

JUN - JUL 2011



# DUBOCE TRIANGLE NEWSLETTER

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

**Monday June 13**

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

## **PUBLIC MEETING**

CPMC Davies Medical Center,  
Auditorium, Lower Level B  
North Tower (look for signs)

### **MEETING AGENDA:**

- Meet your neighbors (7:00 - 7:30)
- Update from Supervisor Scott Wiener's office
- Duboce Park Update (including update on downed trees)
- Development update, renderings of proposed project at Market/Castro (RC Station site)
- Report on neighborhood survey results
- Quality of life discussion: What does it mean to you?

### **DATES TO REMEMBER:**

**Saturday, June 11, 10 am-noon.**

Friends of Duboce Park Volunteer Day.  
Contact Rose at [rosegillen@sbcglobal.net](mailto:rosegillen@sbcglobal.net)  
or 255-8370 for more information.

**Sunday, Jun 12 and Sunday, July 10  
1 to 2 p.m.**

Sunday Music in the Castro.  
Jane Warner Plaza (aka 17th St. Plaza)  
June 12, Saddle Cats, a Western Swing band.  
July 10th: T Mambo, an Afro-Cuban band.  
This concert series is brought to you by the Castro/Upper Market CBD and produced by People in Plazas. [Info@castrocbd.org](mailto:Info@castrocbd.org)

**Saturday, July 16, 6-10 pm**

"Moolah For The Mutts: Night of a Thousand Mutts!", a benefit for Muttville Senior Dog Rescue  
Swedish American Hall, Market @ Sanchez  
Great food, great drinks, silent and not-so-silent auctions  
Info and tickets: [www.moolahformutts.org](http://www.moolahformutts.org)

## **Small Business Thrives in the Neighborhood**



*Ristorante Capri Closed after 26 Years*

Everything changes all the time. You just have to look.

The conversation around the health of commerce in our neighborhood has of late revolved around large empty retail spaces – Market Noe Center and the recently vacated gym space across Market Street in the Books Inc. building.

While many of us have been intently focused on these discussions, the change amongst small businesses has quickened and we have many new businesses arriving and some of our oldest neighborhood friends are saying goodbye.

After 26 years serving the neighborhood, Capri Ristorante Pizza at 2272 Market Street closed on the 23rd of May.

Nick and Sophia Vlahiotis have retired after feeding the neighborhood through good times and bad, supporting us all with their generosity during the horrific early years of the AIDS epidemic, staying open late for pasta and pizza at 10 pm, and providing a welcome for families of all kinds.

Nick and Sophia have not taken a vacation together of any length in all those years and are looking forward to going to Greece together, enjoying a long visit with friends and relatives. And then more traveling is in their future. New owners Francisco Cifuentes and chef Matt Schuster will open a Spanish/California restaurant in the space in the near future.

Across the street, in the corner space that was once 3 Brothers Café, then the New York City Deli, and for the

*Continues on page 10*



Good Samaritan Rental Law, Historic Preservation, and Muni Improvements



Scott Wiener  
San Francisco District 8  
Supervisor

Last month, the Board of Supervisors unanimously passed my Good Samaritan Rental Law, which will improve our ability to get tenants displaced by disasters into temporary affordable housing.

We must be prepared as a city to act when disasters like earthquakes inevitably hit, and I'm proud to have worked with both tenant and landlord organizations on a consensus solution to craft this essential emergency preparedness legislation.

Also in May, I held a hearing on historic preservation where we discussed the role preservation plays in San Francisco. I support historic preservation, which helps to make San Francisco a beautiful and unique city, but we also need to be sure that other critical public policies like affordable housing, usable parks, and pedestrian

safety are prioritized in concert with preservation.

We had a productive and informative hearing with hundreds of people voicing a wide range of opinions. I will be working closely in the coming months with various City departments, members of the preservation community, and others to follow up on some of the ideas discussed at the hearing. I look forward to this collaborative process.

Starting this summer, the Municipal Transportation Agency will perform important work in the neighborhood, as the Church and Duboce Track Improvement Project gets underway. This past month, MTA hosted a neighborhood meeting and presented an overview of the project, the construction schedule, potential Muni service changes, and traffic and parking effects.

The first step will be to make underground sewer and water improvements, beginning very soon. After that, MTA will make track and system improvements, then street, curb, and boarding island improvements. This short term construction will provide long term benefit for the neighborhood and the City, making the area more pedestrian-friendly and better for Muni riders. I'm very excited about the project going forward.

One of the recent concerns

I've heard from neighbors in Duboce Triangle has been about the disappearance of city trash cans on neighborhood streets. I've reached out to the Department of Public Works about this issue, and I'm working with the Department to locations where trash cans should be restored.

As always, I'm proud to represent

Duboce Triangle and all of District Eight. For any questions or concerns about the above or any other topics, don't hesitate to contact my office at 415-554-6968 or email me at Scott.Wiener@sfgov.org. You can also contact my aides Gillian Gillett (Gillian.Gillett@sfgov.org) and Adam Taylor (Adam.Taylor@sfgov.org) with concerns.

"From fruits to nuts"

**CASTRO FARMERS' MARKET**

**WEDNESDAYS**

**4 PM - 8PM**

6/1 Rasa the belly dancer  
6/8 Facebook secret word giveaway  
Enter to win Father's Day pastries from Urban Bread  
6/15 Father's Day card making  
Cookin' the Market  
6/29 Kid's Day!  
7/6 Red White and Blueberry Parfait Tasting  
7/13 Facebook secret word giveaway  
7/20 Cookin' the market  
7/27 Kid's Day

What's in season:  
Peaches, Plums, Nectarines, Summer Squash

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Historic Preservation's Effect on Other City Priorities: A Lot of Smoke and No Fire



Dennis Richards  
DTNA President

It was my dream come true when I moved to San Francisco over 15 years ago. San Francisco is like no other place on earth. It is one of the most beautiful and diverse cities in the world. Part of the character and what makes San Francisco a special place are its natural beauty and architectural heritage.

I attended all of the nearly five hours of Supervisor Wiener's hearing of the Land Use Committee of the Board of Supervisors in early May on the topic of Historic Preservation's effect on other city goals such as affordable housing, parks, libraries and even pedestrian safety!

The most notable event in the City recently that involves historic preservation was when the Historic Preservation Commission, which was established by the voters a few years back, voted to nominate the North Beach Library as a landmark. Recall that this nomination

failed when the Board of Supervisors voted not to landmark it. On the surface, this question seems like a reasonable one to have been asked and answered.

But what I took away from the hearing was that for some reason several unrelated data points had been strung together and in so doing the impression of preservation forces literally bringing this city to its knees somehow formed.

At the hearing, various City Departments spoke positively about how policies and processes take into consideration historic preservation. The Planning Department spoke about how historic preservation is taken into consideration when builders seek land use (and building) entitlements.

San Francisco Heritage also gave a presentation on the positive effects of historic preservation on the environment and the City's tourist industry, pointing out that in the recent past historic buildings were actually demolished to make way for affordable housing.

But the fact that no significant affordable housing developer spoke at all, let alone about historic preservation's effect on their ability to build affordable housing, also stood out. Yet many market rate housing developers spoke against preservation, and that made really made

me take pause.

Most striking to me was the fact that the Historic Preservation Commission, while given more time in public comment than the one minute the rest of us got, was not even invited to present at the hearing.

My take on this whole hearing was that developers want to ignore the historic preservation component of the Neighborhood Plans that the City has worked over a decade to create and adopt.

Neighborhood Plans take into account individual neighborhood dynamics and needs. The Market Octavia

Neighborhood Plan is our neighborhood plan, encompassing most of this neighborhood. These plans have the important goal of providing more certainty and community agreement for developers around appropriate places for development. Neighborhood plans seek to facilitate the building of additional housing using the result of the findings of the historic resource surveys that are completed in the plan area.

For example, height limits in areas that are deemed historic and worthy of some protection are reduced to discourage development, while

*Continues on page 5*

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# Help Build the Youth Play Area for Duboce Park

The Duboce Park Youth Play Area project—a final piece of the puzzle in park improvements over the past three years—could begin installation as soon as this Fall.

Nearly three years ago, the community design process began in summer 2008. The conceptual plan was approved by the Recreation and Parks Commission in October, 2009. The design has been refined into detailed construction drawings and the Youth Play Area project is shovel-ready.

The Youth Play Area will be an experimental space designed to foster creativity by incorporating natural materials and free-forming open spaces, making it a unique youth play space in San Francisco. There will be a mix of traditional equipment like monkey bars and a climbing dome as well as less traditional free-form shapes using natural materials, mounded

rubber matting, and pathways that snake through the entire space.

The whole community is excited about creating this new outdoor activity area designed for school-age kids. Duboce Park has served a great function

for families in recent years with its rebuilt playground that has become wildly popular and has created a positive environment for social cohesion among kids, families, and caregivers in the community.

Slightly older kids, for whom the playground has been home away from home for their first six years, “out-grow” that level of challenge and social environment. Designed to meet the needs of



Youth Play Area Rendering

these older kids, the “Youth Play Area” will broaden the spectrum of environments, providing a neighborhood play space that can help keep families in the city.

## Youth Play Area Community Fundraising Kicks Off

Duboce Park Youth Play Area organizers hosted a Community Fundraising Kickoff event at the site on April 30. Neighbors were given the opportunity to see plans and pictures of the site and play equipment, ask questions about the project, and do short tours of the project area.

The goal of raising \$25,000 in the community by August 1 got off to a terrific start with a total of \$3600 in contributions from neighbors.

An additional \$100,000 is needed to complete the project. A total of \$60,000 in grants has already been received, including a \$25,000 grant from California Pacific

Medical Center, a \$30,000 grant from the Community Challenge Grant program, and a \$5,000 grant from San Francisco Beautiful. The goal of raising \$25,000 in the community will complement other grants being applied for.

All donations are 100% tax deductible. For additional information about contributing, please contact Thea Selby at thea@nextsteps-marketing.com or 773-1841 or the Project Manager at pcohensf@gmail.com. Donation forms are available in the Harvey Milk Recreation Center lobby.

The Duboce Park Youth Play Area project is sponsored by the Neighborhood Parks Council. Supporting organizations are the Friends of Duboce Park, Duboce Triangle Neighborhood Association, Lower Haight Merchants and Neighborhood Association, and the McKinley After-School Enrichment Program.

# Fourth Annual DogFest a Big Barking Success

DogFest, the community dog show and family fun event that raises key funds for art, science, and literacy programs at the our neighborhood’s McKinley Elementary School was another huge success this year.

Dogfest was held in Duboce Park on April 14 and was both a dog show and a carnival that included jumpy houses, face painting, carnival games, a silent and live

auction, a raffle, and food. The Dog Show included various light-hearted contests including Celebrity Look-Alike, Best Bark, Best Trick, Best Couple (Owner & Pooch), Most Ear-Resistible, and Best Lap Dog.

Celebrity judges on hand to choose winners in each category included: former Supervisor Bevan Dufty, radio host Fernando Ventura, Supervi-

sor Scott Wiener, Chronicle columnist Leah Garchik, Supervisor Ross Mirkarimi, and Captain Vicky Gulbech, host of Animal Planet’s *Animal Cops*.

Master of Ceremonies duties were enthusiastically per-

formed by Daniel Handler of Lemony Snicket. The festivities ended with drag superstar Heklina performing for the first time as Cruella de Vil with the McKinley Elementary School Dancers. Thanks to everyone who participated and volunteered!



Without Dogs



Cruella de Vil

## President's Message, continued

*Continued from page 3*

height limits in areas that are not historic are raised to encourage development. This is working. The housing development pipeline for the Market Octavia plan area currently has 2,140 units slated to be built.

This rational way of land use planning has had extensive input and agreement from the development community, the neighborhoods affected, various advocacy groups such as San Francisco Planning and Urban Research (SPUR), Housing Action Coalition (HAC), and The Council of Community Housing Organizations (CCHO).

The problem for some developers is that when the results of historic resource surveys are determined, surprise! there are actually historic resources that should be protected. This has caused many in the “for profit” develop-

ment community heartburn. Hence all the smoke about how historic preservation is getting in the way of progress in this city.

Some good areas for further work that came out of the hearing include how to get more people whose buildings have been surveyed involved in the historic district naming and landmarking process, and a commitment to take a hard look at the time and cost associated with owners applying for a permit for changes to historic structures.

Lastly, it is the Board of Supervisors that has the final say in all historic preservation issues and nobody else. While there are some issues that need to be worked on, the data points just don’t support the view that a preservation “bogeyman” exists.

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Duboce Park Update

A huge tree at the corner of Steiner Street and Duboce Avenue fell onto Steiner Street Cornell, on the recent tree failure at Duboce Park. The chief arborist and I both were



May 7th Tree Damaged Several Cars.

on Saturday, May 7 at about 1 pm. There were no injuries but some damage to a few cars.

The whole root system came out of the ground which allowed Recreation and Park officials to conduct a full inspection. Neighbors wondered if there was any chance of another tree falling. Here is the report from Eric Andersen, Park Services Manager for our area, made on May 18th:

"I consulted with Rec and Park's chief arborist, Kelly

on site the day that the Monterey Cypress was uprooted and were able to inspect the situation. RPD's arborist crew performed the cleanup operation that day. We observed no apparent structural defects in the tree that could have been considered causal factors. The tree was completely uprooted that day due to strong wind conditions. The chief arborist observed that the root system appeared to be quite healthy.

The canopy of the tree has always appeared to be quite

healthy, with no apparent signs of disease, above or below ground. I also noted that the soil profile was quite dry in the area. The recent warm, dry weather had led to fairly dry soil conditions throughout the park. Wet soil conditions do not appear to have been

few trees downed throughout the city.

The chief arborist and I will be conducting a site walk at Duboce Park in the near future, to identify any readily apparent tree safety hazards in the park."



May 20th Tree Down in Duboce Park

a cause for the failure of the tree.

In short, the tree appears to have been quite healthy. We were unable to note any readily identifiable causal factors other than the weather conditions. I would note that wind conditions that day were quite extreme. There were at least a

[Editor's Note: Another tree fell in the same area on May 20th. Supervisor Wiener is very aware of both trees falling and has asked Rec & Park General Manager Phil Ginsburg to investigate both incidents. We will continue to follow this issue and will report back to you in our next issue.]

Castro Ambassadors Slated to Welcome Summer Tourists

Castro Ambassadors, a new volunteer program that provides neighborhood information, helpful directions, and tips on resources to visitors and residents alike will be launched in June 2011, just in time for the summer tourist season.

Sponsored by the Castro/Upper Market Community Benefit District (CBD), the

pilot Ambassador Program is scheduled to run from mid-June through October. The focus of the program is to help tourists and visitors find their way and feel welcome in the community.

Prior to the launch, the volunteer Ambassadors will receive basic training about the Castro area, its amenities and history. The pilot calls

for them to be deployed in pairs on Fridays, Saturdays, and Sundays. They will wear a logo item such as a jacket, T-shirt or vest identifying them as Castro Volunteer Ambassadors and will be equipped with street maps, a Castro guide, and current information on events and attractions in the neighborhood.

Approximately 15 people have volunteered to participate so far. The CBD is looking for more local residents who want to welcome and provide assistance to visitors. If you are interested, email the CBD's Executive Director, Andrea Aiello, at: [execdirector@castrocdb.org](mailto:execdirector@castrocdb.org), or call the CBD at 415-500-1181.

Thank you, Beaver Island Beautifier People

DTNA would like to extend a hearty "Thank You!" to the unknown person or persons who transformed the traffic island on Noe Street at the bottom of Beaver Street into a lovely gateway to our community.

For years, the island's brickwork was dirty and weed-strewn, with two forlorn palms and a spindly juniper. Last year an errant vehicle crushed the juniper and bent one of the palms. That's when the neighborhood hero

stepped in, straightening and trimming the palms, weeding the brickwork, replacing the juniper with a lovely potted plant, and adding a spray of flowers. What a wonderful change!

If you know the identity of this hero, and s/he would like to be recognized, e-mail [erik.honda@yahoo.com](mailto:erik.honda@yahoo.com), and we'll put out the word in our next newsletter.

AT&T Utility Boxes: Supervisors Kick the Can down the Road

Several years ago, DTNA was one of many organizations in the city, led by San Francisco Beautiful, that helped push back against AT&T's attempt to place a large number of very large (2 ½ feet deep by 4 feet wide by 4 feet tall) utility ("U-verse") boxes along the streets of our neighborhood and City.

This year AT&T came back again, with a proposal for slightly fewer, but still far too many (726!) boxes. The boxes are magnets for graffiti and blight, block car access (especially for those with mobility issues) and impede pedestrians.

DTNA was well represented at an April 26 hearing of the San Francisco Board of Supervisors hearing asking the Board to overturn AT&T's categorical exemption to the requirement that an Environmental Impact Report (EIR) regarding the placement of the boxes be produced.

Vice President Erik Honda spoke about the aesthetic impact of the boxes on our neighborhood, Treasurer David Troup spoke about AT&T's failure to clean up graffiti on their existing boxes and the feasibility of locating the boxes underground, and Board Member Curt Holzinger spoke about alternate private-property siting arrangements as well as pointing out the potential that AT&T might be the first in a long line of companies wanting to clutter our sidewalks in this manner.

In the end, the Supervisors decided not to decide, continuing the hearing until May 24 in order to "consider other options". We're not sure what that means, but we hope it doesn't mean that soon a very large and ugly box will appear on your corner, and the next corner, and so on...

Please contact Supervisor Weiner to express your concerns. It is DTNA's belief that an EIR is the only way that alternatives to the huge sidewalk cabinets will be fairly evaluated, and we will continue to advocate strongly that an EIR be required.

[As we go to press, the Board of Supervisors has again postponed a decision on requiring an EIR, to June 28.]

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## Castro and Market Development Moving Forward

A long-stalled development proposal for the RC gas station lot is now moving forward with a new design, which was presented at a joint meeting of DTNA's Land Use Committee, the Eureka Valley Neighborhood Association, the Castro CBD, and Castro Area Planning + Action's Land Use Committee in early May.

The proposal now calls for six stories, 43,070 total square feet, with 24 residential units on five floors, as well as 2,990 square feet of commercial space on the ground floor along Market Street.

Each residential floor will have a mix of 2-bedroom units of approximately 1200 square feet, and 1-bedroom units of approximately 800 square feet, with five units per floor on four floors and four units on the top floor. The mix of units will consist of five one-bedroom units and nineteen two-bedroom units. It will have parking (one space for every two units) behind the façade with the entrance from Castro. The plans include a back patio 30 feet below the wall of the adjacent building.

The "true height" of the building (measured in the middle) is 65 feet as the zoning allows, but due to the sloping lot it will be about 74 feet at the corner of Castro and Market.

The preliminary design includes a sweeping glass façade along the corner, peaking in a prominent way that accentuates the corner, and also acts as a windscreen for the roof deck. This is a positive change from the stucco box of earlier iterations – in addition to the prominent glass, the base is stone and the side panels will be concrete.

All of the organizations stressed to the developer and the architect the prominence of this corner—people come from all over the world to visit the intersection—and the need for not just a "good" but a "signature" building. DTNA in particular is pushing for the inclusion of affordable housing on site, and looking for a community benefit in the retail space below (former Supervisor and now mayoral candidate Bevan Dufty had proposed a child-care center in this space.)

A project team with members from DTNA, EVNA, and CAPA was assembled to work on these issues with the architect and developer. More in our next newsletter.

## Update on Developments in the Neighborhood...and Close By

"Mega-developer Forest City is making a bite-sized bet on Upper Market Street," according to a 5/20/11 piece in the *San Francisco Business Times*. Forest City has bought the 76 gas station at 2175 Market Street at 15th Street. The new owner will be working with the Strada Investment Group which was originally slated to develop approximately 60 units on the property. They intend to develop it "in a manner consistent with the Market Octavia Plan," according to the article.

The planned development of the UC Extension site at 55 Laguna is moving forward with new developers, Wood Parnters, with a Planning Commission hearing scheduled for June 2nd. Mercy Housing has come on board to assist Open House with the senior housing development. Unfortunately, the affordable housing allotted to the market rate housing in the development will not be built on site. Due to market conditions, the money for that will be used instead to maintain the senior development at 109 units.

The "hole in the ground" at Market and 16th Streets is inching closer to breaking ground and that could take place very soon.

We also understand that the developer of the 118-unit project at the former 76 station at Buchanan and Market Streets, 1960 Market Street, is also very close to starting excavation of the site.

Stay tuned as this all gains speed. On the subject of why so many developers want to build here, the *Business Times* article quoted an investor in 1960 Market Street, "It's an area where everyone wants to live and work. It's a real neighborhood and it's hard to get land and build something in real neighborhoods."

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## Pedestrian Safety Improvements at 2001 Market (S & C Ford Site)

The developer for the 2001 Market Street site (the old S & C Ford Showroom) won approval in December 2010 for an 85-unit housing project with a ground floor Whole Foods store. One of the pending items at the time of approval was pedestrian safety improvements around the perimeter of the site on Market Street and Dolores Street.

DNTA asked the Planning Commission to strongly encourage the project sponsor to commit to corner bulbouts and sidewalk improvements as an "in-kind" community improvement, crediting those against a portion of the Market/Octavia Plan development impact fee that is required for the project.

Such pedestrian safety improvement measures, along with the sidewalk landscaping improvements already incorporated into the development plans, will be of benefit to the safety and comfort of the public realm around the perimeter of the new development.

In late April, the Planning Department presented a draft conceptual proposal for a total makeover of Dolores Street between Market and 14th Streets adjacent to the 2001 Market Street site.

The scale of the proposed "improvements" far exceeds anything identified in the Market/Octavia Community Improvements Program, nor is it called out in the Community Advisory Committee's priority projects.

Rather than simple corner bulbouts and crosswalk improvements to increase pedestrian safety, the City's proposal is to reduce Dolores Street to a single vehicle lane in each direction and widen the sidewalks on both sides of the street to 36 feet, roughly the equivalent width of three vehicle lanes.

DTNA's Land Use Committee reviewed the proposal and concluded that it could have unintended consequences for traffic flow on Dolores Street—essentially creating a choke point in that block where Dolores comes together with Market Street.

The proposal appears to be a planners' urban design solution looking for a problem – the Land Use Committee could glean no basis of a "need" for a 36-foot wide sidewalk on this block which already sports very generous 22-foot wide sidewalks. By comparison, most sidewalks in Duboce Triangle are between 10 and 18 feet width.

The City's proposal would be a very costly full-block sidewalk widening program for an undetermined public benefit. And while the improvements would be paid for by the developer, it is important to understand that such "in-kind" improvements then are deducted from the community improvements fee that developers would otherwise contribute to the Market/Octavia Fund which the Community Advisory Committee then directs toward a wide range of needed improvements throughout the Plan area—such as pedestrian safety, transit and bike improvements, street greening, parks and public space, child care facilities, and other community improvements and amenities.

Spending the developer's entire required fee on site improvements directly in front of the 2001 Market development site would locate all of the community improvements for the benefit of a single project location, rather than investing in a variety of needed improvements dispersed across the Upper Market area.

DTNA responded to the Planning Department and the project developer in a May 20th letter stating that it does not support the full scope of work proposed in the draft conceptual plan. We indicated that we do support a more frugal and beneficial scope of in-kind community improvements for the 2001 Market Street project, including smaller corner bulbouts and the "straightening" out of the crosswalk across Market Street at 2001 Market.

A more limited scope of in-kind improvements is also consistent with DTNA's understanding of the Market/Octavia Community Advisory Committee's initial direction to the department staff earlier this year after the 2001 Market Street project was approved.

DTNA looks forward to collaborative work with all parties to shape an in-kind community improvements proposal for the 2001 Market Street development. We will keep the community informed of progress.



Actress/comedienne Sharon McNight  
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## Small Business Thrives

*Continued from page 1*

last several decades, Bagdad Café, Criolla Kitchen opened in mid-May. Chef Randy Lewis provides a “soul food journey” focused on Louisiana dishes (red beans and rice, oysters) with a nod to Cuba and California.

As of this writing, Criolla is open for dinner only, but will be adding lunch and breakfast as the restaurant settles in. They have been busy since they opened the doors.

Down Market Street towards Castro, Medium Rare Records has been replaced by a smoke shop.

In the other direction, Church Street, 14th Street, and the intersection of both with Market Street have all seen significant turnover.

On 14th Street, bike and clothing shop Mash Transit opened recently, replacing the Anvil hair salon. The opening was attended by a large crowd of bicyclists, neighbors, and the pedestrian public enjoying beer and a taco truck which was there for the occasion.

Mash Transit’s owner, Mike Martin, said that he sells “just the things we really love.” The shop focuses on road, cycle cross, and fixed gear bikes. They sell nutrition items, performance clothes, and a line of men’s jeans and sweatshirts designed by Martin. They will be setting up to do repairs and tune-ups of your bike in

the near future.

Across the street in the former One Trick Pony space, Madeline Feldman has opened the Blue Bird Tattoo shop. A twenty-year practitioner of the tattoo arts, this is the first time Feldman has run her own shop. The space is bright, open, and accessible and the walls festooned with designs.

Down the street at the corner of 14th and Church Streets, at the site of the long-time tenant the Transfer and the short-lived Bar On Church, a new bar, Churchill’s, should be open by the time you read this.

A project of the team that owns Bloodhound South of Market and Double Dutch in the Mission, a pool table and jukebox will provide additional entertainment to that provided by the customers.

A World War II theme goes with the Churchill name. Ten beers on tap and a drinks list that includes some unique cocktails will be enjoyed in the completely remodeled interior of wood, canvas, a mural, sofas, and a new configuration. Windows now look out on the intersection a la the Twin Peaks and the exterior is wood from a 100-year-old Canadian barn.

Staying in the intersection, MAAS & Starks men’s clothing and accessories opened on Market in April on the west side of Black-

bird. They carry select men’s clothing lines, made in quality factories, primarily in the US, Canada, and Japan. Otto, the owner, also carries shoes from the US and Italy and accessories.

Across Market Street, the N.I.C.E. Collective has opened next to Crossroads, carrying an exclusive line of clothing, primarily for men.

Down Church Street, in the space that housed the cupcake shop/gallery next to Crepevine, Fiat Lux has been open for about six weeks, carrying an interesting and eclectic collection of goods. They focus on local designers’ jewelry, clothes, hats, purses, and accessories of many descriptions.

Most everyone knows that Ike’s has opened in their new space on 16th Street at the former site of the still mourned People’s Bakery, most recently occupied by Saratoga Chocolates, and next to Tangerine. But if not...

The long-empty No Name Sushi location at 15th and Church Streets, vacated after a fire in the building above them quite some time ago, looks ready to open in the near future, but we have not heard what is planned for the space.

So while we are focused on the big spaces, the small ones are filling in, adding services and interesting goods and new dining options to the mix of our neighborhood. Welcome!

## New Rosenberg’s Deli & Market

Try our freshly-made sandwiches featuring Boar’s Head deli meat, a variety of fresh and healthy salads and prepared foods, along with a full line of grocery products, beer, wine, liquor and cigarettes.



Purchase 9 sandwiches and receive your 10th FREE

276 Noe St. at Market & 16th  
Phone/Fax (415) 241-0121

Open Sun-Thurs, 8 AM – Midnight; Fri & Sat, 8 AM – 2 AM

## Crime Report From Castro Community on Patrol

With regard to Duboce Triangle, within a ½ mile radius of 100 Henry Street, there were 697 reported incidents to the SFPD alone between 3/1/11 and 5/1/11. Of these 697:

- 204 were noise related,
- 93 were assault/battery reports,
- 64 involved theft or larceny,
- 43 involved robberies,
- 43 involved sex crimes,
- 43 involved robberies,
- 41 involved theft from a parked motor vehicle,
- 38 involved thefts of a motor vehicle,
- 27 involved fraud.

Saturday was the day with the most assault incidents (23) reported during the period, with Sunday (19) a close second. Monday (12) and Friday (12) were third and Wednesday (11) a close fourth. Many of these incidents involve intoxicated individuals getting into arguments with each other. There is no indication of a particular pattern of targeted behavior.

Auto break-ins, theft of vehicles and burglaries on the Sanchez Street and Noe Street corridors have diminished from the time of the

prior report, but still occur.

One recurring theme in many SFPD calls for service related to the individuals who frequent the neighborhood ‘sans’ clothing. Their mere presence often solicits numerous calls in a short space of time for police response. This may stem from a lack of understanding amongst the members of the public who are calling the police, as the act of being naked on the streets of San Francisco is not illegal, thus police can often do little other than talk with the individuals and ask them to perhaps move on or cover up voluntarily if there are numerous calls.

May also marked the one year anniversary of the passing of Patrol Special Police Officer Jane Warner, who passed on May 8, 2010. Donations are still sought to install a permanent memorial plaque to Officer Jane Warner in Jane Warner Plaza at 17th and Castro Streets. If you would like to make a donation of any amount you may do so at S.F. Police Credit Union, PO Box 22219, San Francisco, CA 94122 Mark your check for the “Jane Warner Fund.”

## Tom’s Tree Works

Certified Tree & Power Line Clearance  
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Service yard clean-up  
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Duboce Triangle service since 1990

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## April 2011 General Meeting

At our April General Meeting, we had a nice turnout of about 70 people. We began with new D.A. George Gascon (who had read our newsletter) reporting on his plans to bring neighborhood courts to our area. Our neighborhood prosecutor will be Rebecca Prozan.

Supervisor Scott Wiener then hosted a combined meeting of DTNA, Eureka Valley Neighborhood Association, the Mission Dolores Neighborhood Association, and the Lower Haight Neighborhood Association on the subject of the recycling center at Duboce Avenue and Market Street.

Speakers included the Executive Director of SF Community Recyclers, a non-profit that runs the recycling center, and Kevin Drummond, Zero Waste Recycling Coordinator for the city. Discussion ranged around the way that the center fits into the larger fabric of recycling in the city, Safeway’s responsibility for managing the center under state law, and problems with individuals “raiding” the neighborhood recycling bins to redeem bottles there.

A police lieutenant from the Mission Station reported that they’d done sweeps to eliminate the large-scale “raiders”, and encouraged neighbors to report small-scale ones. In general, the police felt the center was well-run and less of a magnet for illicit activity than others in the city.

DTNA President Dennis Richards then introduced Alan Martinez of the Historic Preservation Commission and Tim Fry, the Preservation Coordinator for the Planning Department, to discuss the possibility of an historic district around Duboce Park.

An historic district would add cachet to our neighborhood and added value to our homes, as well as access to a rehabilitation tax incentive that can provide up to 50% tax credits over ten years for maintenance of a building. In exchange, those of us with “contributing properties” would expect an extra layer of review for façade changes (not internal changes) to their dwellings.

Alan let us know that the process can’t go forward if the neighborhood isn’t eager to participate. Those present seemed eager to move forward and supportive of the process. We will discuss more at our next meeting.

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## 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](http://www.dtna.org/join) 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:**

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