

JUN - JUL 2019



DUBOCE TRIANGLE NEWS

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

Monday, June 10, 2019

7:00 to 9:00 pm

PUBLIC MEETING

CPMC Davies Campus,
New Location: Conference Center
Level B, South Tower, follow signs.

MEETING AGENDA -

- Meet your neighbors (7:00-7:30pm)
- Tami Chin, new head of CPMC Davies Campus, would like to introduce herself to the neighborhood and share her vision for the campus and its role within the Duboce Triangle community.
- Supervisor Rafael Mandelman will discuss his current legislative agenda and goals for the district.

DATES TO REMEMBER:

Wednesday, June 12, 7 pm

Join us for the Duboce Triangle California Register Historic District Fundraiser at the Swedish American Hall!

Monday, June 3 and July 11, 7 pm
DTNA Land Use Committee Meeting. Chase Bank at Sanchez and Market Streets.

Saturday, June 8 and July 13, 10 am - noon
Friends of Duboce Park Volunteer Day. Contact Rose at rose@friendsofdubocepark.org or 415-255-8370.

Tuesday, June 11 and July 9, 7-8 pm
Park Station Community Meeting. Park Station Community Room., 1899 Waller Street.

Saturday, June 22, 5-8:30 pm
Opening Reception - Stonewall 50 Years. Harvey Milk Photo Center. Visit HarveyMilkPhotoCenter.org.

Every Wednesday, 4-8 pm
Castro Farmers Market. Noe Street between Market and Beaver Streets.

DTNA Launches Campaign to Complete the Listing of the Duboce Triangle California Register Historic District



The part of Duboce Triangle west of Noe Street, including these homes on 16th Street, was not included in the survey completed in 2008.

As you may recall from the last Duboce Triangle News, San Francisco officially landmarked the Benedict-Geiling House at 22 Beaver Street with the help of DTNA. Landmarking the Benedict-Geiling House was an important part in DTNA's plan to survey and list all of Duboce Triangle's Historic Resources.

A good portion of Duboce Triangle was surveyed by the City of San Francisco at the time the neighborhood was rezoned as a part of the Market Octavia Plan. That

survey, of all of the individual properties in Duboce Triangle East of Noe Street and North of Duboce Avenue, was completed in 2008.

As a result of the initial survey work, it was determined that Duboce Triangle had two potential historic districts. The Duboce Park Historic District (all parcels North of Duboce Avenue and East of Scott Street) was championed by DTNA

Continues on page 6

Greetings Duboce Triangle Neighbors!



San Francisco District 8 Supervisor Rafael Mandelman

Duboce Triangle has hosted some great events over the last few months.

On a beautiful Saturday afternoon I joined Friends of the Urban Forest, DTNA and CPMC to plant new trees along the West side of Noe Street next to CPMC's Davies campus. We celebrated the 10th Anniversary and opening day at the Castro Farmers Market, which is now happening every Wednesday at Noe Street and Market Street from 4-8pm. And I joined the neighborhood's finest four-legged residents in Duboce Park as a guest judge at Dog-Fest 2019, a celebration of dogs and kids benefitting McKinley Elementary School.

In addition to these great neighborhood events, I've been working on a number of initiatives that I know are of interest to Duboce Triangle neighbors.

Church Street Retail Vacancies

Last year I worked with neighborhood organizations, including DTNA, to organize a community meeting with real estate company Veritas about vacancies in their properties on the Church Street corridor. In April I asked Veritas to hold

another meeting to update the neighborhood on their efforts to fill these storefronts over the past year. Veritas shared their progress on welcoming new tenants like the Castro Community Benefit District and Boombox Studio into their storefronts and I'm hopeful that their plans to fill the remaining vacancies can come to fruition quickly.

In January I introduced an ordinance that will help restaurants, arts organizations and nonprofits fill vacant storefronts in Upper Market without requiring time-consuming and expensive conditional use approvals. That ordinance continues to work its way through City Hall, receiving positive recommendations from the City's Small Business Commission and Planning Commission. I'm hopeful that my colleagues on the Board of Supervisors will soon pass this ordinance and that it will have a positive impact on those hoping to open or expand their businesses along the Market Street and Church Street corridors.

Housing and Homelessness in the Budget

With budget season in full swing at City Hall, my colleagues on the Budget and Finance Committee and I have identified our three top priorities in this year's budget: Housing and Homelessness, Public Safety & Mental Health and Substance Abuse. Over the last month we have held hearings on each of these topics to learn how City departments are addressing these issues and what we can do in the next fiscal year to make meaningful new investments in each area. As your Supervisor, I'd love to hear how

you think we should be prioritizing spending in the coming year so please email my office to let us know.

Crystal Methamphetamine Task Force

San Francisco is dealing with a crystal methamphetamine epidemic. Far too many people suffering from meth addiction, often in combination with other behavioral health disorders, are cycling between our jails, hospitals, and the streets. This is a public health crisis that requires an all-hands-on-deck response. Mayor Breed granted my request to convene a Crystal Methamphetamine Task Force,

which I am co-chairing, and our first meeting was held in mid-April. This Task Force is an opportunity to bring experts to the table and ensure that folks who should be talking with one another are doing so, sharing information and ultimately developing a plan that will make a difference in the lives of housed and unhoused meth users, and the communities in which they live.

As always, if you have feedback, questions or concerns, don't hesitate to reach out to my office, at mandelmanstaff@sfgov.org.

Castro

FARMERS' MARKET

Wednesdays • 4PM - 8PM
MAR 13TH - NOV 20TH
NOE ST. & MARKET ST.

The Castro Farmers' Market is back for the 2019 season! We've got all of the friendly, familiar farmers returning, like Fifth Crow Farm, Shelly's Farm, Pirate Creek Bees, AND a slew of exciting new faces: Coastside Farms and Specialties brings a smorgasbord of smoked salmon and spreads; Donna's Tamales serves up flavor-packed vegan tamales; and Evergreen Acres Dairy presents a medley of raw goat milk products and health drinks. Soothe your hump day blues with some farm fresh greens at the Castro Farmers' Market!

PCFMA PCFMA.ORG fb.com/CASTROFARMERSMARKET

For advertisement rates please visit dtna.org or call (415) 295-1530

How to Be a Good Neighbor



Erik Honda
DTNA Vice-President

Hello Neighbors and happy summer! When the gloom descends we stay cheery, knowing that we still live in one of the best neighborhoods in one of the loveliest cities in the world, and when the sun does peek out, isn't it lovely?

But it is not only the built environment that makes our neighborhood and our City great, it is the people too, and how we interact – the smiles at the Castro Farmers' Market, the little kindnesses of waving a bike or

pedestrian through the intersection rather than driving on oblivious, and the consideration we take of each other in every decision we make as tenants, homeowners, and when out and about.

What can we do to make that spirit even better? One easy thing to do is to join your neighborhood organization (go to dtna.org, it is a few clicks away) and attend neighborhood events like our bi-monthly General Meetings at CPMC, or our monthly Land Use meetings at the Chase Bank. The General Meetings begin with a half hour of "Meet Your Neighbors," which is a nice thing to do. If you want to go a little farther, you could volunteer to deliver newsletters (also via dtna.org) or step up to run for an officer or a DTNA Board position at our December meeting (according to our by-laws you have to have been a DTNA member for 3 months to do that).

If all that's too much in your busy life, we will wait until you get your IPO payout and can retire to work on things of that

nature. In the meantime, here are a couple of other ideas:

Celebrate the Sidewalk

With our mild weather, our central location, and easy access to pedestrian, bike, and public transit options (we have a 95/100 Walk score), walking is a major mode of transit for most of us, and it is an activity that requires open, pleasant sidewalks. In the 1970s, DTNA was in part founded to protect the pedestrian realm on Noe Street, and keep it from becoming a major car thoroughfare, so it is lovely to see the way neighbors step up with planter boxes, flower pots, and bulb-out furniture to keep the walking (or sitting!) experience lovely. It is less inspiring to see folks use the bulb-outs or driveways for parking, because those spaces were intended for public, non-car use. If neighbors can use the street instead of parking in pedestrian space, that would be great. Neighbors across the Triangle could also step up to monitor the area directly in front of their dwellings and (if you're feeling ambitious) the corners nearest you as well. It's usually non-neighborhood folks who drop off items on the corners, and DPW will come pick it up if you take a photo with your 311 app and send it their way. If

you have stuff to get rid of, Recology offers a free yearly RMJ (Recycle My Junk) pick-up; just call and tell them what you have and they'll schedule an appointment to come get it. Let's keep our sidewalks clear and clean for everyone to enjoy.

Dog People and People People

Dogs are part of the fabric of our city; San Francisco has more dogs than children, and our neighborhood, with the City's premier dog park, is even more doggy than most. Dogs are welcome in most businesses, and in three quarters of Duboce Park. But there are a few places where dogs (with the exception of service animals, of course) do not belong; like the small green space next to the playground in Duboce Park, or in food service areas like the Castro Farmers' Market, restaurants, and produce stores. So bring Fido's leash and leave him waiting for you outside, he will be so excited when you get back!

These small courtesies are examples of the sort of community-mindedness that makes a neighborhood a great place to live. So let us all step up and do our small part to keep the Triangle the gem of urban living we all so enjoy. See you out there walking!

TASTE SPAIN

Canela
bistro & wine bar

2272 Market St. San Francisco 415.552.3000 canelasf.com

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

Neighbors Come Together to Green Noe Street

Thanks to the collective efforts of innumerable Noe Street neighbors, the stretch of Noe Street between Beaver Street and Duboce Park, what some might call the beating heart of our neighborhood, has become increasingly a joyful and pleasant place to stroll, full of lush greenery in the form of trees both towering and sculpted, bright splashes of colorful flowers, and a series of delightful benches on which to relax and pause and enjoy the day.

The one formerly un-green block of Noe, the West side between 14th Street and Duboce Avenue, just got a little greener too. For several years now, DTNA leadership has been working with CPMC Davies lead administrator Mary Lanier to encourage CPMC to improve the aesthetics of their campus perimeter. Our main goals are to integrate the campus more thoroughly into the neighborhood by improving pedestrian access, connecting neighborhood open space, to improve the physical look of the campus by removing chain link fence, and by upgrading street trees and other soften-

ing elements. A great deal of progress has been made, with fence removal and new landscaping along both 14th Street and Duboce Avenue, and tree replacement on Castro Street. Until now, Noe Street had been neglected, because a redevelopment plan approved several years ago called for a new medical office building on that side of campus, along with a new entrance and lots of new trees. Unfortunately, that development has been put on hold and shows no sign of moving forward in the foreseeable future.

Knowing that, DTNA President Kimyn Braithwaite and Noe neighbor and activist Peter Cohen got together with the powers that be at CPMC to try to get the trees at least to arrive. By leveraging CPMC landscaping funds, along with labor provided by the Friends of the Urban Forest (FUF) organization, they were able to arrange for the entire block to be planted with Japanese maples and sycamores.



Volunteers from FUF, DTNA and CPMC helping plant trees along Noe Street.

On a beautiful sunny Saturday on April 13 a contingent of neighbors arrived bright and early to find snacks provided by CPMC, trees and volunteers provided by FUF, DTNA, and CPMC, and a lot of shovels, hammers, and post pounders ready to be employed. Kids of all ages (beyond even 6 and 60) dug in deep and had the whole thing done by 11 a.m., at which point more food arrived and the celebration began. The trees are now happily sprouting their first

leaves, and CPMC landscapers are watering them weekly until they are established.

Thanks so much to all who contributed! If you weren't able to make the planting, stop by soon and check out our new block of green, join FUF and DTNA if you are not already members, and give a shout-out to the next CPMC employee you see, thanking them for our new strolling block. And Noe Street, green on!



Thanks to all the volunteers who contributed!

Community Meeting Held to Address Empty Retail Spaces

On Monday, April 29th Supervisor Rafael Mandelman and Veritas Investments' Senior Asset Manager Justine Shoemaker held a community meeting addressing the empty retail spaces in the Veritas controlled buildings around Church Street and Market Street. This meeting was a follow-up meeting to one held in January 2018.

The meeting in 2018 was called after the community outrage of what seemed to be a hollowing out of the Church Street corridor by new property owner Veritas. A local favorite, Crepevine, was closing and reports or rumors were out that their new landlord had raised the rent dramatically. Not yet elected to office, Mandelman quickly pulled the meeting together, working with DTNA, the Castro Merchants (CM), the Eureka Valley Neighborhood Association (EVNA), and other neighbor-

hood groups, with the desire to give the community and Veritas an opportunity to communicate.

In 2018, many members of the neighborhood attended the meeting and while the goal was to begin constructive dialogue, there were some contentious parts. It became clear that the representatives from Veritas had no idea how truly upset the neighborhood was and it also seemed clear that, as a corporation, Veritas did not have a good handle on their ever-burgeoning retail portfolio.

The follow up meeting this April could not have been any different. It began with Justine Shoemaker discussing the meeting in 2018 and giving reassurance that Veritas took the complaints from the community very seriously. In

the year-plus since the meeting, Veritas has planted new trees along the west side of Church Street just south of Market Street, installed lights along the building, put large signs in the windows advertising the rental spaces, and hired a security company to monitor and respond to complaints. But most importantly, they have signed new leases.

In fact, Shoemaker reported that Veritas has only a few remaining retail spaces in our neighborhood that are not leased or in final lease negotiations. She was quick to point out the businesses that have opened recently, including Boombox Fitness, Compass Realty, and hopefully by the time you read this, Il Casaro Pizzeria. Soon we hope to see Gramercy Park restaurant in the former Crepevine space, with a small take-out space next door occupying the former Fiat Luxe location.

Shoemaker stated that Veritas is working hard to find neighborhood-serving retail tenants who can be successful for the long term and is working with the commercial broker Maven Retail to fill the remaining vacancies. When asked about the troubles associated with finding potential renters, Shoemaker stated that Veritas will work with the hopeful tenant with build out costs or permit related issues. She also mentioned that Veritas' asking price per square foot is below actual market rate.

It is important to note that while Shoemaker was proud to discuss the businesses that have opened since the 2018 meeting, most of those retail spaces were already leased and in build-out mode prior to that meeting.

DTNA is pleased to see the progress that has been made over the past year, especially the communication with Shoemaker and her team, and we look forward to welcoming new businesses into our neighborhood. We remain optimistic that we will have successful long-term businesses again and will continue to keep pressure on Veritas to fill their empty retail spaces.

Think Local

Think Duboce Triangle



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



EXCLUSIVE GLOBAL PARTNER 

Duboce Triangle California Register Historic District, continued

Continued from first page

and listed as a San Francisco Historic Landmark District with the strong support of then-Supervisor Scott Weiner. The Duboce Triangle California-Eligible District was also recognized as well.

Since 2008, the Triangle remains split into the part that was surveyed East of Noe Street and the part that was not surveyed to the West of Noe Street. DTNA, with the support of the San Francisco Planning Department and our District Supervisor Man-

delman, is independently pursuing surveying the remaining parcels in the Triangle and updating the 2008 survey (for parcels that already have been surveyed but that have now become older than 55 years) with the goal of listing Duboce Triangle on the California Register of Historic Places.

DTNA has signed a contract with Ver-Planck & Associates Historic Preservation Consulting for \$36,000 to complete the survey work & have the Duboce Triangle listed with the State. To date, with the generous support of the current and some

former board members and neighbors, DTNA has raised nearly \$9,000 dollars. We still have a way to go to get to achieve our goal and get the survey work underway.

Please consider giving generously to this effort by attending our fundraiser at the Swedish American Hall on June, 12 at 7:00 pm or by mailing in a check to the DTNA Historic District Fund using the enclosed insert, or by going online at dtna.org. Thank You!

DTNA Board Meeting Notes May 2019

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

DTNA is considering starting an e-News edition of the Newsletter to be distributed in months between print. A mock-up of the e-News was discussed. A process for production and distribution is being investigated. The e-News edition would include recent meeting notes, Dates to Remember, Numbers to Call, any time-sensitive issue, and membership information.

David Troup announced his retirement from the DTNA Board next year. The Board expressed its appreciation for his years of service. David has held multiple Board positions, been Chair of Land Use and been the DTNA IT resource maintaining the DTNA Web Site. The Board will need to recruit a Board member with IT experience to oversee the Web Site.

Pat Tura will step down as DTNA Treasurer next year but looks to continue as a Board member.

55 Belcher: The proposed 25 units with five on-site BMR units fit zoning without any variances and provide needed housing. The DTNA will work to be sure that the developer meets with neighbors to address

details such as lighting and help with addressing the Belcher Street traffic issues that the expected increased ride-share traffic by the 25 units will exacerbate. Belcher Street access-egress at 14th Street is often not safe or even possible because of 14th Street traffic. Three-way arterial stop signs at this intersection would solve this problem.

Potential appointments to the Board and to co-chair Land Use were discussed. Board

members and chairs must reside or have a business within the Triangle and be able to attend meetings.

Duboce Triangle Historic District: Plans and preparation for the June 12, 2019, fundraiser at the Swedish American Hall were discussed.

General DTNA Meetings: Senator Scott Wiener has been invited but has conflicts at least through the October meeting.



Meet Your Board Member: Nikolai Sklaroff



Nikolai Sklaroff
DTNA Board Member

I am pleased to be serving in my second year as a member of the DTNA Board of Directors, and even longer as a member of the DTNA Land Use Committee.

I have been a resident of San Francisco for more than two decades, after a previous employer transferred me from New York. I originally moved to the Marina, a bit oblivious to the reason so many apartments were available in the wake of the Loma Prieta Earthquake.

While not originally from San Francisco, I have had long connections to the City. As kids, my siblings and I were regaled by our mother's stories of attending her high school prom at the St. Francis Hotel and her experiences living in view of the Golden Gate Bridge. Later I started my career back East with a firm that sent me

to its new San Francisco office for a week at a time.

After growing up on the East coast with hot, humid summers and cold, snowy winters, San Francisco was paradise. I enjoyed hiking, mountain biking and reading books on the beach, including Armistead Maupin's wonderful series "Tales of the City". I dreamed of one day owning a Victorian in that same magical city. Now my family and I live in a blue Victorian home. A historian traced the history of our home back to 1889. By going through City archives and old church newsletters, we were able to locate several pictures, and are still hunting for more, of our home which served early in the last century as the founding location of a small parish that later built a church on Baker Street. That history is preserved in the cross in the stained glass window under the gable of our house.

I was attracted to Duboce Triangle by the combination of historic homes, tree-lined streets, lush gardens in the middle of the blocks, our abundant restaurants and entertainment, and the easy commute to downtown. What a joy to live in one of the world's great cities, and yet be able to relax on our back decks, enjoying the views, with the sound of water trickling in our Koi pond and the chirping of finches and hummingbirds in the vast gardens at the center of our block, surround-

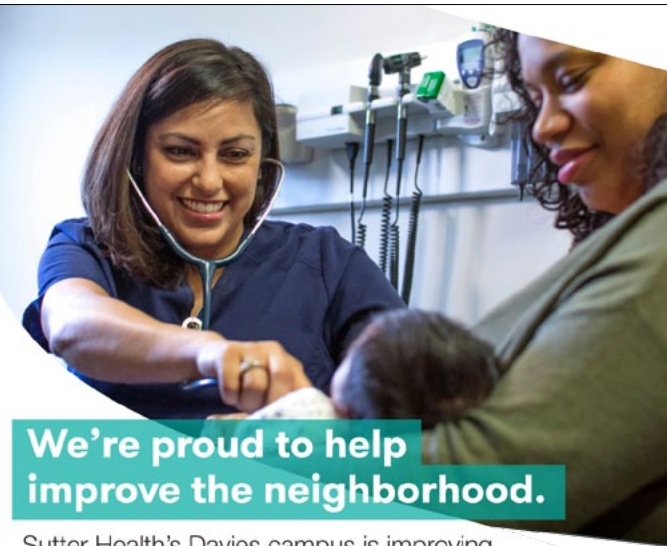
ed by the complex of neighboring wooden decks and stairs. Our own "28 Barbary Lane".

As a DTNA board member I take a special interest in preserving and improving our neighborhood streetscape and public infrastructure. The neighbors on our block banded together to renovate our sidewalk with brick planters at the base of the historic Magnolia trees that line our street (see "Castro Street Heros of the Public Realm", DTNA Newsletter April-May 2016).

A City official once told me that 'in San Francisco we don't always move quickly, but when we do projects in the City, we do them right'. While the City has a very deliberate and sometimes slow process, it is a process in which community input is truly valued and can really make a difference. If you are ever impatient with those City processes (and espe-

cially as certain State legislators threaten sweeping one-size-fits-all development changes that could derail those processes), it is worth remembering that much of what makes San Francisco unique and so attractive today, the open spaces preserved in and around the City (our parks, the Marin Headlands, the Golden Gate National Recreation Area), the historic Victorians that attract tourists from around the world, the landscaped streets and avenues, are all here today because of the work of active individuals and community organizations like DTNA.

San Francisco is unlike any other city in America. It is worth getting involved and preserving what makes San Francisco unique, what makes the Duboce Triangle unique, even as we continue to grow, evolve and improve our City. As individuals we – you! – can really make a difference. Get involved.



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



Jack's Laundry

Dry Cleaning

Wash and Fold

Finished Laundry

Alteration

Phone: 415-431-2742

196 Noe Street San Francisco Ca 94114

Hive to Table – Learning About Honey with Pirate Creek Bees

What do you know about honey and the hard-working bees that make it? Jim Garcia, owner of the Sunol-based Pirate Creek Bees, and Jim’s son, James, sat down with me to talk about the social structure of honeybees. You can find Pirate Creek Bees at the Castro Farmers’ Market, every Wednesday from 4:00 pm to 8:00 pm.

Queen bee

The bee colony is all about two things: the queen and the brood, the queen’s offspring. As the hive leader, the queen is the only bee who lays eggs and the only bee who calls the shots. She goes out and mates only once, with fifteen to twenty males outside of the hive, but will lay eggs on a daily basis. “A standard hive will have 50,000 honey bees in it and a queen

will lay 2,000 to 3,000 eggs per day,” says Jim.

30-year day careers

Just like humans, honeybees have to work to get by, except that they do not get as much flexibility in career choice, and there is no vacation time. Males are drones, their sole purpose is to reproduce with a queen. “And they actually get kicked out of the hive when resources start running out,” James explains. Females are workers, their jobs change based on age progression within their 35-day lifespan. The worker starts out as a janitor, and later becomes a nurse, providing royal jelly, a high-protein substance, to the queen and to the larvae that are selected to become future queens. After her stint as a nurse, the worker can fulfill nu-

merous jobs, such as a guard, scout, forager, or receiver, depending on the needs of the hive.

Pheromone power

Bee colonies are highly organized and follow a strict social hierarchy, and there’s one bee who keeps everyone in line. “All of this is pheromone based. The mandibular pheromone is the main one produced by the queen,” says Jim. This pheromone is the main component of a powerful chemical blend known as the ‘queen signal.’

As the National Institute of Health elaborates, the queen signal is used for “inducing several physiological and behavioral modifications in the worker bees of the colony that result in maintenance of colony homeostasis.” [Source: www.ncbi.nlm.nih.gov/books/NBK200983/] In other words, the queen is using universal mind control.

Hey, honey

So, how do bees make honey? After scout bees find desirable



Pirate Creek Bees offers beekeeping classes.

fields of flowers, the foragers go out to extract nectar from the flowers. The foragers take the nectar back to the hive and put it into cells. Then, the bees use their wings to fan the nectar, “because the nectar has a really high water content, and what makes honey special is that it has a really low water content,” James explains. “They’ll actually fan it and dry it out and when it’s the right water content they’ll put a wax capping over the top.”

Luckily for us, honeybees tend to over-produce, making it possible for us to harvest honey from hives without compromising the health of the bees. So, thank a bee and enjoy your honey!

Lardoise

BISTRO

151 Noe St. SF
415.437.2600
LardoiseSF.com

“Law and Order”: April Meeting Focuses on Legislation, Crime and the Zero Waste Program

DTNA President Kimyn Braithwaite opened our April General Meeting meeting by thanking the CPMC Davies Campus for providing their Conference Center for our new meeting location, featuring better seating and high tech audio visual aids. The meeting featured presentations from State Assumblyman David Chiu, the Department of the Environment, and Park Station Police Captain Una Bailey.

Announcements. Kimyn thanked DTNA’s advertiers and newsletter distributors, and noted DTNA’s work with CPMC and Friends of the Urban Forest to plant trees on Noe Street. DTNA Land Use Chair David Troup discussed DTNA’s efforts to complete historic surveys for a Duboce Triangle historic district. David asked neighbors to help preserve the character of the neighborhood by making a tax deductible contribution at: dtna.org.

State Legislation. Assemblyman Chiu said that the “#1, #2 and #3 issues” he is addressing at the State are all about housing and homelessness, especially the lack of affordable housing for the middle class.

He discussed how addressing “homeless” issues is really a more complex mix of addressing substance abuse, the opiod crisis and delivering treatment to address the endless cycle of incarceration, release and return to addiction. He also discussed the new face of homelessness: public university students who are just one medical expense or one car repair bill away from ending up homeless too. He is developing legislation to assist them. He discussed other legislation he is developing for these and other issues.

Zero Waste Program. Diedre Tanenberg and Loreнна Varkonyi of the City of San Francisco’s Zero Waste Program made a fun presentation with slides, props and games to help address the confusion on what goes in what color waste bin. But the fun had a serious message: Zero Waste is an important part of San Francisco’s Climate Action Strategy, “the most pressing matter of our time”. “Zero Waste” is an aspirational goal to send nothing to landfills. Climate change is accelerating but we can all help to reduce

the 600 tons of waste sent to landfills every day from San Francisco. We can each reduce the waste in the first place by refusing waste-ful items or packaging or reusing them.

For a simple guide on what goes into which bin go to www.sfrecycles.org. Remember: Refuse and Reuse.

Captain Bailey. Captain Una Bailey leads the SFPD’s Park Station that covers much of our neighborhood (together with Mission Station). She addressed questions and concerns about public safety. Erik Honda walked Captain Bailey through questions about clearance rates and the attendees expressed gratitude to her. She emphasized that ours is a safe area and is patrolled by dedicated officers, but discussed what we can all do to help. She appreciates receiving emails from the neighborhood on issues to be addressed.

Reminder: Our June 10th General Meeting

will also be held in the California Pacific Medical Center at Duboce and Castro Streets at 7 p.m. To get to the Conference Center – enter the CPMC through the South Tower, turn right and take elevators down to B floor, turn left and the Conference Center will be through double doors at the first hallway to left.

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 © 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

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

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

VANGUARD PROPERTIES

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

Named “Five Star” 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

DAN DODD

Make the Right Move

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.

This Year in Sacramento



David Chiu
California State Assembly member

Hello Duboce Triangle!

I was so glad to join you at April's General Meeting to discuss all the things my office is working on in Sacramento this year. We introduced 24 bills at the start of the year, on a range of issues from housing to the environment, and many of them are inspired by the issues my constituents are concerned with here in San Francisco and statewide.

As Chair of the Assembly Housing and Community Development Committee, my biggest priority every year is how the Legislature can best address California's hous-

ing crisis. It's a problem that requires a multi-faceted approach, which is why I was proud this year to introduce bills focusing both on low-income affordable housing and the so called "Missing Middle": middle-income households that can't afford market-rate housing, but don't qualify for affordable housing programs, either. These are our teachers, nurses, firefighters, and many more who are being priced out of cities throughout the state.

AB 10 expands our State's affordable housing tax credit by \$500 million, leveraging another \$1.5 billion in federal funding, to encourage development of much-needed affordable housing projects. AB 1734 expands property tax exemptions for housing developers who set aside new rental units for tenants who earn between 80 and 120 percent of the area median income. San Francisco has become unaffordable for far too many of its residents, and producing new units at every level of affordability is going to be crucial to ending our housing crisis.

Healthcare is another world in which affordability is a bigger issue every day. You may have read about the jaw-dropping, surprise ER bills that too many

patients at San Francisco General Hospital have faced over the past few years. In response to this practice, which is called "balance billing" and is found at hospitals statewide, I introduced AB 1611. This would end the practice of balance billing by ensuring that patients only owe the same copayment or deductible they would pay for in-network emergency care, even if the emergency room they visit is not in-network.

I also introduced two environmental bills to help California meet its green energy and waste reduction goals. AB 619 will help reduce landfill waste and plastic pollution by allowing large festivals like Outside Lands to serve food and drinks in reusable containers, and AB 1418 begins the process of transitioning

California school districts from polluting diesel school buses to cleaner, healthier zero-emission vehicles for our kids.

Finally, AB 711 will help transgender students and graduates in California obtain diplomas and transcripts that accurately reflect their name and gender by requiring local school districts to update their records and re-issue new documents if necessary.

For any more information about our bills, or if you have a problem my staff can help with, please don't hesitate to reach out at (415) 557-3013, or to contact us through my website at a17.asmdc.org/. We love to hear from our constituents!

BARRY'S CASTRO

OPENING SOON!

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

MUDPUPPY'S TUB & SCRUB

EXPERT BATHING & GROOMING IN THE HEART OF THE CASTRO.

536 CASTRO, SF
888-505-2988

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

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

Castro/Upper Market Community Benefit District Begins Renewal

By Andrea Aiello, Executive Director

Renewal provides an exciting opportunity for the Castro/Upper Market Community Benefit District (Castro CBD) to engage with the community and our property owners, discuss the needs for the district over the next 10 to 15 years, and explore how the CBD helps meet these needs. Renewal also provides the opportunity for the CBD to expand or contract its boundaries.

Established in 2005 with a 15-year term, the Castro/Upper Market Community Benefit District is up for reauthorization in 2021. The Castro CBD board of directors is excited as

we embark upon our renewal/reauthorization process. We have been meeting with commercial and residential property owners and merchants, identifying their priorities for CBD related services.

So far, the top priorities are:

- Clean
- Safe
- Increase pedestrian traffic
- Vibrant Retail District/ Create the Castro/Upper Market as a real destination
- Art/Events/Activities to draw people to Castro
- CBD continue to advocate for the neighborhood

But you might ask why are CBD's important? CBD's are

good for neighborhoods. According to the Office of Economic & Workforce Development:

On average, CBDs/BIDs outperformed citywide trends on the majority of studied indicators, including public realm cleanliness, public safety, and economic resiliency.

On average, CBD/BID-maintained streets were found to be cleaner than similar commercial streets located in the same Supervisorial District.

During the 07/09 recession, CBDs/BIDs retained more value in their properties, saw less significant reductions in sales tax revenues, and maintained lower commercial vacancy rates.

CBDs/BIDs have raised significant revenues from non-assessment sources.

In FY 2017-18 the Castro CBD collected 113,950 pounds of trash, collected 2,389 needles and removed 2,802 incidents of human waste from the sidewalks in the Castro/Upper Market. Imagine what the neighborhood would look, feel and smell like without the CBD!

If you are interested in learning more about the CBD's renewal, visit our website at castrocbd.org/renewal/.

If you are interested in volunteering with the CBD, helping with our renewal process, contact Andrea Aiello via email at andrea@castrocbd.org.

BARRY'S CASTRO

OPENING SOON!

THE BIGGEST BARRY'S IN THE WORLD

BECAUSE SIZE MATTERS

NEVER BEEN TO BARRY'S?
Reach out to norcalpartnerships@barrysbootcamp.com to learn more about our First Timer 3-Pack offer.

THE AGENCY

exclusive luxury listings

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

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.

Letter from the Editor

Hello Neighbors,

Greetings from the DTNA Newsletter Editor! DTNA is in need of a Distribution Manager and a Newsletter Zone Leader.

The Newsletter Distribution Manager maintains and updates the list of Newsletter Zone Leaders and Distributors and oversees the delivery of the DTNA Newsletter to Zone Leaders. If you are a neighbor, looking to get more involved, the position takes approximately two hours of time every other month.

The Newsletter Zone Leader organizes the delivery of DTNA Newsletters for their

Zone. DTNA is currently seeking a leader for Zone 1, North of Duboce Park. The position is a great opportunity to stroll around the neighborhood and drop off the Newsletters at households. The time commitment is approximately two hours every other month.

If you are interested in either of these roles, or excited about other aspects of the Duboce Triangle Neighborhood Association, please reach out on dtna.org or attend our upcoming General Meeting on Monday June 10 starting at 7pm at California Pacific Medical Center Davies Campus (Conference Center). Thank you!

DTNA is going to have a fundraiser on June 12 at 7-9 pm at the Swedish American Hall, to raise money to pay to complete a historic survey of our neighborhood. We're trying to get Duboce Triangle recognized by the state as a historic district. The suggested donation is \$50 but nobody will be turned away for lack of funds. We'll have a silent auction and hopefully some entertainment and definitely beer and wine. We hope you can make it.

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 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
- ☐ Transportation issues
- ☐ Other _____
- ☐ Newsletter
- ☐ Social events

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