing itself as "The only organization to

advocate for civic beauty, neighborhood character and accessible public art for all in San Francisco", San Francisco Beautiful has done much to improve the character of our city and neighborhood. Neighbors interested in following their work or joining their organization were invited to visit [sfbeautiful.org](http://sfbeautiful.org).

**Supervisors Race.** On June 5th, voters in our Supervisorial District (District 8) will vote to permanently fill the vacancy created when Supervisor Scott Wiener was elected to the State Senate. The seat is currently held by Supervisor Jeff Sheehy who was appointed by former Mayor Ed Lee to temporarily fill the position. Three candidates have been qualified for the June ballot (Jeff Sheehy, Rafael Mandelman and Lawrence Dagesse). DTNA has invited the candidates to address our membership and on February 5th Rafael Mandelman was the first to do so. Supervisor Jeff Sheehy will address the membership at our next General Meeting on April 9th, with a "Meet Your Neighbors" starting at 7 p.m. and the meeting agenda beginning at 7:30.

In addition to taking questions posed by our Board President, Candidate Mandelman also addressed audience questions. He introduced himself and discussed how he moved to San Francisco as an eleven year old in 1985 and has worked in public service ever since. Much of discussion centered on street crime, encampments and homelessness, but covered a broad list of topics including retail vacancies and affordable housing. Asked what his three priorities will be in his first year in office, Rafael identified these three priorities:

- a) Retail – fill those storefronts, want to work hard on that
- b) Mental Health and Drug Addiction – conservatorship
- c) Housing – more middle class and low income folks.

For further discussion of the questions Rafael has answered, and that each candidate will be asked answer, for DTNA before the election, please see the front page of this newsletter.

Think Local

Think Duboce Triangle



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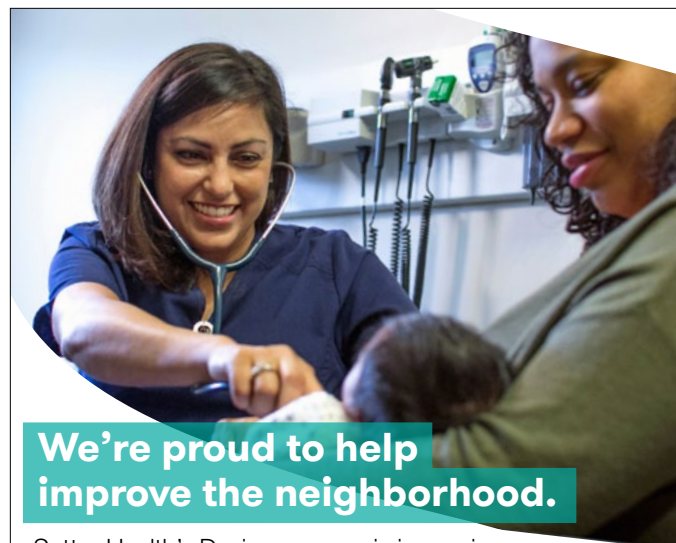
### Newsletter Layout

Lynn Bayer / Carmelita St.

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



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



**We're proud to help  
improve the neighborhood.**

Sutter Health's Davies campus is improving access to care in the Deboce Neighborhood:

- Two New ER Beds
- New Waiting Room
- Improved Triage Room and more...

We are **open** during renovations.

For questions email:  
MassehV@sutterhealth.org



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



☒ **Yes! I want to join DTNA.**

☐ I want to get involved/volunteer, too!

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

- ☐ Land use/development    ☐ Newsletter  
☐ Transportation issues    ☐ Social events  
☐ Other \_\_\_\_\_

Mail to:

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

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

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

### Annual Membership dues:

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