

# CVIA NEWS

COLE VALLEY IMPROVEMENT ASSOCIATION

Volume XXXIV

SERVING COLE VALLEY AND THE GREATER HAIGHT ASHBURY

SPRING 2020

## CVIA Community Meeting March 4 at 7 p.m.

CVIA is hosting a community meeting open to all in the neighborhood (not just members). Meet your new neighborhood leaders: Supervisor Dean Preston and Captain Renee Pagano.



Voice your opinion on car break-ins, dog leash laws, a navigation center, bikeshares and whatever.

**Wooden Coffeehouse  
862 Cole Street (Carl)**

*Refreshments*

## Extent of UCSF Expansion Catches Neighbors Off Guard

The CVIA board received a message on January 10 from fellow member Chuck Canepa saying, “Be advised that the just-released information on the new hospital at UCSF’s Parnassus Campus calls for a structure 297’ tall to replace the Langley Porter/Medical Center on the east end of the campus. Renderings show it standing above the hillside and dwarfing all other buildings currently on the campus. I have serious reservations about this.”

So, the shoe had finally dropped. Yes, UCSF is planning to add 1.5 million square feet to its already 3.5 million



*UCSF will expand from 3.5 million square feet to 5 million square feet.*

square foot Parnassus campus, leaving the neighbors serving on the Community Working Group and the Citizens’

*Continued on Page 2, Column 2*

## CVIA Launches New Website

We’re excited to announce the launch of our new website to better carry out CVIA’s mission of neighborhood improvement and keeping our members informed. The web-



site was developed on a volunteer basis by two of our board members, Steven Madrid and David Oates.

It’s been a hard slog with many corrections made by board members over a period of months. Now we want your input. What would you like to see that’s not there? If you see any errors or have suggestions for improvement, please contact us at CVIASF@aol.com.

## Developers Finally Chosen for McDonald’s Site

The Mayor’s Office of Housing and Community Development (MOHCD) has given the nod to both the Tenderloin Neighborhood Development Corporation (TNDC) and the Chinatown Community Development Center (CCDC) to construct the affordable housing at the site of the former McDonald’s at 730 Stanyan. CCDC will head construction while TNDC will manage the building. ➡

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In the meantime, during the months of environmental analysis, permit applications, fee payment, grants and loans work their way through government bureaucracy, the temporary use of the site is once again up for grabs, but this time it is the site's two developers who will make the call—taking the controversial decision off MOHCD's hands. The criteria include providing service to low-to-moderate income individuals, financial self-sufficiency (City will only provide security and lighting) and benefit to the broader community. MOHCD reserves the right to make the final approval.



Chinatown Community  
Development Center  
華協中心

Both companies have a long history in nonprofit housing development and also in providing management and social services. TNDC already manages Buena Vista Terrace, the elder housing at the former Christian Science Church at 1250 Haight Street.



## New Boss at Park Station

Captain Renee Pagano took the helm at Park District Police Station in November replacing Captain Una Bailey whose performance was outstanding. I have no doubt that Captain Pagano will follow with equal integrity and enthusiasm to learn about the neighborhood.

Captain Pagano is a Bay Area native, raised in Sunnyvale. She graduated from St. Francis High School in Mountain View. After graduation she attended De Anza College and, following a lifelong dream, immediately took flying lessons.

After a variety of jobs including bartending and restaurant management, she was inspired to join the San Francisco Police Department at the age of 34. She has worked at Ingleside, Tenderloin, Taraval and Southern stations as well as the Airport. Her compassionate work with a meth addict was documented by the Washington Post (11-11-19). In November of 2018, having attained the rank of Captain, she was assigned to be SFPD's Night Captain, which meant being a resource for officers all over the city from 7 p.m. until 5 a.m. This experience gave her a wide perspective on crime patterns.

When asked what she likes about Park Station she replied that the neighborhood seems like a village within the city and she appreciates our great sense of community. As you can see from the photo, like most in the neighborhood, she shares a love of dogs.

—Lena Emmerly



Park Station Captain Renee Pagano

Photo: Lena Emmerly

*UCSF Expansion, continued from page 1,*

Advisory Group with egg on their faces. Over several years of meetings, the University has been less than candid. Far from the “neighborhood input” UCSF publicly sought, the final decision on additional square footage came as a shock to committee members.

After a protracted struggle in 1976 ending in a lawsuit, principally with Inner Sunset and Haight neighborhood organizations, UCSF committed to a space ceiling of 3.5 million square feet. They have kept to that figure until now.

In a letter posted on 48hills.org, former SF Planning Commissioner Dennis Antenore referenced a study released by the City and executed by Keyser Marston Associates analyzing the relationship between job growth and housing demand. “Based on that study, the 1.5 million square feet of combined office, medical and research space to be added to the Parnassus Campus will generate a demand for 2,850 housing units, 970 of which would need to be affordable.” Then there's the impact on an already-overburdened public transportation system, traffic congestion, and the increased use of a variety of city services.

Because it is a state agency, UCSF is exempt from property taxes and also from the obligation to provide a percentage of affordable housing as required of private developers.

Antenore strongly believes that, “UCSF needs to slow down the planning process and factor in its impacts in deciding whether to expand at Parnassus—or least reconsider the amount of expansion it's proposing. That would require full disclosure of its plans and an honest, robust, and engaged public process.”

—Karen Crommie

## Haight's First Pot Shop Opens

A holiday gift to the neighborhood? After lengthy permit approvals, IRS hoops, necessary refinancing and a new partnership, the Haight's first legal pot shop opened a few days before Christmas. Burdened with taxes, federal, state and city, a lack of banking services and high rent, Berner's on Haight (1685) will try to compete with the Haight's active street market, which, free of legal niceties, will be able to offer weed at a lower price. So, will the new shop make money? This is the question. In addition, there's a lot of competition in San Francisco right now with new stores opening every month. Because of the inability to utilize traditional banks, use of credit cards is zilch. This means lots of cash on hand which, in turn, requires an additional expense: security guards.



Berner's on Haight bears the distinctive Cookies “C” logo on its window.

The original investors, The Haight Ashbury Group, have partnered with the entrepreneur who started the well-known Cookie's line of street wear. But, more pertinent, owner Berner Milan earlier founded a trade-marked strain of cannabis nationally famous among pot users. The shop sells a wide range of marijuana flower, edibles, tinctures and “pre-rolled.” Online reviews praise the quality of the product but pan the indifferent staff. A recent survey estimates the average buyer spends about \$60 per visit to a pot shop.

—Karen Crommie

## The Rites of Spring

### Plum blossoms on Edgewood

If they're gone by the time you read this, I apologize. But one of the most spectacular displays of blossoming trees takes place on that "special" Cole Valley brick street called Edgewood. Home to the well-heeled and semi-famous, the plum and cherry trees line the length of both sides of the street and for years donned the cover of the tree guide published by Friends of the Urban Forest.



### "Four-Twenty" Pot Fest on Hippy Hill

It's not so much the fragrance of pot in the air on every April 20 that's irritating to neighbors, it's the traffic jam around the park, with blocked busses and trains and people



blithely wandering through street traffic. The estimated 10,000, majority out-of-towners, will start arriving as early as 5 a.m. to be certain they'll be well situated on Hippy Hill in Golden

Gate Park's Sharon Meadow by the time 4:20 p.m. arrives. The event falls into a grey area of law enforcement. It is technically illegal and so cannot be "permitted," but at the same time, the police provide safety and look the other way at public drug use as long as it's in the park. As in recent years, the SF Police will prepare a traffic plan, and attendees will again mostly ignore it. The good part is that the folks are pretty mellow, the real downside is the trash left behind.

### Bay to Breakers

The annual 12 km footrace is on Sunday, May 31. A tradition since 1912, the course goes from the Embarcadero, over the Hayes Street hill, through Golden Gate Park ending at the beach. Thousands run and watch. Is this the year you'll



go from the latter to the former? If you register now, the price is \$65. If you wait until the last minute, it bounces up to \$80. But, in any case, it's cheap when you think of the workout you'll get. The least of it is the race itself. Far more important are the training weeks which can, literally, change your life. Look online for different training schedules you can follow. To register go to [capstoneraces.com](http://capstoneraces.com)

—Karen Crommie

## Mayor Warned About Nuru

The accusations against DPW boss Mohammed Nuru are both venal and intriguing—arguably the best City Hall scandal since Leland Yee. In case you missed it, City Attorney Dennis Herrera nailed him in 2011 when he said, "Nuru's 11-year career at DPW, where he was first hired under then DPW Chief Ed Lee during Mayor Willie Brown's Administration, has managed to survive a series of ethical scandals that include repeated instances of misappropriating public funds for personal uses; retaliatory threats against



City Attorney Dennis Herrera

whistleblowers; and directing city contractors to engage in illegal political activities while they were being paid with public funds."

But did the Mayor listen? Jay Barmann (SFIST.com, 2-4-20) quotes former supervisor John Avalos saying, "Dennis Herrera opened his mouth during the 2011 mayor's race, talking trash about Mohammed Nuru and about corruption. And what did the City family do? They said, 'How dare you go after an African immigrant who is doing good work in this city?' [Herrera] basically got slapped down for it."



DPW Director Mohammed Nuru

—Karen Crommie

## If you are registered as "No Party Preference" Read This

Voters who are registered as "No Party Preference" won't find Democratic candidates for president on their ballots unless they have specifically asked for a Democratic ballot, either at the voting place or ahead of time. This can be done online, by going to [sselections.org](http://sselections.org), clicking on Voter Portal and following the prompts. A crossover ballot will be sent to you in the mail.

You may also request a crossover ballot by (1) Calling the Department of Elections at 415-554-4375, (2) Complete and submit the application on the back cover of your voters' pamphlet, (3) Email [SFVote@sfgov.org](mailto:SFVote@sfgov.org), (4) Mail a request to 1 Dr. Carlton B Goodlett Pl., Rm. 48, SF, CA 94102 or fax to 415-554-7344, (6) Ask at a Voting Center or polling place.

Visit our revised website at  
**CVIASF.org**



## Thank You For Your Support



It certainly isn't expected, but when a member sends in an extra contribution, we appreciate it greatly. Only ten Cole Valley merchants contributed to the daily cleaning of Cole Street's business district this year, which costs CVIA \$1,023 each month. We make up the deficit with member contributions, a discount from CleanScapes and proceeds from the "Santa on Cole" photo shoot. So we would like to take this opportunity to thank the following members for their generosity during the period February 2019 through January 2020. Please notify us if your name has inadvertently been omitted.

**OMG! (\$2,500): Tracy and Patrick Jennings**

**Beacons (\$1,000): William Hancock Family Fund, Kerith & Tony Pucci, Michael Siliski**

**Benefactors (\$250 - \$500): Lena Emmerly & Charles Canepa, Karen & David Crommie, Marianne Hesse, Linda C. Hothem, Abby & David M. Rumsey**

**Donors (\$100 - \$249): Anon, Cecile & Jeff Bodington, Chris Bunga, Gina Centoni, Linda Coda, Diane & Christopher Davies, Joan Downey, Sandra Norberg & Richard Drake, Linda Erkelens, Tresa & Jim Eyres, Tracy Grubbs & Richard Taylor, Robert G. Jones & John T. Smith, Jenny Lee, Jane & Michael Miller, Deborah Robins & Henry Navas, Janan New, Joanne & Bill Prieur, Michael Rafferty, Elaine Robinson**

**Contributors (\$50 - \$99): Anon, Kay Auciello, Megan & Bruce Bourne, Joan K. Boyd, Mary Ann de Souza, Claudia Scharff & Timothy Dunn, Joelle & Ralph Edler, Deborah Frederick, Margaret & Russell Garvin, Jeri & Van Hart, Shannon & Chris Hock, Mary & John Hooper, Lyn & Harold Isbell, Ice Cream Bar - Juliet Pries, Margareta Ekblad & Vojtech Licko, Michelle & Wallis Lim, Bahereh & John Manning, Barbara Mow, Ineke Ruhland & Bill O'Such, Ellen Rashbaum, Robin Ridgeway, MeMe Riordan, Jan Platt & Jeff Ross, Katherine Bird & William Rothrum, Jonathan Scoles, Jay Stevens, Brenda Stone, William A. Villarroel, Mary Ann Wolcott**

**Supporters (\$25 - \$49): Robert Anooshian, Molly Barry, Judith Bishop & Robert Liner, Jeanne Blamey & Rob Fram, Mary Helen Briscoe, Philip Brodey, Ellen Curry, Christina Danford, Karin de Brer, Kevin Dede, Frances Dependahl, Adele Dorison, Mari Coates & Gloria Galindo, Melissa & Glen Gee, Carole Glosenger, Marissa Gomes, Amy Gonser, Robert Gordon & Bill Haskell, Carol & Richard Harris, Karen Hourigan, Sarah & Neema Jalali, Irene Jang & Matthew DuVall, Jessica Justino, Lynn Kormondy, Laura Lai, Jeff Lakusta, William Litton, Peter Mansfield, Thomas Nicoll, Robert Page, Celia Price, John Priest, Sandra Radtka, Helen & Allan Ridley, Kendra & Billy Robins, Brian Sedar, Diane & Bob Silver, Cynthia Smuzynska, Daniel Swangard, Conchita Toshok, Jillian & Blake Tyrrell, Karina Vallee, Deborah Van Atta**

**Boosters (\$24 and below): Sharon Birenbaum, Shelagh Brodersen, Anne Buchanan, Lucia Caltagirone, Elizabeth Corden & Ken Shannon, Jessica Cry, Beverley Epstein, Andre Ferrigno, Allison Grass, Andrea Higgins, Catherine & Brian Kane, Beverly Ku, Vicki Penny, Aisling Robins, Marie Samson, Isabel Greenfield & Dan Selvig, Lee Shalev, Kira Sparks, Ruth & Kenneth Wilcox, Elsa Rosenberg & David Zuckerman**

A CLEAN  
COLE  
STREET



### Our Neighborhood Heroes 2019 Merchant Participants

Cole Cleaners, Cole Hardware, Crepes on Cole, Finnegans Wake, Jerome's Antiques, Luke's Local, Pacific American Group,\* Padrecito, Postal Chase, Wooden Coffeehouse

\*Owners of 930 Cole Street (former Cole Garage)

## Breana Wheeler Joins CVIA Board of Directors

Breana Wheeler has lived in Cole Valley off and on for her entire adult life. Her grandparents and great-grandparents moved to the neighborhood in 1948. Her mother is longtime CVIA member Ruth Otey.

After completing an MA in Environment, Politics and Globalization at Kings College London, she worked in London for 10 years. Four years ago she moved back to Cole Valley with her wife and son.



Breana is the Director of Operations for the venerable Building Research Establishment (BRE), which is headquartered in the UK. She now manages its US business.

She is a Chartered Environmentalist (CEnv), a member of the Institute of Environmental Management and Assessment (MIEMA), and a Member of the International Society of Sustainability Professionals (ISSP). We welcome Breana warmly.

# CVIA Year in Review - 2019

2019 was an incredible year for CVIA. In case you've forgotten, here are some of the highlights.

## Clean Cole Street

We continued to fund our flagship Clean Cole Street program, where the sidewalks of Cole Valley's commercial corridor are cleaned every day by CleanScapes. The



CleanScapes workers clean Cole Street at least once a day.

program is made possible by contributions from participating Cole Street merchants, proceeds from our Santa on Cole fundraiser and member dues/donations (thank you!).

Additionally, CVIA received the 2019 Community Award from San Francisco Beautiful for our Clean Cole Street program. This award

recognizes a neighborhood group that has taken action and significantly added to the beauty and livability of its community.

## 730 Stanyan Street

The City purchased the McDonald's at 730 Stanyan to build affordable housing two years ago. Thankfully, the area's infamous reputation as a hotbed for drugs, crime and violence has steadily diminished since the closure. However, plans to activate the space with an interim use during the 3-5 year pre-construction period have been



Now, just a problematic memory

continuously delayed since the city issued a Request For Proposals (RFP) back in 2018.

Along with the Buena Vista Neighborhood Association and the Haight Ashbury Improvement Association, CVIA continued to press city officials to activate the McDonald's site with an interim use that will benefit the entire community. In that vein, we helped craft a proposal submitted by Street Soccer USA, modeled after the multi-use community spaces on 43rd and Judah in the outer Sunset (Playland) and another in Hayes Valley (PROXY)—also on land approved for affordable housing. (See article on pg. 1.)

## Cole and Carl Improvement Project

The SFMTA and its partners completed the Inner Sunset Streetscape Improvement Project, which created bulb-outs and streetscaping designed to bring safety, color and life to N-Judah stops in the Inner Sunset. What you may not know is that the Carl/Cole and Carl/Stanyan stops were originally *not* included in this project, but CVIA pressed the City to include them. Thankfully, SFMTA agreed and solicited input

on the design aspects from the community.

It has been exciting to see the completion of this street beautification project for our Cole Valley N-Judah stops. Carl/Cole is one of the most highly trafficked Muni rail stops in the city, and now there's a place for riders headed downtown to sit while they wait. (See article on pg. 9.)

## Grattan Playground

Cole Valley has become one of the most family friendly neighborhoods in the city. Sadly, our neighborhood's main children's park at Grattan Playground has seen better days. It received a "D" rating from the Failing Playgrounds



Updating of Grattan Playground has become a priority for CVIA.

Taskforce several years ago, and there were plans for a major overhaul in 2015, but the funding failed to materialize and the focus has shifted to making small incremental improvements.

The CVIA board approved a donation to Friends of Grattan Playground in order to further these improvements. Additionally, one particularly generous CVIA member agreed to provide a large donation to the project.

Throughout the year, CVIA also leveraged its relationships with city officials at Rec and Park to quickly address problems that popped up at the playground. For example, we were made aware of faulty swings and dilapidated conditions in the bathrooms last year, both of which were brought to the attention of city officials and resolved.

## Business Streamlining Legislation and Zoning Changes for Cole Valley

We supported former supervisor Vallie Brown's legislation to streamline the permitting process for small businesses in San Francisco. Permitting and zoning restrictions



Signing ceremony at Wooden Coffeehouse. Attendees included SFPD Park Station Captain Una Bailey, Mayor London Breed, then-Supervisor Vallie Brown, Wooden Coffeehouse owner Steve Wickwire and CVIA Board Members Steven Madrid, Lena Emmerly and Carole Glosenger (among many others).

are a frequent cause of frustration for small businesses and we were happy to support legislation to make these matters easier.

This legislation was particularly important to Cole Valley because, even though Cole Street and Haight Street are

two very distinct business corridors, certain zoning restrictions on Haight Street were being applied to Cole Street because of these two streets' physical proximity to each other. In particular, Wooden Coffeehouse on Cole Street was not allowed to obtain an alcohol permit to sell beer/wine at its comedy nights due to zoning restrictions on Haight Street. This legislation removes Cole Valley from the Haight Ashbury Commercial District.

### Traffic Calming

You will soon see traffic calming measures on parts of Frederick Street and parts of Clayton Street. Last year, CVIA worked with the SFMTA and former supervisor Vallie Brown to highlight these areas for special consideration of increased traffic safety measures since they already had pending applications through the Residential Traffic Calming Program.

We're happy to announce that these projects were allocated funding in 2019 and are currently in the community outreach phase. Traffic calming could include speed bumps, improved pedestrian crosswalks, bulb-outs, etc.

### Bikeshare Stations

Along with the SF Bicycle Coalition, CVIA helped conduct outreach regarding where a Cole Valley bikeshare station could be located and advocated for the installation of a station at Carl/Cole. This was the first bikeshare station in the greater Upper Haight, which was quite an accomplishment. We also supported the Buena Vista Neighborhood Association in their efforts to install a bikeshare station at Buena Vista West and Haight Street, which was approved in late 2019.



The demand for bikesharing is increasing.

We understand that bike-share is a polarizing topic and some residents feel strong about the loss of parking, while others feel equally strongly about creating a viable bikeshare network. We have not expressed universal support of all bikeshare stations and we will continue to evaluate our support of potential locations on a case-by-case basis.

### Friends of the Urban Forest Projects

Friends of the Urban Forest had a tree planting project in the Cole Valley and Haight neighborhoods last year and over 40 new trees were planted. We were very eager to help spread the word about this program to our members and the greater Cole Valley community. Additionally, a CVIA board member spearheaded a separate sidewalk garden planting project in Cole Valley where eight new sidewalk gardens were planted—anything we can do to make the neighborhood a little greener.



### Summer Social

Last August, CVIA hosted its annual Summer Social at Kezar Bar & Restaurant. It was the usual relaxed Saturday afternoon of snacking, sipping and schmoozing with neighbors. Present District 5 Supervisor Dean Preston and then-supervisor Vallie Brown were both in attendance.

Our special guest was Leah Garchik, popular San Francisco Chronicle columnist and Haight neighbor, who spoke about the difficulty of finding a location for the proposed



The SF Chronicle's Leah Garchik

D-5 Navigation Center. In addition to honoring Leah, we presented special commendations to Julia Strzesieski, Cole Hardware's longtime marketing coordinator, and Bill Hancock (posthumously) for donating considerable seed money to begin the daily cleaning of Cole Street.

We are once again thankful to Kezar Bar & Restaurant owners Steve Schick and Jim Angelus for closing the restaurant so we could host the party there in the heart of Cole Valley. If you didn't already know, 2019 was a big year for Kezar as they got a new co-owner (Angelus), new chef, revamped menu, started serving brunch and added outdoor seating, so be sure to give them a visit.

### Cole Valley Tree Tour

Last Spring, CVIA member Mike Sullivan, author of the 2013 book "The Trees of San Francisco," led a fascinating tree tour through Cole Valley. Mike showcased landmark trees—including a famous yellow-blooming New Zealand Christmas Tree—and non-tree curiosities such as a renovated church where the Grateful Dead once practiced and Shrader Street's "Angel of Hope" statue.

### Santa on Cole Fundraiser

Winter brought our annual Santa on Cole fundraiser. More than sixty families brought their children (and pets) to have their pictures taken with Santa. We raised over \$2,500 for our Clean Cole Street program.

Maryo Mogamman once again served as our generous host allowing us to use Postal Chase for the photography. Loic Nicolas continued to serve as our skilled photographer and captured some amazing photos for the families of Cole Valley and the greater Haight-Ashbury.

### Cole Valley Fair

We once again organized the car show at the annual Cole Valley Fair. CVIA also had a booth at the fair where we talked to residents about what our organization does for Cole Valley and the greater Haight-Ashbury. It's always a wonderful experience to chat with people (both members and non-members) and discuss what matters most to them in the neighborhood. Plus, we had many new members join our organization.



CVIA board members Shannon Cooper Hock and David Oates.

—Steven Madrid

## McDonald's Demolished

As I write this, bulldozers are ripping down the building on the corner of Haight and Stanyan, for many years the site of McDonald's restaurant. Earmarked for affordable housing, the next neighborhood struggle is to make sure any interim use is beneficial to the neighborhood.

After the City bought the parcel for \$15.5 million in April of 2018, we were told that the corporation would "immediately demolish" the identifiable building in order to protect the McDonald's corporate image. Months passed and the only changes were erection of cyclone fencing and its off-and-on use as a parking lot. More recently sheathing was installed and quickly (and elaborately) embellished with graffiti.

For two years the site has been a political hotbed, not only on the size and bulk of the future building, but its possible use during the long bidding and permitting periods.



*The final remains of the McDonald's restaurant are loaded into a debris box.*

Neighborhood factions are arguing with city officials and each other about this probable 3-5 year interim use of the land. Should it be a service center for homeless kids? a food-truck and performance pop-up? a street soccer field for underserved youth? or a parking lot for Haight Street visitors? The quagmire even merited a front-page Chronicle story by Heather Knight (8-23-19) complaining about the foot-dragging at City Hall and advocating for the street soccer solution.

The City's last rationale was that, since newly approved bond money for affordable housing (Prop A) might reduce the preparation time before ground-breaking, it wouldn't profit anyone to establish an activity there, any activity, so why not just keep it empty or use it for parking heavy equipment used in the current refurbishment of Haight Street?

Demolition clean-up will continue through April. Once gone, interim use of the 38,000 square foot lot will be up for grabs again. Even energetically expedited, construction on the 120 unit building would not begin until late 2021. So, game on. Expect another series of meetings with residents trying to discourage any use that would increase crime, and social services folks lobbying strongly for homeless youth assistance. The dynamic has changed. Weary of trying to manage cantankerous meetings, the City is letting the developers make the decision on interim use.

—Karen Crommie

## No Moss Gathering on New D-5 Supervisor Dean Preston

At the Board of Supervisors Meeting on January 28, Supervisor Dean Preston presented a commendation to Mary Howe, founder of the Haight Youth Alliance (HYA). He praised her selfless work for over 15 years helping the young nomads who come and go on our streets. For several years HYA had a youth drop-in center on Haight Street doing peer to peer counseling and "harm reduction" program—enabling youth to keep "doing what they're doing" in the safest possible way. HYA is on the list of a HANC-supported group to offer services as part of the interim use of the McDonald's site.



*Dean Preston is an unapologetic Democratic Socialist.*

Meanwhile Preston is on record as supporting the establishment of a new city commission on homelessness and has the intention of putting it on the November ballot. On February 8 he was in the protest crowd at 24th and Mission supporting workers at Tartine, who want to unionize.

Preston wants to see San Francisco build 10,000 affordable units in the next 10 years, make Muni free by 2025, and create city-owned "social housing" on public land. He also promises a Navigation Center in District 5, which should be soon since he repeatedly criticized former Supervisor Vallie Brown for stalling on finding a site.

He would also like to see landlords licensed. Preston told KPIX reporter Susie Steimle (1-15-20) that, "Some people think it's a real radical idea to do landlord licensing, I think it's a radical idea not to. We've had landlords who have been prosecuted for their conduct and, when they get out of jail, they can buy five apartment buildings and victimize new tenants. That makes no sense whatsoever."

In an earlier a Chronicle interview (11-30-20) after he had won the election, he said he would not have voted for last year's measure to expand the City's ability to compel



*Would licensing landlords help tenants?*

severely mentally ill people into care. This bill, backed by the Mayor, followed the guidelines of Senator Scott Weiner's State conservatorship bill passed in Fall of 2018, which was, in turn, approved by the Board of Supervisors but with amendments creating such a high bar that practically no one could be helped. It requires eight prior hospital commitments (5150s) in the same year before a person can be taken into care against his/her will. The Department of Public Health (DPH) estimated it would help 50 to 100 people at most. There are an estimated 4,000 severely mentally ill untreated in the city.

Because he was filling out former Supervisor London Breed's term, Dean Preston is up for election again in November. He began distributing fliers in the neighborhood last week.

—Karen Crommie

## CVIA Board Minutes

The following is a summary of what took place at the CVIA board meetings the last two months. Those wishing to bring a neighborhood issue before the Board are welcome to do so. Meetings take place on the first Monday of every month at 7:00 p.m. in the home of a member. There is no meeting in December. Call 415-431-1414 or email [cviasf@aol.com](mailto:cviasf@aol.com) to learn the location.

Every meeting begins with a reading of the minutes of the last meeting and reports from delegates to the Kezar Stadium Advisory Committee (KSAC), SFMTA Citizens Advisory Council (CAC), the Community Police Advisory Board (CPAB), UCSF Long Range Planning Citizens Advisory Group (CAG), Waller Center Advisory Committee and the Coalition for SF Neighborhoods (CSFN).

### January

Location: Home of Marianne Hesse – January 6, 2020 - 7 p.m.  
Guest: CVIA member Breana Wheeler

■ Treasurer Joan Downey reported a bank balance of \$52,827.09 out of which \$15,825.47 is being presently held in the Clean Cole Street fund and \$24,767.20 is being held in the account (as fiscal sponsor) for the Stanyan Parklet. We have 525 members, 8 new, 29 renewals and received 20 contributions to Clean Cole.

■ Joan has moved the checking account to a money market account. She reported that the CVIA membership discount at Lavation has been changed from 50% to their lowest neighborhood rate or approximately 18%. Our members are grateful for their past generosity and understand that it could not last forever. Lavation co-owner Erica Kajdesz, who also produces the Cole Valley Fair, will ask new D-5 Supervisor Dean Preston for assistance in paying the required fees to SFMTA for rerouting transit on Fair Day. Past supervisors have extended this courtesy.

■ In his social media report, David Oates said that he and fellow board member Steven Madrid will continue their efforts to update CVIA's website. A test link will be available to board members soon.

■ Discussed pros and cons of distributing CVIA News for free as some other neighborhood newsletters do. (This would require going from a printing of 600 to 6,000, with a different paper, format, and higher cost, necessitating selling advertising, etc.) Decided it should remain a membership perk for the time being. Also pursued the idea of refreshing the website with new articles throughout the month.

■ With the announcement that Cole Valley photographer Loïc Nicolas is retiring from an incredible 10 years of donating his services to the Santa on Cole event, the board agreed to take his advice on acquiring a replacement.

■ Discussed a general membership meeting for the first quarter of the year possibly to be held at Wooden Coffeehouse. Topics: Introduce new D-5 Supervisor Dean Preston and new Park Station Police Captain, 730 Stanyan update, car break-ins, street lighting, dog safety, etc.

■ Joan Downey reported on a turn-around by DPW, which placed a bike sharing rack on the blind (triangle) corner of Frederick and Arguello against neighborhood objections, only to admit that, oh, yes, this is very dangerous. Plans to shift the location across the street, alongside Kezar Stadium, are expected.

Adjourned at 9:30 p.m.

### February

Location: Home of Cathy Haller – February 3, 2020 - 7 p.m.  
Guest: CVIA member Breana Wheeler

■ In the absence of treasurer Joan Downey, President Lena Emmery delivered her report of a bank balance of \$53,407.76 out of which \$14,932.47 is being held in the Clean Cole Street fund and \$24,767.20 held in the account (as fiscal sponsor) for the Stanyan Parklet.

■ Updates: Marianne Hess reported a pop-up veterinary clinic in the parking lot of the Waller Center last month. During treasurer Joan Downey's absence Shannon Cooper will be responding to the CVIA e-mail and Karen Crommie will be collecting mail at the post-office box. Lena attended a meeting with Golden Gate Park stakeholders concerned about proposed traffic and parking mitigation to accommodate bicycle riders. No specific action was taken.

■ Lena, Joan and Cathy Haller met with the new "Santa on Cole" photographer Alex "Sasha" Yevelev, who has generously volunteered his professional services to this annual fundraiser for Clean Cole Street. He replaces neighborhood hero Loïc Nicolas, who has given so many years of his time and creativity to the families of Cole Valley. Shannon Cooper and Marianne Hesse volunteered to assist Joan Downey in coordinating the many elements of preparing the December photo shoot.

■ Chuck Canepa reported on UCSF's bold expansion plans to add 1.5 million square feet to its Parnassus campus, which will have significant impact on the neighborhood. (See article on pg. 1)

■ Responding to requested research, Cathy Haller reported that the cost of a "Big Belly" trash container for Cole Valley would be \$3,000. Board questioned need for this addition to the neighborhood.

■ Steve Madrid will establish a date for CVIA's upcoming community meeting after consulting with Wooden Coffeehouse owner Steve Wickwire, Supervisor Dean Preston, Park Police Station Captain Renee Pagano, and MOHCD's Deputy Director of Housing Dan Adams. Working with Steve to coordinate the event will be David Oates and Shannon Cooper.

■ A lengthy discussion of the beta version of the new CVIA website updated by Steven Madrid and David Oates ended in the following motion.

■ Motion passed to publish the new version of the CVIA website by February 10, after having received final editorial review by board members, some of whom particularly requested changes of text, merchant links, and "becoming a member" display. Vote: 9 yes, 1 no.

■ Board agreed that CVIA would continue advocating for a Senior Activities Center on the ground floor of the affordable housing structure to be constructed at 730 Stanyan.

Adjourned at 9:30 p.m.

**CVIA Executive Board:** Chuck Canepa, Shannon Cooper Hock, David Crommie, Karen Crommie, Joan Downey, Lena Emmery, Carole Glosenger, Cathy Haller, Marianne Hesse, Chris Hock, Steven Madrid, David Oates, Edward Walls, Breana Wheeler.

# Stunning Upgrades to Carl and Cole Transit Stops . . . with One Thing Missing

Over five years ago, just after the controversial bulb-outs were installed, CVIA wrote to the SFMTA asking for long promised upgrades to the intersection of Cole and Carl. “The bulb-outs make boarding faster and safer but they have created an eyesore in our neighborhood,” wrote CVIA board member Carole Glosenger to then SFMTA director Ed Reiskin. “While the N-Judah stops on Duboce have attractive streetscape improvements — benches and planters, and both the Inner and Outer Sunset stops have extensive street improvements in the works, Carl and Cole, the most-used above-ground boarding stop on the line (with Stanyan and Cole not far behind) has gotten nothing.” That was 2014.



In subsequent years it was another board member, Joan Downey, who took up the plea with a series of letters, finally receiving an apology from DPT project manager Mike Rieger in 2018. “At long last we will begin the project at Carl and Cole on August 8,” he responded in an email.



Last year, in fits and starts, DPW finally began the project. The results are pleasing — innovative in both concept and design. Planter boxes with benches, a couple of new trees and some handsome metal circles incised with the street names. But each of the planter boxes is designed for glass wind screens to protect those using the adjoining benches. The frames have been there for many months now awaiting the installation of the glass panels. What’s holding them up? We don’t



Frame for glass wind screen stands empty.

want to be ungrateful but, what’s the story?

—Karen Crommie

# Golden Gate Park is 150

Our iconic park is getting ready to celebrate 150 years of bringing joy to San Francisco and our visitors. Created from sand dunes against all the odds the Park has something for everybody.

All the areas of the park will participate in the celebration on April 4. Events will be free on that day so mark the date and take transit, bike or walk to the birthday party.

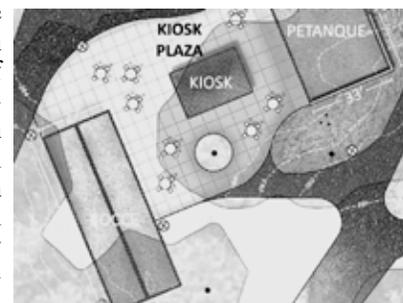


The Skywheel will pay tribute to the “Firth Wheel,” a main feature of the Mid-Winter Fair held in the park in 1894.

One of the signature attractions will be an observation wheel that will be installed in the concourse behind the bandstand. The wheel will be of the same genre as the London Eye with compartments for passengers. The views are expected to be spectacular, surpassing those from the De Young tower. The wheel is not a permanent feature and will only be in place for one year. On the first day the admission will be free, so expect a line.

Please check [www.goldengate-park150.com](http://www.goldengate-park150.com) as more details about the celebration become available.

The work on the Stanyan edge is still in progress with hopes of completion by the birthday celebration. When finished, the area will incorporate a kiosk with a café and a bocce ball court as well as new landscaping and lighting. This is the culmination of many years of community input to a long neglected entry to our park.



Revamp of Alvord Lake area is an important part of the Stanyan Edge project.

—Lena Emmery

Photo: SF Rec and Park

# The Bindery’s Immersive Theatre

The Utopia Theatre Project’s adaptation of Chekhov’s Three Sisters is playing at The Bindery and will run every Friday and Saturday night at 7 p.m. until March 7.

The three Prozorov sisters long to return to Moscow. With a company of soldiers in town, the stage is set for love, laughter, philosophy, and heartbreak. Led by director Angie Higgins, the audience is right in the action, drinking and sitting with the cast as they navigate their way through the story. The Bindery, Booksmith’s second location at 1727 Haight Street, is not only a book store but has a performance space and bar in the rear of the building. Three Sisters advance tickets are available online on Facebook (find link at Booksmith.com) and are highly recommended. For more information call 415-863-8688. Doors open 30 mins before each performance. Go early and have a drink.



Director Angie Higgins.

# Is Prop D the Solution for Empty Storefronts on Haight?

Walking down the 1400 block of Haight Street is like being in the aftermath of an epidemic (ahem, poor choice of metaphor). Storefronts are going out, one by one. The latest is **People's Café, True, Ambiance** and, of course, the important commercial corner of Haight and Masonic which



Each vacant storefront has its own story.

housed **X Generation**. And still, tourists crowd the street. What must they think?

But the Haight is not the only neighborhood to dramatically lose businesses. **Supervisor Aaron Peskin's** North Beach constituency is all out to support Proposition D, the March

ballot measure to tax vacancies after more than 182 days. The longer the commercial space is empty, the higher the tax—from \$250 to \$1,000 per storefront footage. It received unanimous support from the Board of Supervisors, but will it work as an incentive to fill those empty spaces? And, more to the point, will it help the Haight? Government regulation of privately owned real estate hasn't worked out so well in the past. I sense unintended consequences.

—Karen Crommie

# Lucky Penny Gets Green Light for Development

The little sliver of Masonic Avenue real estate, once home to the Lucky Penny restaurant and with a parking lot subsequently used by Trader Joe's customers, has finally been approved for housing.

The SF Chronicle's Domenic Fracassa recently reported that, "Six years after the developer, Presidio Bay Ventures, bought the parcel, San Francisco's Planning Commission unanimously approved legislation allowing the company to pay a \$4.5 million fee to meet its affordable-housing obligations, rather than build below-market-rate units on-site.



The eyesore at Geary and Masonic will be replaced by residential housing.

"Initial projected construction costs at the Lucky Penny site rose from \$38 million a little more than two years ago to \$49 million today while the firm worked to win approvals for the project at Geary Boulevard and Masonic Avenue. Presidio Bay had originally agreed to rent 23 units at below-market rates, but it now says it would not be able to finance the project under those constraints."

# Postscripts

**Rob Bakewell**, tireless volunteer in maintaining and improving the Oak Woodlands (northeast corner of Golden Gate Park), tells us that **Rec and Park's Dylan Hayes**, who is the Natural Resources Division naturalist and Oak Wood-



Rec and Park naturalist Dylan Hayes (2nd from right) was honored in the City Hall Rotunda as "most empowering city employee."

lands leader, received a Neighborhood Empowerment Network (NEN) award on Jan 29 at a ceremony in the City Hall Rotunda. The award was for Most Empowering City Employee, which translates into the one who most inspires and leverages SF citizen environmental greening volunteer action. The volunteers on his team nominated him for this award which he richly deserves. **Friends of the Oak Woodlands** saw some long advocated-for improvements last year, as in the new Nature Trail. Bakewell said, "I hope our application for a Community Challenge grant comes through. We need it for further habitat and landscape restoration and stewardship."

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An Alameda public school changed its name to Love Elementary School after students decided its former namesake, **Henry H. Haight**, was, well, too hateful. In an election, "Love" got 70% of the student body vote. By the way, Henry Huntly Haight (1825-1878) was governor of the State from 1867-71 and signed legislation creating Golden Gate Park



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Park Branch Library will have another open mic evening part of their series Performance: On the Page, Off the page. On Tuesday, March 10 there will again be "Food for the body, the mind and spirit. Eat, drink, listen and perform." This is in addition to daily Sto-

rytime programs offered for toddlers and babies, a monthly crafts session for teens and occasional film showings. Go to [sfpl.org](http://sfpl.org) and click on Park Branch for dates and times.

Photo: Amy Osborne, The Chronicle



Would you like a copy of this newsletter sent to a neighbor? Contact [cviasf@aol.com](mailto:cviasf@aol.com) or Leave a message at 415-431-1414 with their name and address and consider it done.

**CVIANEWS** is published quarterly as a forum for residents of Cole Valley and the greater Haight Ashbury neighborhood. The views expressed reflect those of the writers. Contributions for the Summer edition should be sent before May 1, 2020 to [CVIASF@aol.com](mailto:CVIASF@aol.com). We encourage submissions from anyone interested in our neighborhood. Send questions or comments to the above address or call 415-431-1414.

Editor .....Karen Crommie  
 Production.....David Crommie  
 Editorial Assistance .....Joan Downey, Cathy Haller

**If you would prefer to receive this newsletter by email, please let us know at [CVIASF@aol.com](mailto:CVIASF@aol.com)**

**Call for News**

We need news items, articles, letters, opinion pieces. Please tell us what you know about Cole Valley and the greater Haight Ashbury: handwritten, type-written, e-mailed or scrawled on a cocktail napkin. We want to hear from you! CVIA News: 628 Ashbury St. or [cviasf@aol.com](mailto:cviasf@aol.com)



**CVIA Officers**

President.....Lena Emmerly  
 Vice President .....Cathy Haller  
 Treasurer .....Joan Downey  
 Recording Secretary.....Karen Crommie  
 Membership .....Lena Emmerly  
 Special Projects..... Joan Downey, Steven Madrid  
 David Oates, Chris Hock, Shannon Cooper

**CVIA is on Facebook  
[www.facebook.com/CVIASF](http://www.facebook.com/CVIASF)  
 Please "like" us ASAP**



**Help**

- Emergency .....911
- Disturbance ..... (415) 553-0123
- Blocked Driveways..... (415) 553-1200
- Abandoned Vehicles ..... (415) 781-5865
- Health Department ..... (415) 255-3610
- Litter Patrol (sofas, mattresses, etc.).....311
- Graffiti and Illegal Sign Removal.....311
- NextBus .....311
- Street Lighting..... (415) 554-0730

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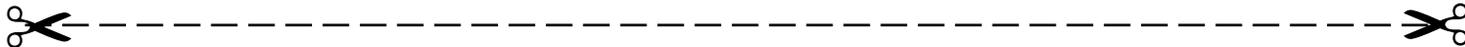
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## BECOME A CVIA MEMBER

Membership in the Cole Valley Improvement Association is open to anyone interested in the greater Haight Ashbury. CVIA's mission is to promote a sense of responsibility and mutual respect throughout the district; preserve the character of its architecture; support the police in law enforcement efforts; encourage neighborhood-serving business; and be

constructively involved in San Francisco's governmental process. Annual dues are \$25.00. Membership provides contact with other responsible neighbors, a quarterly newsletter and participation in an active forum for effecting change. If you would like to become a member, please send in your dues with the form below.

Please clip and mail the coupon below to CVIA, P.O. Box 170611, San Francisco, CA 94117



**Yes! I'd like to become a CVIA member!**

Here's my check for \$25.00 made payable to: COLE VALLEY IMPROVEMENT ASSOCIATION      Renewal

NAME \_\_\_\_\_ E-MAIL \_\_\_\_\_

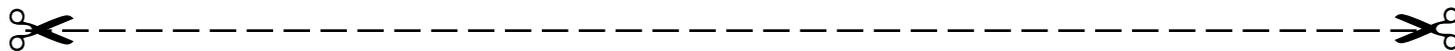
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

What I like about the neighborhood: \_\_\_\_\_

What I dislike about the neighborhood: \_\_\_\_\_

Optional contribution to Cole sidewalk cleaning \$ \_\_\_\_\_ Do NOT acknowledge my contribution in the newsletter

*Dues and contributions to Clean Cole Street may be taken as charitable deductions. Contact your accountant regarding the tax law.*



**Cole Valley Improvement Association**  
**P.O. Box 170611**  
**San Francisco, CA 94117**

***CVIA Community Meeting***  
***March 4 at 7 p.m.***  
***Wooden Coffeehouse***  
***862 Cole Street***