

APRIL - MAY 2023



DUBOCE TRIANGLE NEWS

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

Tuesday, April 11, 2023

7:00 pm

PUBLIC MEETING

Join us in person at the Harvey Milk Center for Recreational Arts

MEETING AGENDA

Get involved at the April General Public Meeting:

- Logo Contest: Creating a brand for the neighborhood
- Duboce Triangle Tree Canopy and Sidewalk Gardens
- Vision 2030 projects - Safer Sanchez, Duboce Triangle Commons on Noe
- SF Housing Element updates

We need your optimism and energy to help make a difference.

Community Includes you.

COMMUNITY CALENDAR

Saturday, April 8, 11:00 am-5:00 pm
Castro Easter Eggstravaganza block Party on Noe between Market & Beaver.

Saturdays, April 8 and May 13, 10:00am-12:00pm
Friends of Duboce Park Volunteer Day
Contact rose@friendsofdubocepark.org

Sunday, April 30, 3:00-4:00 pm
Join 350 Bay Area for a discussion on SF's Climate Action Plan at Eureka Valley Library

Saturday, April 29, 8:00 pm
Friends of Duboce Park Movie Night
Top Gun: Maverick. Arrive early to secure your spot on the lawn!

Note: For the latest updates on meetings, events, opportunities to get involved in neighborhood events, please visit us at dtna.org.

DTNA Stands Against Hate, Seeks Diverse Representation



Our local parks should be places of community and refuge.

The DTNA Board strongly condemns all acts of hatred, and we are particularly saddened by a pair of recent attacks in a nearby neighborhood. In February District Attorney Brooke Jenkins charged a man with hate crimes for heaving a brick and a metal grate at three Asian American people in Dolores Park, including a 73-year-old, while yelling anti-Asian slurs, and later in that same month another man was arrested for chasing a Black woman while threatening violence and screaming anti-Black slurs. If convicted of hate crimes the first perpetrator may spend as much as ten years in prison, and the second as much as three, and we applaud Jenkins holding haters to account. But we are saddened to think that it is seemingly not possible for our Asian and Black neighbors to simply go to and enjoy the local park on a beautiful weekend day, without having to worry

about and fear their fellow city-dwellers. The DTNA Board strongly believes that the city's greatest asset is its beautiful and complex tapestry of intertwined cultures, and that all of us should take every opportunity to celebrate and enjoy each other, in peace and harmony.

We'd also like to take this opportunity to reach out to the neighborhood for participation and representation. The Triangle is nearly 20% Asian, but we currently have no Asian representation on the DTNA Board. Ours was a Black neighborhood from the 1940s through the 1970s, and Black neighbors resisting "urban renewal" were among the driving forces in the creation of DTNA in the 1970s, but we currently have no Black representation on the DTNA Board. Our Vision 2030 for

Continues on page 7

Spring is Finally Here



Rafael Mandelman represents District 8 on the San Francisco Board of Supervisors.

Dear Duboce Triangle Neighbors,

Spring is finally here and with it comes the return of the Castro Farmers' Market this Wednesday, April 5th at 3pm on Noe from Market to Beaver.

The Farmers' Market is open every Wednesday from 3-7pm through November 15th, along with the Castro Art Mart, which takes place in the same footprint from 11am-5pm on the first Sunday of every month. And I look forward to seeing many of you at the Castro Merchants Association's Easter Eggstravaganza from 11am-5pm on Saturday, April 8th!

Last month I joined State Senator Scott Wiener and DTNA President Frank Tizedes for a sneak peek celebration of Fisch & Flore, the restaurant coming into the beloved Cafe Flore space after several years of vacancy. Thanks to restaurateur Serhat Zorlu for making a leap of faith to invest in a space that needs a lot of love, and means so much to the neighborhood.

Here are some updates on our work at City Hall:

A BALANCED BUDGET

President Peskin appointed me to serve as Vice Chair of the Board's Budget Committees, which are tasked with approving key departmental expenditures and contracts, as well as crafting a balanced budget by the end of the fiscal year in July. This is a particularly challenging year to do so, as the City faces a \$200 million deficit in the next fiscal year, followed by a \$527 million deficit in the 2024-25 fiscal year.

I will continue to prioritize expansions of the City's inpatient behavioral health and emergency shelter capacity despite this revenue shortfall, but it will require some tough decisions and creative thinking about how to do more with less. Expert analysis suggests this deficit may be the result of a long-term restructuring of San Francisco's economy, and we may well need to adapt to a very different outlook over the next five to ten years.

BRINGING CARE COURTS TO SAN FRANCISCO

At the Board's newly created Select Committee on Homelessness and Behavioral Health, I will hold a hearing on San Francisco's plans to implement the State's new CARE Court legislation, which takes effect October 1. No city needs expanded mental health treatment more than San Francisco, but I am concerned about the City's capacity to scale up services at the rate necessary to provide them for everyone whose petition is approved.

At best, CARE Court will push us to pick up the pace or help motivate improved regional cooperation. At worst, it will impose additional bureaucratic complexity on our continuum of behavioral health care without providing adequate support for counties. Either way, it will be a lengthy, expensive, multi-agency project, and my hope is that this hearing will serve as a mechanism for accountability and problem solving as the City works to implement CARE Court.

If you have any questions or concerns, or to schedule some time with me at our twice-monthly office hours, please contact my office at Mandelmanstaff@sfgov.org, or by calling (415) 554-6968. For more detailed updates on my office's work, please call or email and ask to be added to our newsletter list.

Historic Photo



This month's photo captures Castro Camera, the store Harvey Milk opened at 575 Castro Street, just beyond the Triangle's borders, in 1973. In 1978, when monthly rent for the store was nearly tripled, he moved his shop to Market. The former store is currently home to Queer Arts Featured (Queer A.F.), an artist-run gallery, boutique, and event space that started in 2022 as a pop-up. The group is now fundraising to remain in the building, with the goal of creating a community hub. Photo courtesy the Max Kirkeberg Collection.



2272 Market St | 415-552-3000 | canelasf.com | @canelasf

Frank Talk



DTNA President Frank Tizedes gets grounded with enthusiastic neighbors at a recent event.

Hello Everyone,

First off, I'd like to thank you for reelecting me to lead DTNA in 2023. Your positive focus in keeping your neighborhood association on a path forward is refreshing and inspirational. I look forward with gratitude and optimism as we move ahead and take on opportunities that will make Duboce Triangle a more inclusive environment for all.

In my message today, I'd like to focus on the essential importance

of optimism in both our lives as well as in our community. The word "optimism" from the Latin word, "optimu", which means, "the best". As humans we are all susceptible to negative thoughts and experiences, but we need to remember that our attitude and mindset play a significant role in how we navigate the various situations life presents.

Optimism is not just about being blindly positive but rather it is about having a mindset that focuses on solutions, possibilities and opportunities rather than dwelling on problems, limitations and failures. Being optimistic means seeing the glass half full, focusing on what we can do instead of what we can't, and on looking for the rewards in the opportunities presented.

However, being optimistic is not always easy. Life can be unpredictable, and there will be times when things don't go as planned. In these moments, it can be tempting to give into negative thoughts and emotions. Still, it is crucial to remember that optimism is a skill that can be developed and strengthened over time.

One way to cultivate optimism is to develop a practice of gratitude. Gratitude involves acknowledging the good things in our lives and expressing thankfulness for them. When we focus on the positive aspects of our lives, we are less likely to dwell on the

negative. For example, when a string of home fires in 2022 tragically struck our neighborhood, I am grateful for the way those fires galvanized neighbors' support for one another. On a daily basis I see you organize and work to help your community members by planting sidewalk gardens and trees, by organizing activities, by actively participating in DTNA project development around safer intersections, and by getting involved in events that celebrate the inclusivity we want to model in Duboce Triangle.

Surrounding ourselves with positive people can also help us become more optimistic. Being around those who radiate positivity and inspire us to be our best selves (like the ones in your neighborhood association), can have a profound impact on our mindset.

Optimism is a vital mindset to cultivate. It empowers us to overcome challenges, to find joy in life and to achieve our goals. While life may not always be perfect, we can choose to focus on the positive aspects of our lives and reframe negative thoughts. With practice, we can become more optimistic and reap the many benefits it brings. So, let's choose to see the world through a lens of hope and possibilities, never forgetting that the best is yet to come.

Please join the Duboce Triangle Neighborhood Association and help us help you develop a community we are all proud to call home, and a place where everyone feels welcomed, included and a belonging at www.dtna.org/join

Take care of yourselves and one another, Frank

99sanchezstreet@gmail.com

David K. Highsmith

BOOKS & BOOKSHELVES

415-621-3761



99 Sanchez Street San Francisco, CA 94114



151 Noe Street LArdoiseSF.com 415-437-2600

Vision 2030 Update: Focus for 2023

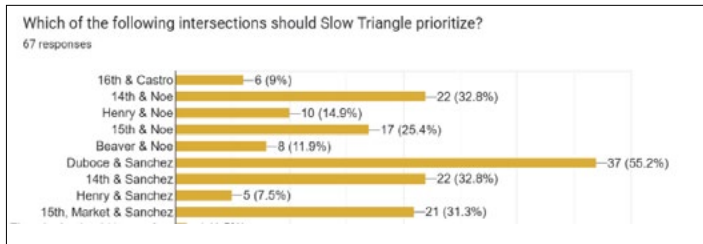


Hans is a DTNA Board member and the lead organizer of our Vision 2030 project. He lives on Noe Street with his husband and very cute dogs.

by Hans Galland

Good news! DTNA has begun to implement the first projects of the Vision 2030 Master Plan that were developed by the neighborhood in a series of community workshops in summer 2022. The plan is available on the DTNA website. I am particularly excited to welcome Corbin Muraro, the latest addition to the DTNA Board, as a co-lead on the project.

Responding to requests from the neighborhood, detailed in the illustration below, the team has selected two target areas for this year.



The first area is the Sanchez-Steiner corridor, with a special focus on the intersections of Sanchez and Fourteenth Street, as

well as Sanchez and Duboce Street. Even though SFMTA's records do not show particularly high collisions counts, studies conducted by UC Berkeley students in 2021 have pointed out that both intersections have a high rate of cars running stop-signs and very high pedestrian hesitancy. Those observations were confirmed by community feedback that pedestrians are extremely fearful to cross these intersections and that neighbors frequently witness near-collision incidents. Community members have also pointed out that these intersections are particularly challenging for the elderly or neighbors with special needs, who need to access facilities nearby. While the design of these intersections is challenging, to devise solutions, stakeholders will need to study traffic along the Sanchez-Steiner corridor holistically, because it is a key contributor to the problems manifesting themselves at the intersections. In addition to the formal community process from summer 2022, DTNA's Vision 2030 team has started conversations about the Sanchez-Steiner corridor with key stakeholders, including Supervisor Mandelman's his office, SFMTA, and the SF Bike Coalition. A focused community meeting is planned for early April and will be announced

The second area is pedestrian safety at the intersection of Noe and Fourteenth Street. There neighbors report near collision events with cars speeding across the intersection or running stop-signs. The community workshops in summer 2022 highlighted opportunities in painting the intersection, removing parking spaces to increase the visibility of pedestrians, or even lighting interventions. The Vision 2030 team has started conversations with SFMTA and Supervisor Mandelman's office as well.



DTNA requires your input on these intersections, and we would also love to welcome more neighbors to taking on additional work that move other aspects of Vision 2030 forward. Please attend our Vision 2030 meetings, DTNA General meetings or email us at dubocetrianglevision2030@dtna.org

See you on the sidewalks!

Castro FARMERS' MARKET

SUMMER AT THE FARMER'S MARKET!

Join your friends and neighbors every Wednesday evening for the best-tasting fruits and vegetables, fresh from local farms.

We'll see you at the market!

Wednesdays • 3PM - 7PM
APR 5TH - NOV 15TH
NOE ST. & MARKET ST.

fb.com/CASTROFARMERSMARKET
PCFMA.ORG 800-949-FARM

via the DTNA website at <https://www.dtna.org/Duboce-Triangle-Vision-2030>.

Join McKinley School in Celebrating DogFest



Kelly lives on Noe Street with her family, and her cat, David Bowie. She's currently serving as VP of Communications on the McKinley PTA, and her son is a second-grader at McKinley.

Mark your calendars for Saturday, April 22nd for DogFest 2023! This beloved annual event returns to Duboce Park with doggie contests and treats, games, activities, food and drink, and incredible community spirit.

DogFest is the largest fundraiser for Duboce Triangle's neighbor-

hood public elementary school, McKinley. With the proceeds from this event, McKinley's PTA funds additional staffing, arts, literacy, wellness programs and more at the school. With SFUSD enrollment lower post pandemic, and school funding decreasing, it's more essential than ever for our community to rally to support this wonderful community event and our local school.

The day will be filled with fun activities for all ages! The dog show main event will have a star-studded panel of celebrity judges, including Senator Scott Weiner, Supervisor Rafael Mandelman, Broke-Ass Stuart, and Sisters Tilda Next Time and Guard N.O. Pansies from the Sisters of Perpetual Indulgence. There will also be a halftime show performance from Cheer SF. Sign up your fur baby for a fun category like Best Tail or Most Adorable (aren't they all the most adorable?).

For the kids there are carnival-style games with prizes and crafts. To keep everyone's energy



high there will be delicious food options from Señor Sisig and Adam's Grub Truck, along with cotton candy and sno cones.

Pics or it didn't happen! Stop by the photo booth for an Instagram-worthy shot. DogFest also features a book fair and collectible DogFest event t-shirts and water bottles. There will also be stalls from Pezzy Pets treats, Pet Wants, Jeffrey's Natural Pet Foods, and Seawoof dog accessories.

If you're looking for a new furry family member, returning again this year is the doggie adoption zone from Muttville Senior Dog Rescue. Stop by to meet some wonderful senior dogs looking for a new owner to love.

The McKinley PTA is grateful for the early sponsors for this event: Jeffrey's Natural Pet Foods, Noe Valley Pet Co, Doc's Clock, and Pet Wants. Their support is critical to DogFest's success, thank you!

If you're looking for ways to get involved to support McKinley and DogFest, consider becoming a sponsor, signing up as a vendor, or donating directly to McKinley. You can also bid on some wonderful items at the silent auction or sign up your furry friend for the dog show. To learn more about any of these opportunities to support DogFest you can visit the DogFest website at mckinleyschool.org/dogfest.

See you at DogFest on April 22nd in Duboce Park!



COOPERS LLP
TRIAL LAWYERS

Diligent. Determined.
And just down the street.

coopers.law

City Process Remains Frustratingly Slow on Street Tree Planting and Pruning



Erik Honda has lived with his family and housemates on Henry Street since 1992. He has been pushing the City, corporations, and nonprofits to add street trees for almost that long.

One of the first things anyone says to me when I tell them I live in Duboce Triangle is to celebrate how green and leafy the neighborhood is, and I agree – it was one of the things that attracted our families to live here in the first place. According to Citywide mapping from the Bureau of Urban Forestry (BUF) the Triangle has some of the best tree coverage of any neighborhood in the City: <https://sfpublicworks.org/services/street-tree-map>

But that doesn't mean we don't have our gaps and problems. On the middle block of Henry Street where I live, there's a long stretch of the south side just above Noe Street that has no trees at all, just concrete, and the same was true of the north side at the top of the block when I moved in. Conveniently around that time AT&T sent out a notice to neighbors that they were going to build a large above-ground box to contain routing equipment for cable TV and Internet service on that

part of the block, and asked us to contact them for any input. I called and asked if as long as they were adding something ugly, couldn't they add something pretty, and plant some trees there too? They agreed, and then immediately put up hurdles (who will cut the concrete? Who will water the trees?) that stalled the process. It took about three years of calls and emails and conversations with helpful neighbors who offered to water the trees (shout out to Dennis and Ed, who still live there), before they were finally installed. But today the three strawberry trees, planted by the wonderful nonprofit Friends of the Urban Forest (FUF), are fully mature, about 25 feet tall, casting cooling shade, sucking up carbon, with thick and beautiful red trunks and even a birdhouse designed by a local guerrilla artist. Every day it makes me happy to see them, and it's one of the things I've done for the neighborhood that I'm proudest of.

In the following ten years, starting in the early 2000s, DTNA waged a long struggle to get the City to take responsibility for



Effective pruning by the city leaves this tree on Henry Street near Sanchez with an elegantly sculptural feel.

street trees, which they had previously offloaded to property owners. Residents complained of the expense and difficulty of maintaining often large and unpruned trees, and the danger of being liable for any damage they caused. Thanks to the legislative acumen of our Supervisor-turned-State Senator Scott Wiener, we ultimately passed a Citywide ballot initiative in 2016 that established BUF, and they began the process of taking stock of our City's tree canopy, and handling long-delayed pruning. They started on the east side of the City, and seven long years later they arrived in our neighborhood, recently completing pruning that significantly enhanced the safety and beauty of our canopy.

Unfortunately, the City is the opposite of proactive when it comes to expanding or even maintaining the canopy we already have. DTNA has had to beg Supervisor Mandelman's office to provide funding to replace trees (in 2020 we added 14 trees, mostly jacarandas on Noe and 14th Streets), but those are just filling wells that already had trees that have died, and not adding to the canopy. In 2019



This lovely specimen of Silver Dollar Gum (Eucalyptus polyanthemus), from Eastern Australia, has been growing on a median of Sanchez Street at Henry for nearly 100 years. It was recently trimmed by the city, and volunteer local gardeners keep the rest of the plants on the median happy. Go neighbors! Photo by Esther Honda.

we were able to get CPMC to pay to install 10 trees fronting their campus on Noe as well – CPMC paid for the trees, FUF cut the concrete, and neighbors (including us) planted them. *Continues on page 7*

WE DELIVER!

JEFFREYSPETS.COM

Jeffrey's
natural pet foods

THE PREMIER RESOURCE FOR
NATURAL FOODS, HEALTHY
TREATS, LOCALLY
PRODUCED GOODS,
SUPPLIES AND
INFORMATION
FOR PETS IN
THE BAY AREA.

TWO LOCATIONS!

NORTH BEACH
1841 Powell Street
415-402-0342

DUBOCE PARK
284 Noe Street
415-864-1414

How to Stay in Shape and Help the Neighborhood



Jessica lives at 1 Church Street. She is the Distribution Manager for the DTNA News, and serves on the DTNA Board of Directors.

by Jessica Martines

Dear Neighbors:
We are looking for volunteers to

join our newsletter distribution team.

What does this mean? As a newsletter distributor you will hand deliver the DTNA newsletter, six times a year, to a route you are assigned to. There are plenty of opportunities to meet new neighbors, get fresh air and exercise, and to give back to your community.

If you see a route listed below you would like to own, please send an email, with your name, address and telephone number to distribution@dtna.org

Thank you! And see you out there in the neighborhood!

Route	Number of newsletters on route
Market: Church to Sanchez	80
Church: 14th to Duboce (excludes 1 Church St) & Fillmore: Duboce to Waller	80
14th: Noe to Sanchez	155
Walter: 14th to Duboce	100
Duboce: Sanchez to Church	115
Duboce: 400 Duboce St. Apartment Bldg	79
Waller: Steiner to Fillmore	125
Hermann: Steiner to Webster	80
Webster: Hermann to Waller	65

DTNA Stands, continued

Continued from page 1
remaking the neighborhood has equity and inclusion as one of its central areas of focus, but that's hard to do without including everyone who lives here. People on the Board are generally recruited via contacts made at Land Use or General Meetings, so if you'd like to contribute your voice show up at

one of those meetings and talk to a Board member. If meeting attendance is difficult for you, you can also contact us via our website at dtna.org. See you all out in the neighborhood!

Sincerely,
The DTNA Board

Continued from page 6

ing some very cute little kids with tiny shovels) came out to dig the holes. The trees are coming into their own now – watch for them leafing out this spring. However, despite all those efforts, we still have nearly 300 concrete squares in the Triangle where trees could be instead.

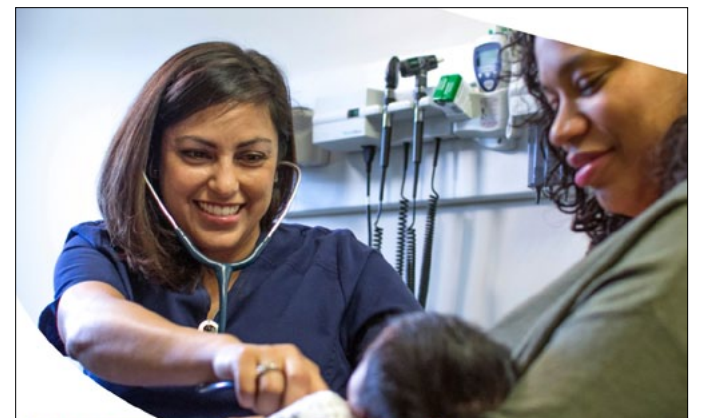
How can you help? Check the DTNA website under "Greening" for a list of addresses with empty tree wells near your house and shoot us an email offering to water. Contact us also if you have a concrete square in front of your residence that could use a tree, and we'll help you work with FUF to cut the concrete and get a tree put in. And raise your voice in every public forum in favor of more trees – they not only reduce heat and carbon emissions, they

have also been shown to reduce crime, and to improve the health of the nearby residents. Together, let's forge forward to a greener future!

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.

Copyright © 2023 Duboce Triangle Neighborhood Association. All rights reserved. Unauthorized reproduction prohibited.

DTNA, 2261 Market St
PMB 301, SF, CA 94114
(415) 295-1530



We're proud to help improve the neighborhood.

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

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

We are **open** during renovations.

For questions email: MassehV@sutterhealth.org



Meet Your Board Member: Corbin Muraro



Corbin has lived on Waller Street near Steiner since 2021. He has just joined the DTNA Board of Directors, and is active on our Land Use Committee and as co-chair of the Vision 2030 project.

before. Yet there is still room for growth. I live on the Wiggle and hear and see the pedestrian/bike/car conflict on a daily basis. The central needs surfaced in neighborhood conversations through the DTNA Slow Triangle project have been around pedestrian safety and traffic calming. There's much we can do to make our neighborhood even more inviting and walkable — raised intersections, daylighting, bulbouts, road murals, street trees, swales – the list goes on. I'm eager to work with neighbors and with the city to make Duboce Triangle an even safer and more inviting place to visit and live.

I'm impressed at how effective this neighborhood is at driving local change. If you have

Hello neighbors!

I am thrilled to be serving this community as a new member of the DTNA board. I'm relatively new to the neighborhood, moving here two years ago to live with close friends after a few months away from San Francisco. Duboce Triangle is such a special neighborhood that I've always loved visiting — Duboce Park, great local businesses, comfortably walkable tree-lined streets, beautiful Victorian homes, I could go on. I feel lucky to now call it home.

I was born and raised in Berkeley and so was my Mom; my grandparents moved to the Bay Area to teach urban planning and economics at UC Berkeley in the post-war 1940s. Part of what draws me to this part of San Francisco is that it reminds me of the joys of my upbringing in the East Bay — friendly neighbors, access to parks, beautiful architecture, and walkable places.

The walkable nature of our community has been no more evident than recently — even during this particularly cold and wet San Francisco winter, our neighborhood is full of pedestrians and bicyclists. Slow Noe has been a great addition, making Noe even safer and more pleasant to walk on than

ideas for this neighborhood or this city, I encourage you to come to the next neighborhood meeting on April 11. Making real change in this neighborhood is very possible and the DTNA Board is inviting and empowering. Come and make your voice heard! And if you see me around, please say hello and let me know how you would like to see the neighborhood grow.

Jack's Laundry

Dry Cleaning	Wash and Fold
Finished Laundry	Alteration

Phone: 415-431-2742

196 Noe Street San Francisco Ca 94114

Think Local Think Duboce Triangle



Kilby Stenkamp
REALTOR®
(415) 370-7582
kilby@vanguardsf.com
www.vanguardproperties.com
BRE License # 01208585



EXCLUSIVE GLOBAL PARTNER 

The Next Step: Rezoning the Triangle – What Lies Ahead?



Dennis Richards lives on Beaver Street. He has formerly served on the San Francisco Planning Commission and as DTNA President, and is currently a DTNA Board Member and chair of our Land Use Committee.

by Dennis Richards

Now that the San Francisco General Plan Housing Element has been passed by the Board of Supervisors and deemed compliant by the state, what are the next steps in the process of adding additional development capacity to San Francisco? The city will need to “upzone” parcels in Duboce Triangle as well as others in a “high resource” sections of the city.

The same process will be used for this upzoning as was used for the Market Octavia Plan nearly 15 years ago. I along with several current board members was a part of that successful effort, which struck a balance between increased development and retaining the livability of Duboce Triangle.

The city plans to have the upzoning completed within a year, so we have a lot of hard work ahead of us as a neighborhood. Your opinions and involvement will be crucial to the successful outcome of this current rezoning. We welcome your input via attending a Land Use meeting. To find out about

our meetings, shoot us an email at landuse@dtna.org or contact us via the DTNA website.

As things move forward we will keep you informed about the Housing Element with a new tab under “planning” on the website, called “Upzoning 2023.” You, as well as the Board of DTNA, will be involved every step of the way, starting with our interactions with Planning Department staff. What comes out of the public process will then go to the Planning Commission for approval, with possible changes made at that level. Finally, the upzoning will need to be codified by the Board of Supervisors, and we will be working with Supervisor Mandelman's office on further refinements prior to final approval.

DTNA was very active in the last rezoning of the neighborhood, and we plan to be extremely engaged in this current upzoning as well. Our prior collective experience gives us the wherewithal to once again strike the right balance of growth and livability in Duboce Triangle.

I look forward to working with you on helping shape this plan, and invite you to please participate!



David Sahagun
Phone (415) 567-1136
Fax (415) 567-2733

Castro Street Chevron Service
2399 Market Street
San Francisco, CA 94114
Pacific Heights Chevron Service
2500 California Street
San Francisco, CA 94115




We Moved!

Same great service,
same great experience,
brand new look!

-  Experience
-  Integrity
-  Professionalism
-  Good Communicator
-  Great Negotiator



DAN DODD
FOUNDER
415.577.9462
dan@homesbyinspire.com
DRE #01407328
HomesbyInspire.com

Inspire Real Estate is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed.

Castro Farmers' Market to Open for the Season

by Debra Morris

Your neighborhood Castro Farmers' Market is returning for the season, a reminder that everything good comes to those who wait! Noe and Market Streets will be filled with all your favorite farmers of fine fruits and vegetables, eggs, honey, and baked goods. Your local gathering place will again hear the sounds of chatter, music, and laughter as neighbors walk the street to select fine local produce and enjoy their community and local businesses.



The Castro Farmers' Market will open for the season on April 5th.

On April 5th, the market will open for the season with a ribbon-cutting ceremony at 4:00 p.m. Community activist Donna Sachet and District 8 Supervisor Rafael Mandelman will do the honors and officially open the market. Terrance Alan, president of market sponsor The Castro Merchants will say a few words as well. We will have a

blessing of the market by the Sisters of Perpetual Indulgence and music entertainment from Dave 'Ouzo' Land.

Throughout the season, your favorite farmers will be offering a constantly changing variety of California-certified produce, emphasizing the importance of eating with the seasons. All

the farmers grow what they sell, so you know where your food is coming from! Spring will be filled with greens like asparagus, baby lettuces, green onions, celery, spinach, peas, and fava beans. In May we watch for the arrival of sweet cherries and juicy apricots.

Other stone fruit will not be far behind - peaches, nectarines, and plums. Tomatoes, corn, melons, and peppers arrive later in the summer. It's all worth the wait!

You can talk to your farmers, learn about their farm and their produce, and even pick up a quick recipe. You'll find the camaraderie of the farmers' market one of the most pleasant experiences you can have while getting to know your neighbors, rekindling old relationships, and finding new friends - all while supporting your local farmers, your local community and the surrounding businesses.

Thank you for your support of the Castro Farmers' Market. Let's make this season one of the best ever! We'll be here 3pm to 7pm through November 15th, at 290 Noe Street at Market Street.

la Mediterranée **noe**
CAFE | RESTAURANT | CATERING

Daily Happy Hour 4-6 PM
\$10 OFF Bottled Wines TUES & WED NIGHTS

288 NOE STREET @ CASTRO | SAN FRANCISCO
(415) 431-7210 | INFORMATION@LAMEDNOE.COM

WINNING REAL ESTATE FOR BUYERS + SELLERS

"The experience was seamless. We barely had to lift a finger, except when it came time to give our fingerprints to the notary when signing the closing docs a mere 3 weeks later!"

— Drew + Cori, Broderick Street

AS BROUGHT TO YOU BY AGENTS WITH A VERY DEEP UNDERSTANDING OF OUR HOUSING MARKET

Jonathan B. McNarry
415.215.4393
TOP PRODUCER | REALTOR
jonathan@kevinandjonathan.com
DRE 01747295

Kevin K. Ho ESQ.
415.297.7462
TOP PRODUCER | REALTOR
kevin@kevinandjonathan.com
DRE 01875957 | SBN 233408

Raffi McNarry-Ho
REAL ESTATE DOG EXTRAORDINAIRE

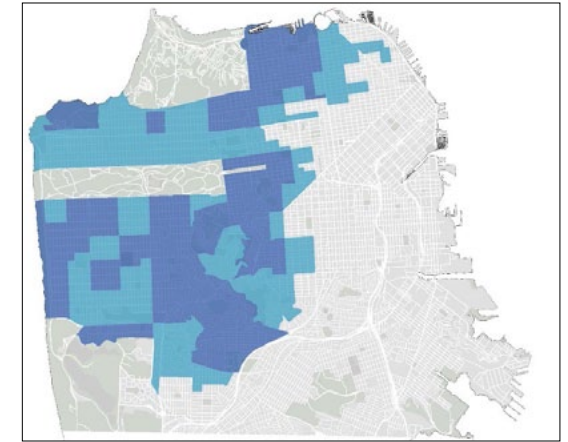
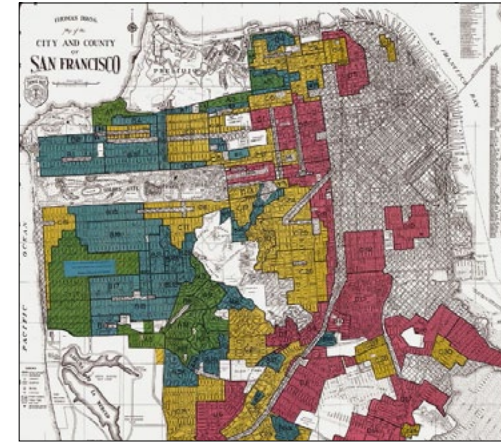
KEVINANDJONATHAN.COM VANGUARD PROPERTIES

DTNA Is First to Take on the Housing Element – Big Changes Afoot

By Erik Honda

At our February General Meeting your neighborhood organization announced the results of our Board election, and welcomed new Secretary David Troup, new editor Erik Honda, as well as new Board Members Dennis Richards and Corbin Muraro. We also got out in front of other neighborhoods in the city by being the first neighborhood association to have the Planning Department present on the just-approved Housing Element, which is San Francisco's road map for how to guide and invest in housing, which this cycle includes a plan to add 85,000 new housing units to the city by 2030.

A thoughtful and energetic group of neighbors, along with Supervisor Mandelman, gathered at Harvey Milk Rec Center to hear Planning's Joshua Switsky lay out



Comparing the maps of racist redlining from the 1940s with current income inequality in the city reveals the need for more equitable distribution of housing resources.

the plan. He noted that San Francisco was one of the few cities to have its plan approved by the state, and also that the penalty for not approving the plan this time were strong - the plan had to be approved to get state affordable housing and transportation

funds, and there were non-financial penalties like losing control of zoning and planning if it was not approved. He also noted that it was the first Housing Element to really focus on racial and social equity - as seen in the accompanying illustration, the legacy of racist redlining in the 1940s and 1950s is still with us in terms of the economic and racial segregation of our neighborhoods, and in the recent steep decline in the Black and Native American populations in many parts of the city, including our own.

Switsky showed statistics revealing that almost all (95%) the affordable housing that has been built over the last ten years has been in on the east side of the city, so this plan focuses on the west side - upzoning building heights along Geary Boulevard in the Richmond district for example. More germane to Duboce Triangle, the plan also focuses affordable housing in highly resourced neighborhoods close to transit, which certainly includes ours. He showed three possible maps the city is considering, and all involve increased building heights along Market Street, but less so in what he called the "interstitial" blocks, which is the rest of the Triangle. He congratulated

us on being the first neighborhood association to engage in the process, and encouraged folks to sign up to engage more - you can get on the email list to give input by going to www.sfhousingelement.org. He explained that the input process will continue for the rest of this year, with the final plan fleshed out by late 2023.

Switsky and Supervisor Mandelman then took a number of thoughtful questions from the audience, including questions about the design standards for the new buildings, city subsidies to get stalled developments to start construction, repurposing office buildings into housing, housing as racial reparations, our terrible city process for permitting new construction, vacant units in Triangle affordable housing, streetscape redesign, and green space (which is part of the plan). One neighbor asked how they can support more building in general. The answer to that, as Joshua and a DTNA Board member told him, is to stay involved and have your voice heard at DTNA Land Use and General Meetings, and at the Planning Commission and the Board of Supervisors. So... see you all at those meetings! Our next General Meeting is April 11 - see you there.

MUDPUPPY'S
TUB & SCRUB
WE. LOVE. DOGS.

STRIVE TO BE THE HUMAN YOUR DOG ALREADY KNOWS YOU ARE.

- Remi, San Francisco

EXPERT BATHING & GROOMING IN THE HEART OF THE CASTRO. 536 CASTRO, SF 888-505-2988
"Locally owned and operated since 2011"

DTNA

Board of Directors

President

Frank Tizedes / Noe St.

Newsletter Editor

Erik Honda / Henry St.

Vice President

Bob Bush / Beaver St.

Directors

Hans Galland / Noe St.

Jessica Martines / Church St.

Corbin Morero / Waller St.

Treasurer

Kimyn Braithwaite / Sanchez St.

Paige Rausser / Beaver St.

Dennis Richards / Beaver St.

Secretary

David Troup / 15th St.

Nikolai Sklaroff / Castro St.

Committees, Managers

Land Use Committee Chair

Dennis Richards / Beaver St.

Distribution Manager

Jessica Martines / Church St.

Membership Manager

Paige Rausser / Beaver St.

Vision 2030 Manager

Hans Galland / Noe St.

Advertising Manager

Bob Bush / Beaver St.

Newsletter Layout

Lynn Bayer / Carmelita St.

THE CASTRO FARMERS' MARKET
RESUMES 4/5 - SEE YOU THERE!



THIRD WHEEL COFFEE

Join your neighborhood association now!

- Show your Triangle pride
- Support our wonderful Duboce Park
- Support your neighborhood as we all live, work and look out for each other
- Support the newsletter

Join online at www.dtna.org/join and become a member today!

"Touchless" is our preferred mode of receiving your payment, but we will still gladly take a check, see below:



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:

Duboce Triangle Neighborhood Association
Attention: Treasurer
2261 Market Street, PMB# 301
San Francisco, CA 94114

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- Regular \$ 35
- Patron \$ 75
- Angel \$ 100
- Superstar \$ 250
- Business \$ 50
- Household \$ 50
- Associate Member \$ 35