

FEB - MAR 2019



# DUBOCE TRIANGLE NEWS

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

**Monday, February 11, 2019**

**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 (7:00-7:30pm)
- Discussion with Supervisor Mandelman, Mayor Breed's office, and Eileen Loughran and Craig Murdock from the Department of Public Health regarding street activity and behavior in the neighborhood. The conversation will include legislative goals, programs, and efforts made that are meant to benefit all residents, housed or unhoused, of Duboce Triangle.

### DATES TO REMEMBER:

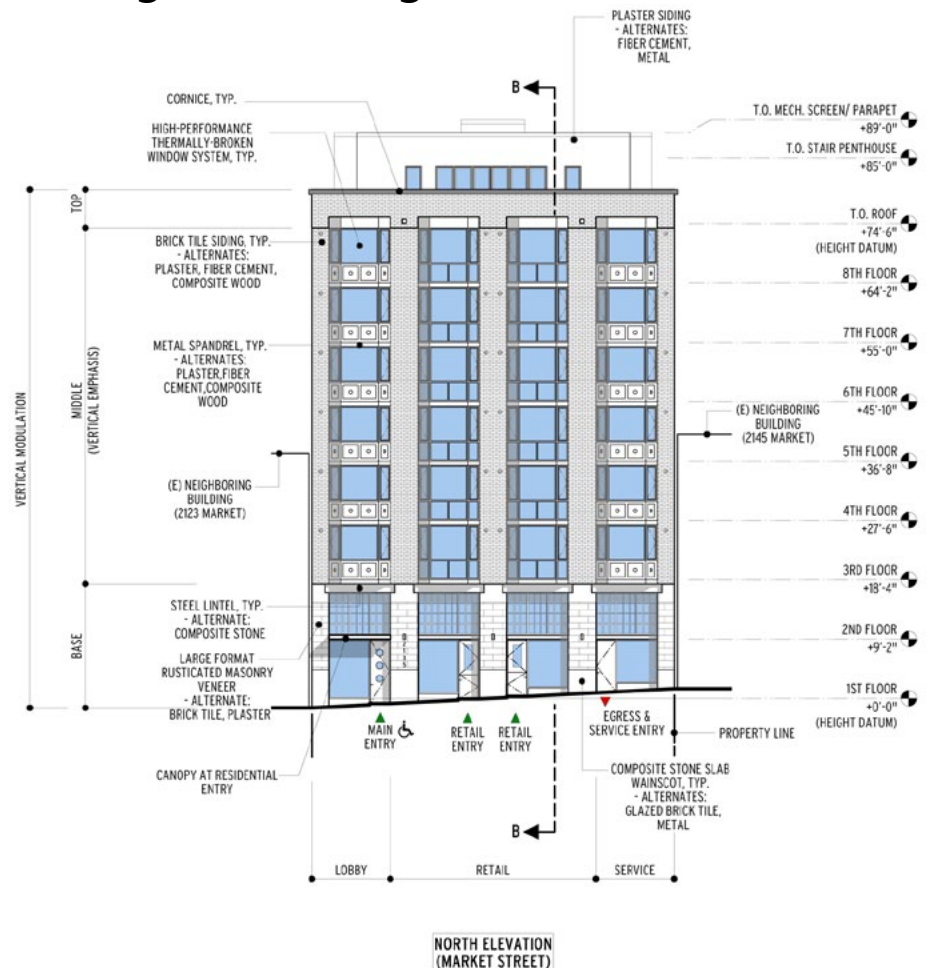
Saturday, February 9, 10 am - noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Tuesday, February 12, 7-8 pm  
Park Station Community Meeting at Park Station Community Room., 1899 Waller Street, 415-242-3000.

Saturday, March 9, 10 am - noon  
Friends of Duboce Park Volunteer Day.  
Contact Rose at [rose@friendsofdubocepark.org](mailto:rose@friendsofdubocepark.org) or 415-255-8370.

Tuesday, March 12, 7-8 pm  
Park Station Community Meeting at Park Station Community Room., 1899 Waller Street, 415-242-3000.

## The State Density Bonus: Bringing Even Taller Buildings to our Neighborhood



*Plans for 2135 Market Street, the former Open Bible Church site. The developer is hoping to build a nine-story, 75-foot-tall building with 30 apartments, only three of which would be below market rate. Plans are from the Pre-Application Meeting Set by Macy Architecture.*

More than a decade ago, DTNA was part of a multi-year effort that culminated in the Market & Octavia Area Plan, which describes the way our part of the City, including blocks both North and South of Market Street from just East of Van Ness Boulevard to Noe Street, will be allowed to change and evolve through new devel-

opment. A significant part of this effort was a complete rezoning of all parcels in the plan area. This included setting the maximum heights for each parcel, and DTNA worked with the Planning Department to carefully set heights for every

*Continues on page 7*



Happy New Year Duboce Triangle!



San Francisco District 8 Supervisor Rafael Mandelman

Thank you to the voters of District 8 for re-electing me in November.

Since I first assumed office in July, I and my staff have spent countless hours responding to neighborhood issues related to homelessness. Getting people off the streets and into care is and will remain our number one priority for the foreseeable future.

Earlier this month I joined Mayor London Breed and my colleagues on the Board in declaring a shelter crisis in San Francisco and introducing two ordinances that would remove barriers to building new shelters. The proposed ordinances will allow the City to streamline the administrative, contracting and approval processes for the construction of new shelters and the delivery of homelessness services. This is an important step toward achieving a goal we share with the Mayor Breed: opening 1,000 new shelter beds by 2020 or sooner.

My office has also continued our work on local implementation of Senator Scott Wiener’s SB 1045, which will modestly expand the City’s ability to secure conservatorships for people who are suffering from serious mental illness and substance use disorders. The Mayor and I introduced legisla-

tion this past November to opt in to SB 1045, and since then, we have been meeting with advocates and City departments to fine-tune the details. The next step is for the ordinance to be heard in committee, which we look forward to in the coming weeks (as of publication, the date is pending). We encourage everyone to come out and share their input on the proposal with the Board of Supervisors—if you’re interested, contact my office at [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org), and we will pass along the details of the hearing.

While our office focuses on homelessness, we are also working on the related issue of housing and housing affordability. In January we celebrated the rededication of 90 affordable housing units in Duboce Triangle at 25 Sanchez Street, rehabilitated as part of the Rental Assistance Demonstration (RAD) program, by MEDA, Bridge Housing, and Mayor Breed. As a member of the Board’s Budget Committee, I plan to push for resources

to build and preserve additional affordable housing in District 8 and beyond.

In addition, our office was proud to help get tenants back into a building near Duboce Triangle that for years remained vacant. In April 2014, a fire broke out in the six-story apartment complex at 87 Dolores Street displacing dozens of tenants. It’s taken more than four years, but our office convened meetings with the property owner, PG&E and the tenants to make sure the final leg of the project was completed on time. In late December, we celebrated as the building finally reopened for the tenants to move back home!

Lastly, our office has developed a package of zoning changes for Upper Market and Duboce Triangle that will make it easier for small businesses to open and ex-

pand in the neighborhood. Businesses trying to open in Upper Market are much more likely to require a Conditional Use authorization than businesses trying to open in Hayes Valley, Valencia Street or other commercial corridors. That may be one reason that nearly 30% of businesses that apply for these authorizations give up, leaving storefronts unfilled and exacerbating our retail vacancy issues. My office has worked for the past several months with DTNA, merchants and other stakeholders to develop zoning changes that will help restaurants, arts organizations and nonprofits come into our neighborhood without requiring this additional time-consuming and expensive approval.

If you have a question or concern, don’t hesitate to reach out to my office, at [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.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.

Copyright © 2019 Duboce Triangle Neighborhood Association. All rights reserved. Unauthorized reproduction prohibited.

DTNA, 2261 Market St PMB 301, SF, CA 94114

(415) 295-1530  
[www.dtna.org](http://www.dtna.org)



**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](mailto:MassehV@sutterhealth.org)



Hello DTNA and welcome to 2019!



Kimyn Braithwaite  
DTNA President

Every year the DTNA Board puts together a list of goals for the neighborhood for the upcoming year. Sometimes the goals end up being roll-overs from the year before, such as engaging more neighbors to become members. Other times the goals can be achievable somewhat quickly, like updating the DTNA website. But either way, we work on them until we believe a satisfactory resolution has been achieved. For 2019, we have put together a list of goals that will hopefully be more of the former rather than the latter.

Perhaps you remember in a previous President's Message that I mentioned the desire to complete a survey of the parts of the Triangle that were not included in the Duboce Park Landmark District, which was designated by the mayor in 2013. Some of the benefits of further expanding the boundaries of DTNA's historic district are that it will protect property and zoning controls for the neighborhood. In order to complete the survey we need to raise funds via donations and other sources, and that will soon be a possibility via our website. Please contact us there or attend our General meeting to discuss the plan further or to offer your support.

Another goal is to push Safeway and Cerberus Capital to do something with the empty triangular shaped space next to their parking lot, once occupied by a recycling center. While it is nice to have the Christmas tree lot there every year, and I am sure many of

us like the convenience of it during the holidays, the rest of the year it is dormant and sad. We would like to see something happen there (an outdoor beer garden, perhaps, or a pop-up cafe showcasing work by local artists) rather than the blighted space that it has become.

As always, we continue to push for action and accountability with regard to the many empty retail spaces in the neighborhood. While we are overjoyed that there are a few businesses that have or will be opening soon, we still have an above average number of vacant storefronts in comparison to other parts of the City. We have been in communication with both Supervisor Mandelman's office and the Mayor's office about how to encourage landlords, entrepreneurs, and City departments to work to fill the spaces. There are a lot of differing opinions about why we suffer from a glut of retail vacancies, but if, as a neighborhood, our ultimate goal is to have a bustling retail corridor, we will pursue whatever reasonable options that are possible to make that goal a reality.

Thankfully, there is an update on a project that DTNA has been working on for some time. Through regular communication, and a little bit of pressure, the CPMC Davies Campus has agreed and secured funding to install street trees along the western

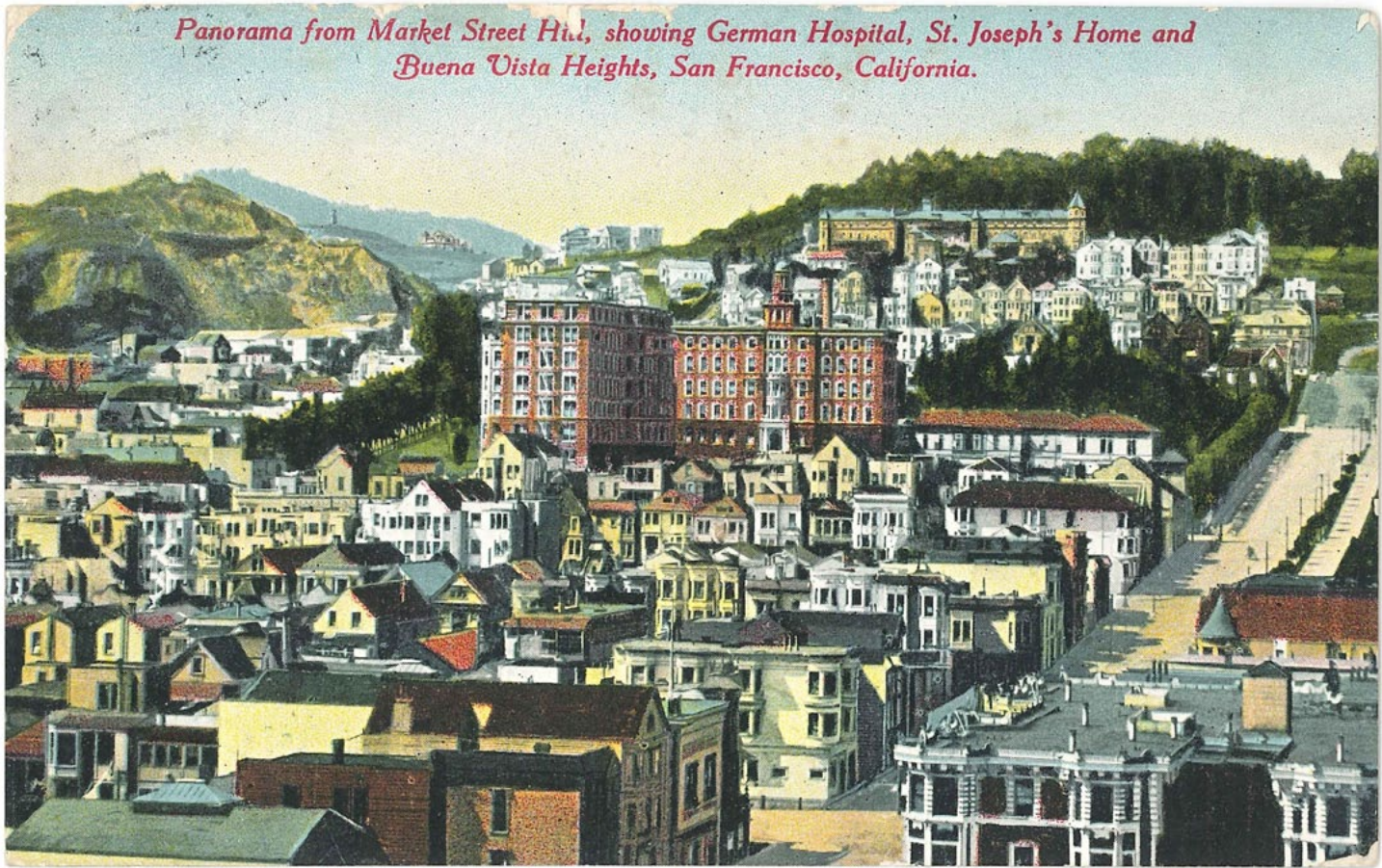
side of Noe Street, between Duboce Avenue and 14th Street. At this time, the proposed planting will most likely happen in March 2019. We are seeking volunteers to help with the installation of the trees so please let us know via the DTNA website if you would like to put on your gardening gloves and get your hands dirty to help beautify the neighborhood.

Lastly, we are continually dismayed at the consistent and, what seems to be, ever increasing street activity happening in the neighborhood. Recently we participated in a productive and informative meeting with Mayor Breed about the problem, and it is comforting to know that she is committed to helping us combat the issue. Yet even after numerous meetings with Supervisor Mandelman's office and representatives from the various City departments responsible for working with people on the streets, we have seen no discernible difference in certain persistent problem areas in the neighborhood. DTNA will continue to fight hard for compassionate but strong actions to ensure that our neighborhood is safe for residents, visitors, tourists, commuters, businesses, employees, children, and everyone else. Please join us at our upcoming General Meeting on February 11th to participate in a discussion about this extremely important issue.





San Francisco Historic Photo: Panorama from Market Street Hill



Postcard from between 1908 and 1917, showing the German Hospital, now California Pacific Medical Center, St. Joseph's Home, and Buena Vista Heights.

CC BY 2.0/<https://bit.ly/2FOhFYG>

la Méditerranée



noe

CAFE | RESTAURANT | CATERING

288 NOE ST AT MARKET | (415) 431-7210

TASTE SPAIN



Canela

bistro & wine bar



2272 Market St. San Francisco 415.552.3000 canelasf.com

A Stick, Not Just a Carrot, for Retail Vacancies

As DTNA has detailed in this newsletter on many previous occasions, our neighborhood, and especially the Upper Market Street corridor which is the hypotenuse of our Triangle, suffers from a blight of retail vacancies. Over the years, DTNA has done a lot to address the problem, starting with a comprehensive Upper Market Retail study that we co-sponsored with other local organizations which was completed in 2015. That study revealed that despite very heavy foot traffic in our neighborhood, second only to Union Square, and a surfeit of walkers with money to spend, the businesses were not there to serve them. Our neighborhood had then, as it does now, a significantly higher vacancy rate than surrounding districts like Hayes Valley, the Mission, and Divisadero Street.

Over the last several years, working with the architects of the retail study, three different supervisors, and the Mayor's Office of Economic Development, DTNA has tried a lot of "carrot"-based approaches to bringing new business to our neighborhood. We have touted the statistics above with brokers and with new landlords, we have matched displaced businesses with vacant spaces, and we have helped push forward a

new program at San Francisco Planning which expedites permitting for desired local businesses. We have seen some successes, like getting a veterinarian office (the #1 ask from neighbors in our retail study) that recently opened at Church Street and Duboce Avenue, using the new expedited permitting process. But the problem remains.

Discussions at the DTNA Land Use Committee have recently led the board in the direction of proposing some "stick" to go with the carrots that have not quite worked so far. There are two major problems that need addressing: absentee landlords that let their properties languish and go to seed, like the former laundromat next to the Noe Street/Beaver Street minipark which has been vacant for five years, and large institutional landlords like Veritas and Forest City, that focus on their residential business and rents, are not motivated to rent their vacant retail spaces, and hold out for rents that are far above what a local business could afford to pay. Forest City is the owner of the building at 2175 Market Street, which has had a large vacant corner retail space since the building opened in 2014, and Veritas owns a number of vacant spaces in

the Church Street and Market Street area that have been detailed in previous newsletters.

One proposed solution, tentatively endorsed by Supervisor Rafael Mandelman's office, is to create an enforcement team at the Department of Building Inspection to address blighted and vacant spaces, which often also serve as de facto homeless shelters. That team would be funded by fees on property owners with vacant spaces, thus providing a financial incentive to fill vacancies. Supervisor Mandelman's office is also looking into making large property owners like Veritas and Forest City list their vacant properties, how long they have been vacant, and what rental price per square foot they have been offered at, every time they have some issue that comes up

before the Planning Commission. The latter idea would at least provide an opportunity for the Commission to regularly confront and address the issue with the people who are actually responsible.

DTNA looks forward to further discussions on these issues at its Land Use Committee (which is open to all members and takes place the first Monday of each month from 7-8:30 p.m. at the Chase Bank at Market Street and Sanchez Street), at the Board level, and with neighbors at our General Meeting. Our hope is that with community concern and pressure, we can help our Supervisor get legislation through that will address this ongoing and serious concern. Please join the conversation!



Chevron

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

BUYERS & SELLERS REPRESENTED

"They did a great job from start to finish and clearly really love what they do. The best in the business."

— Karen & Paul, Lawyer + Electrician, Sellers

SF Real Estate from the Experts.

Kevin K. Ho ESQ.

415.297.7462

TOP PRODUCER | REALTOR

kho@vanguardsf.com

SBN 233408 | BRE 01875957

Jonathan B. McNarry

415.215.4393

TOP PRODUCER | REALTOR

jbm@vanguardsf.com

BRE 01747295



KEVINANDJONATHAN.COM





Meet Your Board Member: Paige Rausser



Paige Rausser, new DTNA board member

Hi Duboce Triangle. I am excited to join the DTNA board. My family (husband and two daughters) and I moved to Duboce Triangle in August 2008 and have loved living here ever since. When we moved back to San Francisco from Los Angeles in 2008, we were looking for a neighborhood that was sunny, had beautiful Victorians, thrived on diversity and was not “too precious”. We found everything we were looking for in Duboce Triangle. We were lucky enough to move next door to Dennis Richards (former DTNA President) and he and Andy made us feel at home right away and gave us the lay of the land in the neighborhood. Seeing Dennis’s commitment to our neighborhood made me want to be a better community member and get involved. I joined the Land Use Committee because I find land use decisions in our neighborhood both interesting and important. Our neighborhood is in transition with many old businesses being torn down to become new multi-unit buildings and neighborhood involvement is critical to ensure that planning and development represents who we are.

My husband and I love raising our daughters in San Francisco. Duboce Triangle embodies the best of the City with its sense of community and neighborliness. Beaver Street is a small town within one of the greatest cities in the world. We know all

the folks on our street and celebrate our community each year at our Beaver Street Block Party. My neighbor Cathy Liu and I started the annual event to create a space for neighbors to truly get to know each other. I see some of my neighbors several times a week and others once a year and every time I see them we connect on a deeper level because of our shared experience of being residents. Our home is our refuge and we love knowing its history as the first family residence on the south side of Beaver Street. We have a personal connection to the history of our home, which was once owned by the headmaster of Lick-Wilmerding, my alma mater, and my girl’s high school. I have spent time at the San Francisco Public Library piecing together the history of our home and often wondered about the inhabitants who have previously loved our same home.

I find urban planning issues especially interesting as a counter balance to my 20+ year career in land conservation. I have worked diligently to protect coastal sage scrub in Southern California and redwoods in the Santa Cruz Mountains. It feels like the best of both worlds to enjoy the vibrancy of City life and the calm of watching banana slugs traverse the forest floor. I look forward to engaging on various Duboce Triangle issues that will bring more housing (hopefully lots of affordable units!) to our beautiful neighborhood and improve the quality of life on our streets. Having lived in San Francisco off and on since 1984 I have seen lots of changes, both good and bad, and I know that working together we can continue to enhance the neighborhood we all love. Please say hi when you see me in the neighborhood - my favorite walking/running loop is going to the Panhandle via Noe Street and Duboce Park.

Think **Local**

Think **Duboce Triangle**

Kilby Stenkamp

REALTOR®

(415) 370-7582

kilby@vanguardsf.com

www.vanguardproperties.com

BRE License # 01208585

**VANGUARD**  
PROPERTIES

EXCLUSIVE  
GLOBAL PARTNER

LEVERAGE

The State Density Bonus, continued

*Continued from first page*

lot along Market Street, using time-tested urban design principles. Heights were set similarly along each side of the street. Mid-block parcels have lower heights, generally 65 feet East of Church Street and 55 feet to the West. Buildings on corner parcels are generally allowed to be 10 feet taller than those on mid-block lots. All of this was carefully thought out, vetted during many community meetings with a lot of DTNA input and effort, and finally approved in 2007.

Now a state law, enacted in 1978 but not enforced until a 2013 court decision, threatens to upend years of careful planning by allowing developers to ignore zoning rules and develop buildings much taller and larger than City rules would allow. This may result in buildings of shocking proportions being constructed along Market Street, and even on the narrow interior streets of our neighborhood and others.

A complete treatise on the State Density Bonus Law (SDBL) would fill this entire newsletter and then some. But in a nutshell, the law was intended to encourage developers to provide affordable housing units by granting waivers from zoning restrictions, allowing taller and larger buildings. But the law was passed in 1978, when Below Market-Rate (BMR) housing development was rare and not required by most cities. As a result, its goals are modest,

granting developers additional density for providing as little as 5% on-site affordable housing. In San Francisco, under local law, developers are required to provide 12% to 20% of total units as affordable, depending on the size of the project and other factors. But by invoking the SDBL, a developer can build up to 35% more units, ignoring most zoning restrictions to do so, without providing ANY more affordable housing. Furthermore, the “bonus” units are exempt from any affordable housing requirements, resulting in a larger project that produces a smaller percentage of affordable units than the project would have had without the bonus.

Confused? Yes, it’s confusing. But this state law, combined with some newer state laws championed by our District 8 former supervisor and now State Senator Scott Wiener, allows developers to ignore our careful planning. And in December, DTNA learned of two projects in our neighborhood which will use the SDBL to do just that.

2140 Market Street, currently home to the Lucky 13 bar, is already entitled for a 27-unit, five-story mixed-use building. That project was vetted and approved with DTNA input in 2017, and included four BMR units. Now a new developer has purchased the site and is hoping to use the SDBL to instead build an eight-story tall, 33-unit building which will only provide three BMR units,

9% affordable. Now the neighborhood will get a building which towers over its historic neighbors with three additional floors, yet will provide one fewer affordable home than is required under City rules.

The second project is across the street, where the same developer has purchased the former Open Bible Church site at 2135 Market Street, and is hoping to invoke the SDBL to build another nine-story, 75-foot-tall building with 30 apartments, only three of which would be BMR. The parcel is zoned for a 55’ building, but the SDBL allows the developer to ignore the height limit. This results in a project that is 10% affordable, where City rules would require 18% affordable.

But don’t think that the SDBL will only result in out-of-proportion buildings popping up on Market Street. It is very possible to combine the SDBL with other state legislation now being debated in Sacramento, to permit this type of development even on the narrow and smaller-scale inner blocks of our neighborhood.

DTNA is evaluating our options with regard to these new state laws and other potential projects which would dramatically transform our historic neighborhood, by using the SBDL to create massively out-of-scale buildings and providing only a few units of affordable housing. DTNA will have more to report in future issues of the Duboce Triangle News.

For advertisement rates please visit [dtna.org](http://dtna.org) or call (415) 295-1530

exclusive luxury listings

1

2

1. 480 MISSION BAY BLVD. N. #1405 | MISSION BAY

3 Beds | 2 Baths | \$3,288,000

2. 865 EL CAMINO DEL MAR | SEA CLIFF

4 Beds | 4.5 Baths | Price Upon Request

RACHEL SWANN

Rachel.Swann@TheAgencyRE.com

415.225.7743 | Lic. # 01860456

GINA BLANCARTE

GBlancarte@TheAgencyRE.com

415.879.8690 | Lic. # 01978645



Thank You

Thank You Duboce Triangle News Advertisers

The DTNA appreciates the support of neighborhood businesses that have placed ads in the Duboce Triangle News in 2018, helping underwrite the cost of publishing the News. Help support the vitality of our neighborhood by patronizing them. Mention that you saw their ad in the Duboce Triangle News.

Books & Bookshelves...Boombox...Canela... Castro Ambassadors...Castro Farmer's Market... Chevron...Churchill...CPMC...Dan Dodd Vanguard Realtor...Jack's Laundry...Jay Greene, JD, CPA...Kerman Morris Architects... Kevin & Jonathan Realtors...Kilby Stenkamp Realtor...L'Ardoise Bistro...La Méditerranée... Mudpuppy's...Noe Valley Market...Rosenberg's Deli ...San Francisco Pet Grooming...The Agency Realty...The Animal House Pet Mercantile... Tom's Tree Works...Toni Cleaners... and VERITAS for their Church & Market Street Small Business Tenants

Thank You Duboce Triangle News Zone Leaders and Distributers

As we start the New Year, the DTNA wants to give special thanks and recognition to our neighbors who have distributed the News during 2018: BJ Atanasio... Renee Boyd... Kimyn Braithwaite... Kate Brennan... Bob Bush... Lili Byers... Shannon Cairns... Ben & Sam Cat-echi... Peter Cohen... Wayne Covington... Robert Dowler... Vicki Fay... Ed Gimelli... Bruce Gladstone... Erik Honda... Joel Koppel... Kathy Lavicka... Jane Leung... Cathy Liu... Bruce Marshall... Jes-sica Martines... Chip McCallister... Joe McIntyre... Steven McNeil... Rick Monetta... Chris Motley... Howard Mutz... Bonnie Nelson... Anna Mae Parsons... Meesha Petty... Amanda Poole... Jahan Raissi... Dennis Richards... Dennis Roybal... Mark Scheuer... Peter Straus... Adam Topkis... Pat Tura... Zack Zweber... Ashley Weeg... Tim Weeg... Laura Vacco.

Four of our Distributors have been delivering the News for over 30 years: Bob Bush, Bruce Marshall, Chris Motley, and Peter Straus.

The Duboce Triangle News is printed by Aftab Choudhary, Print & Ship, 1592 Union Street #131, San Francisco, CA 94123 (415-552-4826)

If you see...

<ul style="list-style-type: none"><li>Discarded used needles</li><li>A person or group of people with bikes, suitcases, carts, etc. that are on blocking the sidewalk</li><li>An occupied tent or other structure on the sidewalk</li></ul>	<ul style="list-style-type: none"><li>Someone injecting drugs</li><li>A person or group of people sitting or loitering on stairs or other private property</li></ul>	<ul style="list-style-type: none"><li>A person clearly in mental distress who is screaming, yelling obscenities, or engaging in other alarming and bizarre behavior</li><li>A person with an object that could be used as a weapon</li><li>A person appearing unresponsive sitting in a wheelchair or lying on the sidewalk</li></ul>
<p>Call 311 or use the 311 app and take a photo - mention 'homelessness' or 'encampment' in the response if relevant</p> <p>For needles you can also call or text the Pick Up Crew at 415-810-1337.</p>	<p>Call police non-emergency at 415-553-0123.</p>	<p>DIAL 911 RIGHT AWAY</p>

If you encounter issues reporting these situations contact us at [mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org) or (415)554-6968

Park Station Says Crime Down in 2018

According to statistics released by SFPD on January 17, 2019, reported crime decreased significantly in the Park Station Police District, which includes Duboce Triangle, between 2017 and 2018. The decreases mean that Park Station had fewer reported crimes than any other police district in the City in most categories, having far fewer violent crimes (172) and property crimes (2605) than any other City police district. The only station with somewhat comparable numbers is Richmond Station.

Results from the report showed that reported violent crimes dropped 16% in Park versus 1% drop Citywide; aggravated assaults were down 15% in Park vs. 3 % citywide; vehicle break-in reports were down 23% in Park versus 17% Citywide; auto thefts were down 15% in Park versus 13% Citywide; and larceny theft had a 17% drop in Park versus 10% Citywide. Rape reports remained steady, and arson was actually up 25%.

SFPD credited the drop to a “comprehensive, data-driven public safety strategy” that increased the visibility of officers in crime hot spots around the City. The San Francisco Police Department doubled its City-wide uniformed foot patrols, including adding one in the Duboce Triangle, as part of a strategy to focus on crime deterrence and quicker response times, as well as more engagement with the community.

The Park Station Police District comprises the area bordered by Geary Boulevard, Steiner Street, Market Street, Upper Market Street, 7th Avenue and the vast East end of Golden Gate Park, and serves the communities of Cole Valley, Haight Street, the Western Addition, Twin Peaks, the Duboce Triangle, and the Castro neighborhoods. Tourist destinations, like Christmas Tree Point on Twin Peaks and Golden Gate Park, are popular spots for property crime since many visitors leave personal belongings in their cars, and was also the scene of serious violence in 2017.

Park Station's weekly Newsletter shows all of the crimes committed in their district on maps that pinpoint the exact locations and descriptions of major crimes. To receive the newsletter, sign up at [sanfrancisco-police.org/park-newsletters](https://sanfrancisco-police.org/park-newsletters). Park Station hosts community meetings at the Park Station Community Room on the second Tuesday of every month from 7-8 p.m. SFPD CompStat reports are posted online at [sanfranciscopolice.org/compstatreports](https://sanfranciscopolice.org/compstatreports).

Park Station Captain Una Bailey encourages the community to report all crimes. Some crimes, like theft, lost property, vandalism, vehicle burglary or tampering, and harassing phone calls, can be reported on the SFPD website [www.sfgov.org/police](http://www.sfgov.org/police). Capt. Bailey welcomes you to contact the station with any questions or concerns by email at [sfpdpark-](mailto:sfpdpark-)

*Life at Church and Duboce*

[station@sfgov.org](mailto:station@sfgov.org) or phone 415-242-3000.

The Mayor's Fiscal Year 2018-19 & 2019-20 budget includes a focus on responsible investments to strengthen the City's public safety into the future. Mayor Breed pushed to include funding for the first two years of a four-year hiring plan to deploy an additional 250 officers to the streets. Additionally, she invested \$8 million in new funding for the Department of Emergency Management to train 90 new dispatcher recruits, ensuring that sufficient staffing levels are met and maintained.



Statistics released by SFPD show reported crime decreased significantly in the Park Station Police District.

Park Station Police District			
Violent Crimes	2017	2018	% Change
Homicide	2	1	-50%
Rape	15	15	0%
Robbery	87	70	-20%
Aggravated Assault	100	85	-15%
Property Crimes	2017	2018	% Change
Burglary	366	319	-13%
Larceny Theft Including Theft from Vehicle	2241 1674	1849 1293	-17% -23%
Auto Theft	100	85	-15%
Arson	8	10	+25%

City-Wide			
Violent Crimes	2017	2018	% Change
Homicide	56	46	-18%
Rape	437	417	-5%
Robbery	3256	3208	-1%
Aggravated Assault	2690	2622	-3%
Property Crimes	2017	2018	% Change
Burglary	5114	5605	+10%
Larceny Theft Including Theft from Vehicle	46716 31398	42200 25974	-10% -17%
Auto Theft	4943	4308	-13%
Arson	304	303	0%



## “Tables of the Triangle” and Good Cheer Ring in the Holidays

As the winter holidays approached, for our final General Meeting of 2018, several dozen neighbors got festive at our inaugural Tables of the Triangle event, which provided a showcase for local businesses who mingled with neighbors with hosted refreshments. The event was filled with good cheer and each attending businesses was given an opportunity to address the group.

**Tables of the Triangle.** President Kimyn Braithwaite opened the meeting by thanking our local businesses, especially those who have helped to support our neighborhood by advertising in the DTNA newsletter. Noting the new vibrancy coming the neighborhood with these businesses, Kimyn said the DTNA wanted to give neighbors an opportunity to meet the new, and upcoming, businesses. “As a City, we are a small business City, so wanted to celebrate them for our last festive meeting of the year.” New businesses attending included:

**The Castro Animal Hospital.** Opened in January 2019 following the meeting, at the corner of Church Street and Duboce Avenue, the Castro Animal Hospital is a full-service hospital for dogs and cats, offering full veterinary services and surgery. Head veterinarian and owner, Dr. Sarah Inman, and practice manager Ja-

son Wake, indicated they would start with one doctor and top notch equipment. They expect to add additional vets in the next six months to a year. The hospital offered creative and free pet treat bags for neighbors to take home, and offered free first exams for pets. Website: [www.castroanimalhospital.com](http://www.castroanimalhospital.com)

**The Boombox Studio.** This family-owned business operates a small group fitness studio near Church Street and Market Street (former Good Feet store). Jamal Mogannam, his wife Ibby and daughter Alexandra offer small group fitness classes for up to six people. This new business opened in May 2018. Jamal reported that they had checked out other neighborhoods but Alexandra, who has experience training for large fitness gyms, had a specific concept in mind of fun music and exercise, and she found that the Castro had the vibe she wanted and was her favorite. Website: [www.theboomboxstudio.com](http://www.theboomboxstudio.com)

**Stag + Manor.** Another brand new addition to the neighborhood is Stag + Manor, which longtime local resident and owner Seth Morrison says offers “spirited home décor” in a cruelty-free shop. He describes the aesthetic as modernist and minimalist design with a mission. Seth also offers design services. Seth said it was hard to find an affordable space that worked,

even with the number of vacancies, but he found the ideal spot at Market Street between Castro Street and Noe Street, a couple of doors down from the another locally-owned design studio, Ken Wingard designs. Stag + Manor also has a retail website: [www.stagandmanor.com](http://www.stagandmanor.com)

**Willkommen.** Heather Singleton from Black Hammer Brewing told the group about their new business - inspired by a German biergarten - coming to the corner of Market Street and Sanchez Street (Duboce Building). In addition to offering their own beer brewed in their Brewery on Bryant Street, the beer garden will also offer German beer, wine and food with an expected opening in early 2019. Heather said Willkommen is excited to be part of the neighborhood and that the space will feature trees, a living wall and outdoor space on the Sanchez Street side of the building. Website: [www.blackhammerbrewing.com](http://www.blackhammerbrewing.com)

Other topics:

Kimyn led a discussion with the businesses on the challenges they faced in opening new businesses in our neighborhood, including landlords holding out for higher rents than in surrounding districts. Kimyn also explained the DTNA elections process and ballots were handed out to DTNA members.

The entire Board and officers were unanimously elected, including new Board member Paige Rausser of Beaver Street.

Former DTNA Board member Peter Cohen provided an update on new street trees to be planted at DTNA's request on Noe Street between Duboce Avenue and 14th Street, adjacent to the CPMC campus. Peter indicated that CPMC is planting maple and redwood trees and offered thanks to CPMC for listening to neighborhood input and making this investment in our neighborhood.

Santa arrived to the meeting, when Noe Street resident John Goldsmith showed up in full Santa outfit to collect signatures for a petition to preserve the existing Harvey Milk Plaza at the Castro Street Station.

Finally, State Assemblyman David Chiu offered closing greetings and briefly mentioned the many challenging issues to be addressed in our City and state. Noting that he too started out as president of a neighborhood association, he closed the meeting by indicating he looks forward to addressing DTNA concerns more fully in 2019, and stayed to chat with politically active neighbors in the neighborhood. We adjourned in concord at 9:00 p.m.



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

**San Francisco Pet Grooming**

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

## DTNA Board Meeting Notes January 2019

The Duboce Triangle Neighborhood Association Board meets every other month. At the January 2019 meeting, the following was discussed:

For an upcoming meeting with Mayor Breed, the following topics were prioritized:

- (1) Homelessness: Mental Health Issues-implementation of conservatorship law, drug abuse, health concerns, policing at Safeway, Church Street & Market Street debris.
- (2) Retail Vacancies: need disincentives for keeping storefronts empty – enforce & strengthen Vacant or Abandoned Building Registration Ordinance, streamline new business permit processing;
- (3) Housing: developers need to build on-site affordable housing, have entitlements subject to “use it or lose it” laws;
- (4) Harvey Milk Plaza/Castro Station: No formal DTNA position, but any construction must facilitate its primary function, as it is a Major Transit Hub for the Upper Market. The DTNA is aware that many neighbors do not support a multi-million dollar rebuild of Castro Station's Harvey Milk Plaza, preferring to see an upgrade of the current design including an ADA elevator and canopy to protect the escalator and transit users from rainy weather.
- (5) Public Drug Use – shooting up on our front door steps, discarded needles: neighbors are supportive of efforts to address the drug problem, but are leery of endorsing new programs without seeing current adverse effects addressed, and having some confidence that new initiatives will not exacerbate current issues. Case in point is Church and Duboce, where adding medical services to a needle distribution program is being considered. (Letter being drafted to Supervisor Mandelman), need better neighborhood communication and education re: current and any contemplated programs.
- (6) Illegal Parking in the Bulb “Mini-Parklets” on Noe Street: where bulb Mini-Parklets include single car garage access driveways, planters and benches have been moved or removed to widen the driveways to accommodate parking a second vehicle.
- (7) Posting SPFD crime clearance rates.

The Board discussed the Duboce Triangle Historic District: this designation will protect the architectural integrity of the Triangle Neighborhood. DTNA will be the 501c3

fiscal sponsor. The necessary updated complete neighborhood survey will cost about \$27,500. A Survey Fund will be set up to accept donations via the DTNA Web site with two neighbors already committing \$2,500.00 each to the fund.

Additionally, the Market/Octavia Plan was talked over: Senator Scott Wiener's housing initiatives raises the potential of 85 feet mid-block buildings on Market Street. To maintain maximum 55 feet mid-block heights and not dilute required affordable housing in new developments, the DTNA Board supports downzoning mid-block heights on Market Street to 35 feet. A letter of support will be sent to Supervisor Mandelman.

For the February General Meeting topics to discuss are Homelessness/Mental Health/Drug Use/Street Behavior. Potential Guests: Supervisor Mandelman, Mayor's Office, Department of Public Health/DPW/SFPD-Park Station.

Regarding this publication, the Duboce Triangle News, the Board needs to monitor timely distribution and know where and when the newsletters are not distributed. On the DTNA website one can sign up for e-mail delivery.

The Board examined association Membership: Logistics of entering new members and dues notification need to be reassessed. Paige volunteered to help with data entry.

The Board mused on SFMTA's proposed Rain Gardens without maintenance, and voiced concern they would become a blight.

Lastly, the Board decided on Goals for 2019: Create Duboce Triangle Historic District; Membership recruitment; Updating website; Police Accountability; Activate Safeway eastern corner; Retail Vacancy; Street Health and Safety: conservative law implementation, public drug use; Cleaning and greening our streets.

## Looking to buy or sell a home? Call Dan Dodd today for your free market analysis!

Named “Five Star”<sup>TM</sup> Realtor  
by *San Francisco Magazine*  
four years in a row

Top 1% of Realtors in  
San Francisco and over  
\$50,000,000 in sales in 2018

\*Five Star Professional award winners represent fewer than 7% of real estate agents in San Francisco.

**Dan Dodd**  
415.577.9462  
dan@dandodd.com  
dandodd.com  
DRE 01407328



**COMPASS**



Compass 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.

## DTNA Board of Directors

### President

Kimyn Braithwaite / Sanchez St.

### Vice President

Erik Honda / Henry St.

### Treasurer

Pat Tura / 16th St.

### Board Secretary

Nikolai Sklaroff / Castro St.

### Land Use Committee Chairs

Kimyn Braithwaite / Sanchez St.

David Troup / 15th St.

### Board Members

Bob Bush / Beaver St.

Paige Rausser / Beaver St.

David Troup / 15th St.

Garrin Wong / Duboce Ave.

### Newsletter Editor

Lindsay Palaima / Market St.

### Newsletter Layout

Lynn Bayer / Carmelita St.

### Distribution Manager

Garrin Wong / Duboce Ave.

## Jack's Laundry

Dry Cleaning

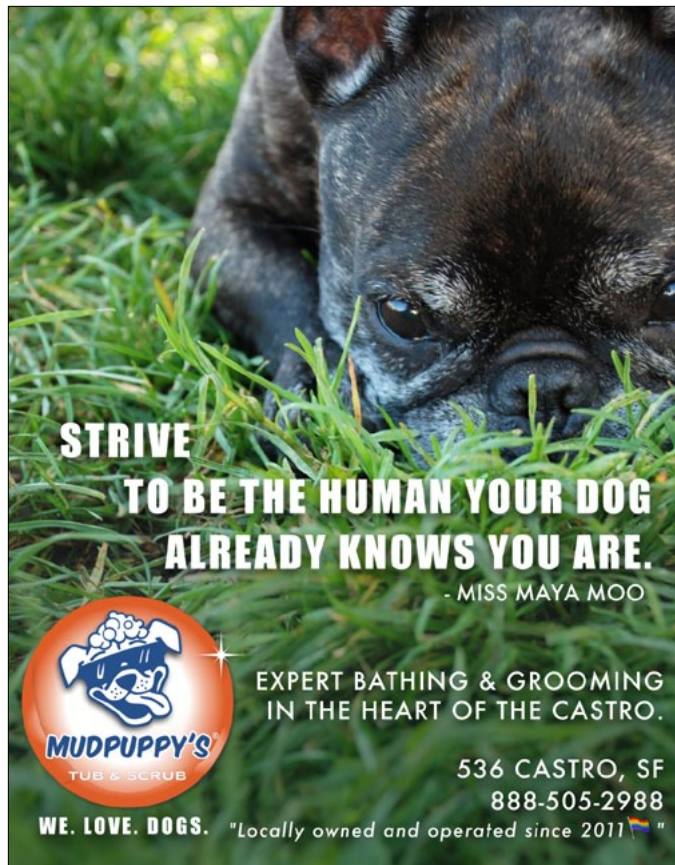
Wash and Fold

Finished Laundry

Alteration

Phone: 415-431-2742

196 Noe Street San Francisco Ca 94114



**STRIVE  
TO BE THE HUMAN YOUR DOG  
ALREADY KNOWS YOU ARE.**  
- MISS MAYA MOO

**EXPERT BATHING & GROOMING  
IN THE HEART OF THE CASTRO.**

**MUDPUPPY'S**  
TUB & SCRUB

**WE. LOVE. DOGS.** "Locally owned and operated since 2011"

536 CASTRO, SF  
888-505-2988

## 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 ..... \$ 35
- ☐ Patron ..... \$ 75
- ☐ Angel ..... \$ 100
- ☐ Superstar ..... \$ 250
- ☐ Business ..... \$ 50