

# CVIA NEWS

COLE VALLEY IMPROVEMENT ASSOCIATION

Volume XXIX

SERVING ALL RESIDENTS OF THE GREATER HAIGHT ASHBURY

SPRING 2016

## Tenant Activist Challenges Breed for D5 Supervisor

Dean Preston, founder of Tenants Together and a former staff attorney for the Tenderloin Housing Clinic, has launched a bold campaign to deprive Supervisor London Breed of a second term. His revolutionary zeal is a bit alarming. He is “taking on the San Francisco establishment,” “Launching a Barcelona-style organizing model,” wants us to “join him in making history,” etc. While vowing to fight money-influenced status quo, he also is asking for our money. Bear in mind that the Board of Supervisors is perilously close to radically left majority (Kim, Avalos, Yee, Campos, Peskin).



Photo: Sara Bloomberg/KQED

Supervisor London Breed is running for reelection in November.

Photo: Noah Berger/The Chronicle



Dean Preston has launched a vigorous campaign for Breed's seat.

London Breed, a native San Franciscan, with a unique hardscrabble background, keen intelligence and moderate sensibility is an important centrist vote. We do not always agree with her, far from it—but Preston sounds like a dangerous ideologue who seems to view tax paying property owners as the enemy. —Karen Crommie

## Urgent Care in Cole Garage: Good Fit for Neighborhood?

Thanks to the reporting of Walter Thompson of Hoodline.com, we learned that GoHealth Urgent Care, a chain of “Doc in the Box” retail medical offices, operating in California and Oregon, has filed for a permit to lease a portion of the former Cole Garage (930 Cole).

Because GoHealth intends to use only 2,500 square-feet of the cavernous building, it is apparent that the developers (Pacific American Group based in Sausalito) intend to further divide the 9,640 square-foot space into multiple business venues. The Journal of Urgent Care Medicine, states that “GoHealth will partner with Dignity Health (one of the nation’s largest retail medical chains) to open 12 urgent care centers in the SF Bay Area. . . Dignity-GoHealth plans to operate the clinics seven days a week with extended evening hours.” Patient fees must be paid at the time of service and range from \$125 to \$375 per visit. They are “in-network” participants with many insurance providers. Leasing agent is HC&

## Should Kezar Stadium Go Pro?

Pro-soccer is making a play for Kezar Stadium. A new North American Soccer League (NASL) team called the Deltas, is negotiating with Recreation and Parks to make Kezar Stadium their home. The team is owned by Brian Andres Helmick, a San Francisco resident and lifelong soccer fan.

The team is offering approximately \$800,000 in much needed capital improvements to sweeten the deal. The improvements would



Photo: Michael Machor/The Chronicle

A new professional soccer team, “The Deltas” wants to make its home at Kezar Stadium.

entail refurbishing the locker rooms and also the tunnel that leads into the stadium.

The most costly work would involve replacement of the existing lighting with a new system that would provide lights that target the field and lessen the ambient light in the neighborhood. The outdated, and ineffective, sound system would also be replaced after thorough testing of various systems to determine which would provide the best acoustics while lessening the sound filtration into the adjacent areas.

The team would have 15 regular season games and up to 5 more if playoffs are involved. The games last approximately 90 minutes. Attendance at other soccer games tops out at 5,900, but being a new team, the Deltas would likely have fewer fans.



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*Pro Soccer at Kezar—Continued from Page 1, Column 2.*

By the operating rules of Kezar, a transportation plan is required for events over 5,000. The team would train at Boxer Stadium (the city's only soccer-specific stadium located in Balboa Park), so only the actual matches would occur at Kezar. The use of the stadium for youth events will take priority as required, so scheduling will take that into account. The team aims to have affordable tickets to create an event that families can attend.

The fly in the ointment here is that the proposal requires alcohol to be allowed during the events (including hard spirits). We are told that there is no way to succeed with pro-soccer without alcohol at the games. This would require Rec and Park Commission approval as Kezar is an alcohol-free stadium.

The Kezar Stadium Advisory Committee at its meeting on February 16 voted against supporting the proposal 8-2. This may or may not sway the Rec and Park Commission vote which will be heard in committee on March 3 and likely put to the commission on March 17. This vote may result in pushing RPD to reopen negotiations to either shorten the seven-year lease duration and/or to modify the alcohol use provisions.

While some on the committee had mixed feelings about the soccer team, four or five of the members were adamant that relaxing the alcohol ban would be the "beginning of the end" of the stadium as a youth "open to the public" facility.

—Lena Emmerly and Chuck Canepa

*Ed. note—After lengthy discussion at its February Meeting, CVIA board members voted to oppose the use of Kezar Stadium for professional soccer. Primary in their decision was the serving of alcohol and violation of the Park Code established in 1990 when the stadium was rebuilt.*

## Mount Sutro Native Plant Nursery PLANT SALE

(and Open House)

Saturday, March 12, 2016

10 a.m. – 3 p.m.

476 Johnstone Dr.

(Parking available above the nursery)

Find the perfect plants for your backyard, planter box, or sidewalk landscape! The Mount Sutro Native Plant Nursery has many species of locally native and drought tolerant plants available for purchase at our plant sale. California native plants are a great addition to any garden or landscape, and provide food and home for native insects such as bees and butterflies. Join us for a walk and tour of Rotary Meadow at 1 p.m., led by Amy Kaeser our Conservation Manager.

The event will be held rain or shine, but may be cancelled in the event of high wind. Updates and more information on plant availability at [sutrostewards.org/page/purchase-plants](http://sutrostewards.org/page/purchase-plants).

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

## Ginsburg Says Repair of Tank Hill Steps to Start in May

After a grant from the city's Community Opportunity Fund and private contributions (required to show "neighborhood support"), the project to repair the dangerous pathway from Belgrave to Tank Hill was delayed. And delayed.

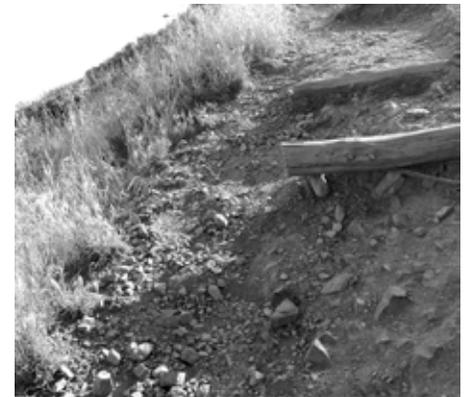


Phil Ginsburg  
Recreation and Parks General Manager

Part of the problem was that the bid came in at \$70,000 with only \$30,000 available. But Cole Valley leader Ilya Kaltman, who had written the grant application, persisted—and encouraged others to do the same, including Supervisor London Breed. Finally, on February 5, Kaltman received this note from Rec and Park General Manager Phil Ginsburg:

*Thanks for your patience with this project. We have identified a source to close a \$40k shortfall in the cost of the project. Our Capital and Natural Areas teams has communicated with the contractor who*

*looks forward to signing a contract once the funding has been formally approved by the Recreation and Park Commission. Staff will bring the award of funding to the Recreation and Park Commission for approval in March. Construction should be able to commence in late-April/early-May depending on finalization of contract documents and the contractor's availability.*



*Missing steps send walkers tumbling down the hill.*

*Alexis Ward and Lisa Wayne will keep you posted on our progress toward groundbreaking. I appreciate your commitment to this important resource for our city and look forward to your continued advocacy and partnership on Tank Hill.*

Again, our thanks to Ilya Kaltman for her relentless work to make the westside access to this expansive city vista from Cole Valley once again available.

—Karen Crommie



Ilya Kaltman

## Parklet Coming to Stanyan and Frederick Corner

At its February meeting, the CVIA board was approached by Bradley Woehl, longtime owner of the American Cyclery shops on opposing corners of Stanyan and Frederick, for support of his plan to erect a parklet on the northwest corner at 500 Frederick.

Unusual in that his business does not serve food, Woehl believes it will become a gathering place for cyclists headed for Golden Gate Park or Marin County. He explained that as retail stores increasingly close, they have to be alert to serving new needs.

The design, by Dennis Budd of Gast Architects, is suggestive of a velodrome (bicycle racing board-track). The cost of the installation is estimated at between \$50,000 and \$60,000. Having worked with the city for over four years, the project has now been approved and permits have been issued. It has been quite a hurdle since the property is both part of Golden Gate Park and also under



*Parklet will provide a place for bike riders to gather and make repairs.*

the jurisdiction of the Department of Public Works. It is also located on a bus route (corner), which meant it had to be Muni-acceptable and bus-crash resistant. The parklet will remove the last two parking spaces on the west side of the street in front of the cyclery, which will include bike parking.

A major barrier to be overcome was simply establishing the ownership of the small triangle of land in front of 510 Frederick that was apparently deeded to the city in 1929. Technically, the deed was never accepted formally by the city. The shop had been given an easement years ago but they needed permission from the "landowner." Woehl credits Supervisor London Breed for working with four different city departments to clarify ownership and pave the way for the project to proceed.

Although American Cyclery is committed to paying 20 percent of the cost, they intend to raise the remaining amount from a crowd-sourcing campaign. The Board agreed that CVIA would be willing to serve as his 501(c)(3) fiscal sponsor. This will enable contributors to qualify for a tax-exemption. (CVIA has done this in the past, notably for the Arizmendi parklet and currently for the Tank Hill Steps Repair.) Other than that, CVIA decided not to participate in this fundraising effort.

—Chuck Canepa

## Thanks to Tip, Fugitives Captured Near Police Station

Some impressive sleuthing was accomplished by Matthew Hay-Chapman on the morning of January 30 when he saw a white van parked on Haight Street near Whole Foods bearing dealer tags from "Felix Chevrolet." Remembering the story of a recent jailbreak from a Southern California prison by two men, Hossein Nayeri and Jonathan Tieu, and the description of their stolen car, Hay-Chapman followed Nayeri from the vehicle and alerted two police officers, who were returning to Park Station, sending them in hot pursuit. The chase led through the small park area around Alvord Lake, then to Kezar Pavilion and back to the Park Station



*Photo: Paul Chinn/The Chronicle*

*For identifying the escapees, Matthew Hay-Chapman is in line for a reward.*

parking lot where Nayeri was arrested. Back at Whole Foods, the police quickly located the white van and inside found Tieu. He was taken into custody without incident.

In a follow-up story, Chronicle reporter Jason Van Derbeken (2-2-16) described Hay-Chapman as a "hard-luck hero," having experienced a sequence of family tragedies and forced out of work because of a back injury. He had been living in the park's Botanical Garden until very recently when a friend offered his couch. Quoting Hay-Chapman's brother, Derbeken wrote, "It was his obsession with current events, along with his keen eye, that led him to spot the fugitives hanging out a block from the police station." As a result, he will collect \$140,000 in reward money. He intends to use the windfall "not just to rebuild his own life, but also to help a troubled son, disabled daughter and two young grandchildren who are in foster care in Oregon."

—Karen Crommie



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



## Thank You For Your Support



It certainly isn't expected, but when a member sends in an extra contribution, we appreciate it greatly. Only thirteen Cole Valley merchants contributed to the daily cleaning of Cole Street's business district this year, which costs CVIA \$936 each month. We make up the deficit with member contributions, a discount from CleanScapes, proceeds from the "Santa on Cole" photo shoot and the Annual Fall Raffle. So we would like to take this opportunity to thank the following members for their generosity during the period January 1, 2015 to January 1, 2016. Please notify us if your name has inadvertently been omitted.

**Beacons: (\$1000 plus): Tracy & Patrick Jennings**

**Benefactors: (\$250 - \$500): Karen & David Crommie, Loic Nicolas, Abby & David Rumsey, Irv Govan & Les Silverman**

**Donors (\$100 - \$249): Cecile & Jeff Bodington, Linda Coda & Robert Brigante, Lena Emmerly & Charles Canepa, Gina Centoni, Diane & Christopher Davies, Kathryn Demas, Carrie Denning, Joan Downey & Ilie Gaceu, Linda Erkelens, Tresa & Jim Eyres, Marianne Hesse, Robert G. Jones & John T. Smith, Randy & Rich Lavinghouse, Eileen Lemus, Bahereh & John Manning, Janan New, Jill Wolcott & Mitchell Olejko, Leigh Ann Parente, Catherine Covey & Thomas Ports, Kerith & Tony Pucci, Gay & Jack Reineck, Rosemary Southwood, Michael J. Sullivan, Beth & Rick Thurber.**

**Contributors (\$50 - \$99): Anonymous, Byron G. Bray, Jr., Chris Broderick, Stu Etzler, Rita & Richard Felciano, Deb & Todd Frederick, Margaret & Russell Garvin, Carole Glosenger, Shannon & Chris Hock, Mary & John Hooper, Robin & Richard Hornung, Lyn & Harold Isbell, Michelle & Wallis Lim, Barbara Mow, Joanne & Bill Prieur, Helen & Allan Ridley, Elaine Robinson, Susan & Steven Rosen, Ineke Ruhland & Bill O'Such, Claudia Scharff & Timothy Dunn, Eileen & Kevin Chau, William Villaroel**

**Supporters (\$25 - \$49): Robert Anooshian, Molly Barry, Gail & Howard Berman, Judith Bishop, Jeanne Blamey & Rob Fram, Megan & Bruce Bourne, Joan K. Boyd, Cathryn Brash, Donna Cooper, Sarah & Alexander Crockett, Karin de Brer, Sandra Norberg & Richard Drake, Melissa & Glen Gee, Janet & Mark Hall, Jean Hayward, Gerardo Joffe, Ilya Kaltman, Lynn Kormondy, Margareta Ekblad & Vojtech Licko, Dennis Martino, Jane & Michael Miller, Olympia & Douglas Montgomery, Pat Nathe, Deborah Robbins & Henry Navas, Robert Page, Michael Rafferty, Ellen Rashbaum, MeMe Riordan, Brenda Stone, Tracy Grubbs & Richard Taylor, Deborah Van Atta, Ilya Kaltman & Jack Vogensen, Isabel Wade, Edward C. Walls, Mary Ann Wolcott, Victoria Zaroff**

**Boosters (\$24 and below): Anonymous, Kay Auciello, Sharon Birenbaum, Tina & Oliver Brock, Ellen Curry, Mary Ann de Sousa, Beverley Epstein, Gloria Galindo, Elizabeth Lee Giles, Minette & Isac Gutfreund, Robert Gordon & Bill Haskell, Susan Hills, Maryann Hrichak, David Keller, Carolyn & Brendan McKenna, Ellen & Richard Price, Celia Price, Diane & Bob Silver, Jillian & Blake Tyrrell**

## A CLEAN COLE STREET



### Our Neighborhood Heroes 2015 Merchant Participants

Alpha Market, Bambinos, BurgerMeister-Cole Cleaners, Cole Hardware, Cole Valley Antiques, Lavande, Mane Attraction, Pacific American Group\*, Padrecito, Postal Chase, Tantrum

\*Owners of 930 Cole Street

## Tour of Buena Vista Park:

Learn about the 150-year history of this exceptional park from longtime Buena Vista activist John Hooper on Saturday, March 26



from 10:00 to 11:30 a.m. A donation of \$15 per person benefits the California Garden and Landscape History Society and Buena Vista Neighborhood Association. Tour begins at the summit.

## 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, typewritten, e-mailed or scrawled on a cocktail napkin. We want to hear from you! CVIA News: 628 Ashbury St. or [cviast@aol.com](mailto:cviast@aol.com)



## POLICE COMMUNITY FORUM

Captain John Sanford holds community forums the second Tuesday of every month (except December) from 6 to 7:00 p.m. He gives briefings on upcoming permitted events, reviews neighborhood criminal activity, and addresses the safety concerns of residents. It's a good way to stay in touch with what's going on. The meetings are held at Park Station's Community Room (1899 Waller).



**March 8, April 12, May 10**  
**Mark Your Calendars**

## Park Station Warns About Two New Phone Scams: IRS, PG&E

The first scam is a telephone call where the caller threatens you with arrest and incarceration unless your "overdue" tax bill is paid immediately. The caller states in a pre-recorded message that you have an outstanding tax bill owed to the IRS and that payment must be made immediately to prevent you from being arrested and put in jail. You are then asked to call a separate number for the balance due and to obtain prepaid debit cards to provide the payment information to the agent.

Park Station urges anyone who receives this call to report it to the IRS by calling (800) 829-1040.

The second scam targets small business owners rather than residential customers. The party calling advises the business owner that there is an outstanding bill due, and that if it is not paid immediately, PG&E will send a crew out to the location to shut off the gas and electricity to the property. Again, the person called is advised to obtain prepaid debit cards, call back the "PG&E" agent and provide the agent with the numbers on the pre-paid debit cards.

PG&E says that they never call customers demanding payment via prepaid debit card, and urges customers to demand ID from any PG&E representative who comes to your door, and call PG&E to verify the person's name before allowing them to enter. If you receive a call or visit like this, Park Station says to call 911 to report.

—Captain John Sanford



### CVIA Officers

- President..... Chuck Canepa
- Vice President .....Amy Blakeley
- Treasurer .....Joan Downey
- Recording Secretary .....Karen Crommie
- Membership .....Lena Emmery
- Community Relations .....Amy Blakeley

## San Francisco's Neighborhoods in Righteous Uproar

Should we be alarmed? A lot of our neighbors think we should be. For several years now, the Planning Department, backed by SPUR and the trend of "New Urbanization," has been promoting the idea of increased density as the solution to chronic budget defi-



The Affordable Housing Bonus Program encourages developers to provide below-market-rate housing in exchange for greater height and density in new buildings on transit corridors.

cits. More people equals more tax money and centralization means more efficiency for city services. Makes sense, huh? The idea is to increase the use of public transportation (and reducing car traffic) by increasing the number of people who live next to bus and light rail lines. As the theory goes, all we have to do is up-zone the city's existing height limits and the other things will fall into place.

In response to this and some old State legislation, the Planning Department last year introduced the Affordable Housing Bonus Program (AHBP). As with most social engineering, this one comes with scores of unintended consequences, not the least of which is changing the character of neighborhoods on transit lines, such as the Haight. Since these new higher buildings (and they have to be new construction to qualify) can be rezoned from three to six stories; be built with little open space (15 feet from back lot line), and with very few, if any, parking spaces. In addition, these new higher density areas will extend ¼ mile on either side of the "transit corridor," meaning all north-south streets between Waller and Page would be included, providing an enormous incentive for demolition of older buildings.

To qualify for the "bonus" of being able to build extra stories beyond current zoning, the developer must provide 18% "Below Market Rate" units in addition to the already 12% "affordable" units that they must now guarantee in any new building, making a total of 30% owner-subsidized rents. Specifically, "affordable" means that the qualified (low-income) tenant pays only 30% of his or her total household income as monthly rent with the owner taking the loss. "Below Market Rate" rent (required for the "bonus" units) means that the rents are indeed priced lower but are not keyed to a specific percentage of tenant income. To qualify for a BMR unit the tenant must be able to prove that his/her current income is low enough to qualify for owner-subsidy, in other words "means-tested." Once qualified, the applicant's name enters a lottery with the winner getting the available unit. Does it sound complicated and unenforceable? You bet.



### Density Bonus—Continued from Page 5.

For once, preservationists and tenant activists were on the same page, but for different reasons. Long term tenants who now enjoy the benefit of greatly under-market rents because of the city's rent control ordinance, but who earn a good salary, would not qualify for these "Below Market Rate" bonus units that are means-tested. In response to tenant complaints, Supervisor London Breed has recently introduced a friendly amendment prohibiting projects from qualifying for the AHBP if the site contained rent controlled units within the preceding five years.

The AHBP went before the Planning Commission on January 21. It was roundly protested by most neighborhood organizations, not because increased density in many parts of the city (outer Richmond, Sunset, Lake Merced, et al) isn't probably a good idea, but because of the long-lasting impact on the small neighborhood commercial districts like the Haight that are the real heart and charm of the city. The last hearing was continued by the Planning Commission to its meeting on February 25. For more information go the [sf-planning.org](http://sf-planning.org) and click on AHBP.

—Karen Crommie

*Ed. Note—Think of the information above merely as Cliff Notes. The AHBP is very complicated and still in a period of flux.*

## Kids Only Is Closing

Kids Only, one of the Haight's oldest shops will close at the end of this month. For 30 years Marie and Bruce Samson have run what has become much more than a children's clothing and toy store, but



*Kids Only had a successful thirty-year run on Haight Street.*

rather a center for exchanging information, gossip and advice for neighborhood families.

Amy Stephenson (Hoodline.com) recently spoke with Bruce, who told her that it was time for them to retire. "We'll do something else, we always do," he said.

The store was originally located at 1415 Haight, now the site of True (the hip-hop clothing store, owned by Willie Brown's son, Michael). In 1992, Kids Only relocated to the larger space at 1608 Haight. The Samsons have been an integral part of the Haight Ashbury Merchants Association, tirelessly supporting a cleaner, safer Haight Street. We are losing one of the few neighborhood-serving businesses left in the Haight and the presence of two admirable human beings.

Fortunately, we will not lose the Samsons all together. In their personal life, the Samsons live on Belvedere Street and are founding (and enthusiastic) participants in the amazing Belvedere Halloween event.

—Karen Crommie

## Is Kezar Earmarked for Homeless Center?

At the last board meeting, treasurer Joan Downey remarked that the Kezar Parking lot owners (ABC Parking) had applied for CVIA membership. We all knew what that meant—something was afoot. And we were right. A week later we got news that, in his search for a location for a second Navigation Center (NC) for indigent adults, the Mayor is looking at, yes, Kezar—whether it would be in the Pavillion or modules in the parking lot is unknown. Vallie Brown, aide to Supervisor London Breed, speaking at the January Park Police Forum, was vague on the subject, just saying that they have a priority to open a second Navigation Center in District 5 and are considering many options.

If this is a new term is new to you, a Navigation Center is a temporary dorm-style residence, first established in Philadelphia, that has no restrictions against drunkenness, addiction (although you cannot consume alcohol or drugs on the premises), pets or companions of any sex or number. The first one in San Francisco is managed by



*Kezar Pavilion was used as an emergency homeless shelter under Mayor Willie Brown in the winter of 1998.*

the Episcopal Church and the SF Department of Human Services at 16th and Mission and is open 24 hours a day so that clients can come and go as they please. There are showers, laundry facilities, full meal service, storage and counseling services. Since its opening last year, it has been wildly successful—so much so that moving them on to permanent housing is often a challenge, although that is clearly the objective. The Mayor's new "homeless czar" Sam Dodge explained why the exit plans provided for the clients by social workers and support staff are difficult, "We have undocumented people, people with drug and mental health issues, some with outstanding out-of-state warrants. Things that prevent them from accessing benefits so that they can move into housing." (Matier & Ross, 11-21-15)

This news presents a dilemma. On one hand there is a case to be made for all eleven supervisorial districts to share the burden of caring for the down-and-out who come to our city. On the other, to place the NC in close proximity to a residential neighborhood that has struggled to survive its red-lined past, and in spite of the continuing influx of indigent youth and persistent drug trade, is quite another. In a letter to Supervisor Breed, CVIA president Chuck Canepa wrote,

"Having toured the Navigation Center in the Mission, we can say that the operating rules (or a clear lack thereof) which allow users to come and go at all hours, no structured meals, etc., seems to be more centered on enabling a "living on the street lifestyle" rather than truly transitioning them to rehab and housing. And since housing for any significant number is in reality not available, where are the vast majority of these folks navigating toward?"

—Karen Crommie

*Ed. note—You may not share the views expressed above. Please let us know how you feel by writing to [cviasf@aol.com](mailto:cviasf@aol.com).*

## New Law to have Big Impact on Cole Valley

The Mandatory Soft Story Retrofit Program (MSSP) was created in 2013 to ensure the safety and resilience of San Francisco's housing stock through the retrofit of older (before 1978), wood-framed, multi-family buildings with 5 or more units, and with a soft-story condition (weak or open front wall line).

In Cole Valley we have both businesses and residential units affected by this program. Go to <http://sfdbi.org/soft-story-properties-list> for a map with information about each building.

All the affected Cole Valley buildings with commercial space have complied with the first requirement by having an engineer or architect inspect the building and submit a screening form to the Department of Building Inspection to determine if a retrofit is needed.

Here's what we know about the businesses affected – we'll post information on our website as we get updates:

■ **Tantrum**, the whimsical, kid-centric shop will close on February 29 and open a new store at 248 Clement Street on March 1. When seismic work on Cole Street is finished they will reopen there but continue with two shops from that point on.

■ **Urban Mercantile**, "unique purveyors of sublime and refined goods and gifts" is scheduled to close in late Spring or early Summer, for up to 3 months. Their annual January sale will run longer this year to reduce inventory to pack up.

■ The popular hair salon **Vierra & Friends** also has to move but may have a pop-up space outside the neighborhood, thanks to their landlord.

■ A permit has been filed for the building **Boulangerie** is in, but we don't have information about when the work will be done

■ **Padrecito's**, **Mane Attraction**, and **Lavande** are in the same building and will hear soon about their fate.

■ **Peet's** and **MadKat's** building is on the list but we have no other information.

■ **Crepes on Cole** is not affected because there are fewer than five residential units in their building.

Imagine what closing a small business means! Packing up the inventory; finding an alternative location and unpacking or storing the inventory; laying off employees for a short time with the hopes that they'll return – or paying them; losing money; losing customers... Yikes! Let's hope we don't lose our favorite Cole Valley businesses. What can we do as a community to show our merchants? Support these businesses before they close and when they reopen.

—Joan Downey

## [Cviasf@aol.com](mailto:Cviasf@aol.com)

Please contact us by email if you have an issue to raise, a newsletter article, address change, or an update to your membership information. Send us *your* email address if you want to be notified of upcoming meetings and events of importance to our neighborhood.



Brendan McKenna, highly respected resident of Waller Street and longtime member of CVIA, passed away suddenly on February 9. In his capacity as a senior property manager for non-profit developer Bridge Housing, Brendan's kindness and generosity were part of his daily life. For many years he was a tireless volunteer on the Alvord Lake Gardening team, a member of the Waller Street Association and numerous professional organizations. "He came to visit San Francisco for a week in 1974 and stayed the rest of his life in the Haight." A graduate of Rutgers University, a 40-year season ticket holder for the 49ers and a member of St. Agnes Catholic Church. He is survived by his beloved wife Carolyn Short McKenna, to whom CVIA sends heartfelt condolences.

## New Face For Notorious Corner

The three-story building at Cole and Haight, owned by a real estate consortium that once included hippy guru Dr. David Smith, is finally ready to rent. The former home of the HA Free Clinics' Bill



*Former service site for indigent youth is now prime retail space.*

Graham facility had been empty for two years during which much needed upgrades were made. The ground floor, however, stayed rented by a service center for indigent youth. Once the Homeless Youth Alliance had been evicted, the storefront got a facelift and is now for rent for \$10,000 per month.

Mary Howe, executive director of the Homeless Youth Alliance, who provided "we meet you where you are" services for street kids also operated a so-called needle-exchange program. ("So-called" because there is no exchange involved, merely distribution.) She is still providing that service, along with others, from a small white van parked on Cole between Page and Haight on Monday, Wednesday and Friday nights from 5:00 to 7:00 p.m.

—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 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, SFMTA Citizens Advisory Council, the Community Police Advisory Board (CPAB), the UCSF Community Advisory Group (CAG) and the Coalition for S.F. Neighborhoods.

### January

Location: Home of Lena Emmery and Chuck Canepa – Jan. 4, 2016

■ Meeting called to order by president Chuck Canepa at 7:00 p.m.

■ Treasurer Joan Downey was absent so no treasurer's report was given. Earlier she had posted that receipts from Santa on Cole had exceeded \$1,000, paying for a full month of Cole Street cleaning. Seventy-eight families brought in children, pets, loved ones and themselves to have their picture taken with Santa. Our most successful session to date.

■ At the last meeting of the Kezar Advisory Committee, delegate Lena Emmery reported litter around the periphery of Kezar Stadium and was told that Rec and Park was responsible. She will follow up with them.

■ In her review of the Community Police Advisory Committee (C-PAB), Lena also reported that, due to a lack of meeting focus, she is questioning the usefulness of continuing to attend these meetings. Neighborhood leaders who attend the meetings are being increasingly asked to press their organizations for donations for a variety of police events. CVIA board members did not feel it was essential that she attend and left it up to her judgment. Lena announced a change of assignment for Vallie Brown within Supervisor London Breed's office. As the new "Senior Analyst," she will be working with a number of city departments to draft a District 5 "blueprint" for housing.

■ Chuck Canepa, delegate to the UCSF Long Range Planning Citizens' Advisory Group, reported on the completion of the small park replacing a building at the N.W. corner of Hillway and Parnassus (physical therapy unit) and the establishment of a Technical Advisory Sub-committee, whose actions he will follow, in addition to the regular CAG meetings.

■ Lena reported that Cole Valley photographer Loic Nicolas, will be unable to produce the Santa on Cole fundraising event on the first week of December, so it will have to be rescheduled for Thanksgiving weekend (or the weekend before).

■ Chuck showed the rendering for a parklet in front of American Cyclery on the corner of Stanyan and Frederick. Members discussed the plan and felt it would be an enhancement to Cole Valley.

■ Members asked for an update on our earlier request that Muni provide some kind of low-level lighting along the park pathway and steps linking Cole/Carl intersection with Clayton Street. Chuck will write a letter to Muni's Candace Sue, who is our contact with the department on this matter.

■ Lena reported that, in spite of collecting \$3,900 in individual contributions from Cole Valley neighbors, the rebuilding of the Tank Hill steps has been delayed by Rec and Park because bids came in higher than anticipated. Ilya Kaltman, who has spearheaded the project for the neighborhood will give us an update for the next newsletter.

■ There was a discussion about the loss of Cole Garage, and particularly the dedication of Dirk Spencer, to our community.

■ Cathy Haller commented on the need for a stop sign on Parnassus and Willard. Lena summarized her past efforts and said she would review her correspondence with the city on the danger for pedestrians crossing at this intersection.

■ Meeting adjourned at 9:30 p.m.

### February

Location: Home of Karen and David Crommie – February 1, 2016

■ Meeting called to order by president Chuck Canepa at 7:00 p.m. Guests: CVIA member Cathy Haller; Pro-soccer proponents Brian Helmick and Sam Lauter; American Cyclery's Brian Woehl, and Dennis Budd.

■ Treasurer Joan Downey reported a bank balance of \$18,350.22, out of which \$4,794.40 is presently held in the Clean Cole Street fund.

■ Lena Emmery reported that the debris around Kezar has been cleaned up. Any plans to establish a second Navigation Center in Kezar Pavilion has not been brought to the Kezar Advisory Committee as of this time.

■ Brian Helmick, an entrepreneur who has started a new pro-soccer team, the Deltas, made a presentation on bringing the team to Kezar Stadium on the condition that alcohol can be sold. (See article on page 1.)

■ Motion approved: CVIA opposes the use of Kezar Stadium by the Delta Soccer Team.

■ Lena also reported that she has information that City Hall wants to locate a Navigation Center for homeless adults in the greater Haight Ashbury and is considering a Kezar area site.

■ Motion approved: CVIA opposes the use of Kezar Pavilion or the adjoining parking lot for a homeless Navigation Center.

■ Board heard a presentation from Brian Woehl, owner of American Cyclery, who asked CVIA to be the fiscal sponsor for his project to build a parklet in front of the store on the northwest corner of Stanyan and Frederick. (See article on page 3.)

■ Motion approved: CVIA agrees to serve as fiscal sponsor for American Cyclery's parklet construction, but not as a fundraiser.

■ Karen Crommie reported that the January meeting of the CSFN was mainly concerned with how to fight the Affordable Housing Bonus Program, which will provide incentives to developers to tear down older buildings in order to build larger, higher density replacements—compensation for adding 18% below-market units to the already 12% inclusionary housing mandate. (See article on page 5.)

■ Board discussed at length the plight of Cole Valley merchants who are being displaced by seismic retrofitting. Could the owners of the former Cole Garage be persuaded to soften their 5-year minimum lease requirement to temporarily accommodate them? Would it be inappropriate for CVIA to inject itself in what is basically a business decision? Discussion carried over to March meeting.

■ Also carried over was a discussion on new fundraising ideas for meeting our monthly obligation for daily sidewalk cleaning.

■ 9:30 Meeting Adjourned

**CVIA Executive Board:** Amy Blakeley, Chuck Canepa, Shannon Cooper Hock, David Crommie, Karen Crommie, Joan Downey, Lena Emmery, Carole Glosenger, Douglas Hall, Marianne Hesse, Chris Hock.

## San Francisco's Residential Parking Permit Program Wants to Hear from You:

**Four Open Houses in February & March 2016**

The SF Municipal Transit Agency (SFMTA) is undertaking a comprehensive, data-driven evaluation of the Residential Permit Parking, or RPP, program. The evaluation includes data on existing trends and a citywide survey on residential parking. The completed program evaluation, including recommendations for program reform, will be presented to the SFMTA Board of Directors.



The RPP program has been largely unchanged for 39 years, even as San Francisco has changed considerably. The SFMTA is seeking to update the program, align it with the city's

transportation goals and policies, and improve customer service for permit holders. They want your help to do that.

Open houses are scheduled for February and March 2016. The information presented at each meeting will be the same. You may choose to attend any one of the open houses – or all of them – to share your ideas or provide input.

- Saturday, February 27, 2016, from 9:30 a.m. to Noon, County Fair Building. Golden Gate Park. On Ninth Avenue at Lincoln.
- Tuesday, March 1, 2016, from 5:30 to 8 p.m., San Francisco City College/Ocean Avenue Campus, Multi-Use Building, Room 140.

## Bay to Breakers Approaches

San Francisco's oldest, and easily most famous, foot race will be held on May 15. This year's sponsor is Zappos, the online shoe store. The course starts at Main and Howard streets and ends 12 kilometers later at the Ocean Beach parking lot.

As always, the thousands of participants will invade our neighborhood as the course passes through the Panhandle. The entry price is a staggering \$55. But if you upgrade to VIP status (\$144), you get continental breakfast, your name engraved on your medal and reserved parking, access to "private" toilets, catered lunch and a post-race massage.

For the two days prior to the race, the Bay to Breakers Expo (commercial booths selling fitness technology, gear and nutrition) will be open at a new location on the Embarcadero at Pier 35. Runners will go there to pick up their race packets.

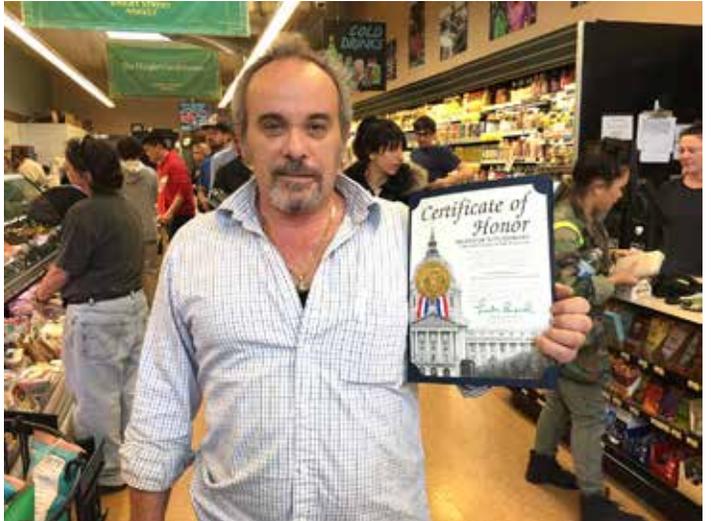
If you want to get involved as a volunteer, go to Zapposbayto-breakers.com and follow the prompts.

—Karen Crommie

**Save the Date!**  
**COLE VALLEY FAIR**  
**Sunday, September 25, 2016**

## Gus Vardakastanis is Named Neighborhood Treasure

At the Haight Ashbury Improvement Association's holiday party, president Ted Loewenberg announced that Gus Vardakastanis was one of two named as a Treasure of the Neighborhood in the year



Gus and his family own two other markets: Noriega Market on Noriega near 32nd Avenue and Gus's Community Market at Harrison near 17th.

2015. A certificate of honor from the Board of Supervisors signed by London breed was presented.

The commendation said: "The City and County of San Francisco Board of Supervisors extends its commendation and appreciation to Gus Vardakastanis, owner of the Haight Street Market since 1981. I commend your dedication to serving and employing neighbors of in the Haight Ashbury over the last three decades. Thank you for your longstanding support of the community; it would not be the same with out you." Truer words were never spoken.

—David Crommie

*Ed. Note—The other recipient was Carlos Lopez, who closed Haight Shoe Repair after twenty years of service. CVIA congratulates both men for this well-deserved honor from HAIA and the City.*

## Gas Leaks Unresolved

Representatives from several neighborhood groups went to City Hall on January 15 to protest the five gas leaks that occurred



on Haight Street during the months that the Synergy Company, subcontracted by Ghillotti Brothers, re-laid pipes last year. This

fumbling by DPW has lead to hearings and finger-pointing by all involved. It is unclear, as they continue the work eastward from Ashbury eastward whether the root cause—inaccurate mapping of underground utility pipes—has been addressed. Another meeting is scheduled for February 24 with the Haight Ashbury Merchants Assn.

# Postscripts

Customers of **Real Food Company** (Stanyan and Cole) are mourning the death of **Sara Hasson**, store manager for nearly 20 years. A letter posted in the store by her family, said that she had suffered a long illness and was surrounded by friends and family during her last days. "The store was her baby . . . she loved working here and its customers." Those wishing to send a note of condolence may address it to her two children Victor and Vida Hasson at 195 Eureka St., Apt. #1, SF 94114.

\*\*\*

Are veggie burgers going to fly on Haight Street? I really hope so. The **VeganBurg Company** has opened a spanking clean shop at 1466, the space that remained empty and graffitied for two years after All You Knead closed. There's counter service for burgers with a creative choice of sauces and accompanying fries. A real perk for vegetarians. As someone Yelped, "Finally, a fast food vegan joint that's not Chinese."



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If you ever thought we lived in a dull neighborhood, new excavations would prove you wrong. A Cole Valley neighbor, living on the 100 block of Carl Street was working on a garden project Sunday morning (February 7) when he uncovered a grenade. He called the police, who instantly sprung into "Hurt Locker" mode. The N Judah was stopped and emergency vehicles blocked travel in both directions. Fortunately, the device was determined to be inert by the city's Explosive Ordnance Disposal unit. Only a couple



of days before, renovation of a house on Haight and Central produced a human skull lodged inside a wall. The city's Medical Examiner was called but could not identify or age of the deceased.

\*\*\*

**Magnolia Brewery** filed for Chapter 11 bankruptcy protection in early December. Popular owner **Dave McLean** undertook an enormous project when he opened **Smokestack at Magnolia Brewing**, a 10,000 square foot restaurant and brewery in the Dogpatch neighborhood (east of Potrero Hill). In this size venue he has the potential to increase his craft beer output by 4,000 barrels over that produced at the original site, which continues to thrive on Haight and Masonic. The businesses will



continue to operate during the restructuring of his debt. McLean told the Business Times' hospitality and food editor Annie Sciacco, "Our two restaurants are strong and we're seeing really great growth in our beer distribution. We feel like this is the best course for all of our stakeholders and expect to emerge from this stronger than ever." The reality is that, while this is going on, none of his enthusiastic and loyal customers will notice a thing.

\*\*\*

There is a rodent problem around the entry to the N Judah's **Sunset Tunnel** at Carl Street where weekend construction has been going on for the last few months. Apparently the activity has disrupted the happy homes of brown Norwegian rats burrowed in dark corners. Neighbors have been complaining to SFMTA that, in spite of repeated letters and phone calls, nothing is being done about it. But spokesman **Jay Lu** disagrees and wrote to CVIA's **Joan Downey** that "We take the matter very seriously. . . and we will set another round of rat trapping around the west portal." If you have spied any of the critters, or its smaller cousin, the black roof rat, please let us know where and when at [cviasf@aol.com](mailto:cviasf@aol.com).



\*\*\*

Speaking of which, the next tentative dates for weekend tunnel shutdowns are February 26-29 and March 4-7. MTA tells us that they are working diligently with the contractor to expedite the rest of the construction and are attempting to finish the work as quickly as possible. The **Transit Signal Priority (TSP)** system upgrades will take place at the same time at the intersection of Irving Street and 4th Avenue and on Carl Street between Willard and Stanyan. (TSP gives priority to public transit by controlling stop lights.) During this work streets and intersections will remain open. The N Judah boarding platforms served by bus shuttles in the areas will be temporarily relocated.

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On Wednesday, March 16 at 7:30 p.m., **The Booksmith** is hosting **Juan Thompson** reading from his memoir, "Stories I Tell Myself: Growing Up with Hunter S. Thompson." The book relates the adventurous, electric, anger-ridden, and drug-fueled tales of being the only son of a literary legend. From living in an old farmhouse in a narrow mountain valley in Colorado, to riding the dusty dirt roads on the back of a motorcycle, to a childhood in bars and roaming around Hells Angels parties, Juan Thompson writes about the many separations and reconciliations during forty-one fraught years with his father.

\*\*\*

**Julie Exley**, Executive Director of the Tennis Coalition, is spearheading the proposed renovation of the Tennis Center in Golden Gate Park. There is a campaign committee in place working hard to raise funds for a new center. As part of the design process they are interested in your opinions. A meeting is tentatively scheduled for March 10. If you are interested in participating contact Julie at 415-710-6279.

—Karen Crommie

# Letters

Dear CVIA

I wonder why the Chronicle hasn't made more of a deal about Adam Johnson, winner of the Pulitzer Prize for his novel in 2013, "The Orphan Master's Son" and last year's National Book Award for fiction for his subsequent short story collection, "Fortune Smiles?"

He has lived on Frederick Street for at least 10 years. His three kids attended my preschool and have now moved on to SF public schools. I consider him, his wife Stephanie and their children one among the great group of families living here before Cole Street became "Cole Valley."



Adam Johnson

Another outstanding neighbor is Martha Ryan, who lives with her family on Clayton St. She founded the Homeless Prenatal Program in the basement of what was then the Hamilton Methodist Church around the same time that I started my preschool [1989]. Her two children also came to my school. Martha's

project has grown—and in a really good way. With a new building in the Potrero, her program has become a national model, garnering numerous grants and awards. She has given TED talks and is frequently interviewed on national media. I think it would be nice if



Martha Ryan

the neighborhood knew that she lives among us.

Even with all the "new people" in the neighborhood, I find that, on lower Belvedere there are still many of the old guard left. You

should have an old guard affair to make people realize they aren't so beleaguered as the news would like us to think. *Keep the news free and honest,*

Barbara Alexander, Director  
Belvedere Montessori School

*Ed. Note—Adam Johnson appeared at the Booksmith on Jan 10, 2012 speaking about the "Orphan Master's Son" and again on September 24, 2014 in a conversation with prizewinning author David Mitchell*

**CVIANEWS** is published quarterly as a forum for residents of the greater Haight Ashbury neighborhood. The views expressed reflect those of the writers. Contributions for the Summer edition should be sent before May 1, 2016 to 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.

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# Help

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

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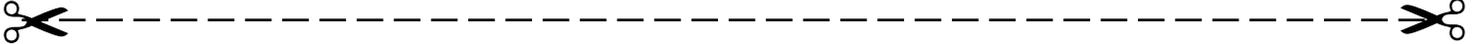
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11. John Avalos John.Avalos@sfgov.org	554-6975	554-6979

### 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 \_\_\_\_\_

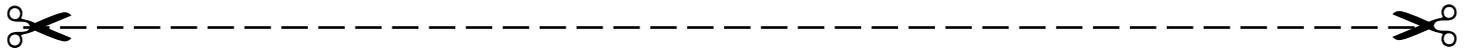
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

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**