



THE NOE VALLEY VOICE

Artists Chosen for Town Square

Parking Lot Demolished to Make Way for Green Space

By Matthew S. Bajko

With crews at work demolishing a Noe Valley parking lot set to become a brand new public park, a local husband and wife team has been selected to create the art installation for the Town Square project.

Scott Constable and Ene Ostersaas-Constable, the married couple and artist team behind Wowhaus, won the commission to create the public art for the new community gathering space that will be built at 3861 24th St. between Sanchez and Vicksburg streets. The artists have been gathering input from community members as well as CMG Landscape Architecture, the firm that is designing the new park, as they work on their proposal.

Their design for the artwork is anticipated to be available for public comment in March.

“We love Noe Valley,” said Scott Constable, noting that in the early 1990s he built a stair tower for a winding staircase on a house about 50 feet from the Town Square site. “We have lots of friends in the neighborhood. It is one of our destinations in San Francisco.”

This is the sixth public arts commission in the city for the artists, who live in Se-



Open Wide. Construction crews were thankful for a break in the rain in January so they could fill a large sinkhole that opened on Church Street. See story, p. 11. Photo by Pamela Gerard

bastopol and also have a studio in Oakland. They are also working on the design of a stair project for the Ocean Avenue Public Plaza.

In 2009 they created the “Sunnyside Menagerie,” a family of 23 fantastical bronze creatures installed in the Sunnyside Conservatory and Gardens. A press release at the time from the city’s arts commission noted that “the suite of sculptures was inspired by the Victorian notion

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St. Luke’s Construction Progresses

Seven-Story Hospital Rising on Cesar Chavez Street

By Richard May

A new hospital is being built not a block away from Noe Valley’s eastern edge. The replacement St. Luke’s Campus hospital of the California Pacific Medical Center is taking shape on Cesar Chavez, between Guerrero and Valencia streets. The new structure, with an expected opening in 2018, will replace the existing 1970 hospital, which for now is still operating.

The new St. Luke’s will provide facilities for about 120 patients, including 88 private rooms, 22 labor/delivery rooms, and 10 ICU spaces, as well as clinics, five operating theaters, and a new imaging department with MRI (magnetic resonance imaging). It will encompass seven stories and almost 215,000 square feet of space. The bottom three stories will have a larger footprint than the upper four.

A dramatic exterior feature will be a dual-level plaza on the east side of the hospital, connecting San Jose Avenue to

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Rooms with a View. The top floor will be home to a new birthing center where families can welcome their new additions as well as the surrounding vistas. Photo by Beverly Tharp

City’s Affordable Housing Plan Sparks Debate in Noe Valley

Will It Help or Hurt Low- and Middle-Income?

By Corrie M. Anders

City planners have proposed a set of zoning rules that they say will create thousands of new “affordable-housing” units—homes and apartments that could enable low- and middle-income residents to maintain a foothold in San Francisco.

The plan, dubbed the Affordable Housing Bonus Program, calls for giving developers a bonus if at least 30 percent of units in a new project are reserved for affordable housing. The bonus is that developers would be allowed to increase the size of the project by 35 percent as well as build it two stories higher than current laws permit.

The San Francisco Planning Department, which came up with the recommendations, says 30,500 sites across the city would be eligible to participate in the AHBP.

The agency has identified 870 such parcels in Noe Valley, including nearly the entire 24th Street and Church Street commercial corridors, Walgreens drugstore, the long-empty Real Food Company grocery site, residential blocks around St. Paul’s Church, James Lick Middle School, and hillside areas near the western border with Diamond Heights.

Not surprisingly, the proposal, which the planning department says could create 16,000 affordable rentals and ownership properties over the next 20 years, has sparked controversy among residents and merchants in Noe Valley and across the city.

Opponents say the plan is well-intentioned but has serious flaws.

“This is going to be at the cost of displacing residents, seniors, longtime tenants, and small merchants,” complained

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Peanut’s Rescue—An Ongoing Saga

Canine Receives Care, Love, But Now Needs a Home

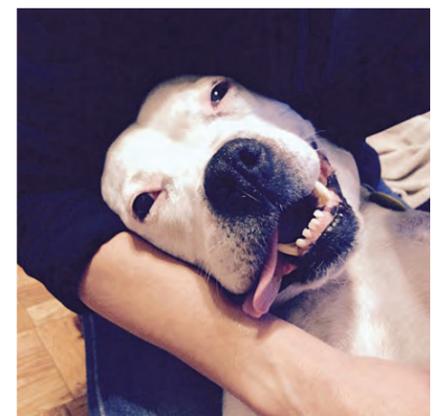
By Olivia Boler

Wanted: Kind, compassionate human to provide a “forever home” for a 55 lb., white and tan dog, possibly a mix of American bulldog and boxer, aka pit-bull. Answers to Peanut. She is 7 to 8 years old, according to dental records. Described as a “love bug” who adores people. Recently rescued from a very bad living situation. Comes with a bunch of incentives, a support system of friends in Noe Valley and Oakland, and her very own crowd-funding campaign.

Let’s back up a bit.

Michele, who asked that the *Voice* not use her last name, is a filmmaker and former Noe Valley resident, now living in Brisbane. About three years ago, she purchased a house in the Millsmont neighborhood of Oakland, near Mills College, as a rental property. As a cat owner, Michele does not have a dog, but she

CONTINUED ON PAGE 8



Adoptable Me. Peanut is temporarily in the hands of a foster mom, but the 7-year-old pitbull/boxer mix would jump at the chance to find a permanent home.

Traffic Engineers To Tweak San Jose Avenue Changes

‘Road Diet’ Gets Complicated As Caltrans Weighs In

By Matthew S. Bajko

Traffic engineers plan to make more tweaks to San Jose Avenue and the northbound I-280 off-ramp, as they attempt to slow down cars and boost safety for bicyclists and pedestrians in the heavily used commute corridor.

In addition, improvements to what has been dubbed the Dolores Street Gateway, where San Jose Avenue and Dolores Street meet, are coming later this year. And traffic median extensions along Guerrero Street between Cesar Chavez Street and San Jose Avenue are also planned, to better protect pedestrians.

As the *Noe Valley Voice* reported in

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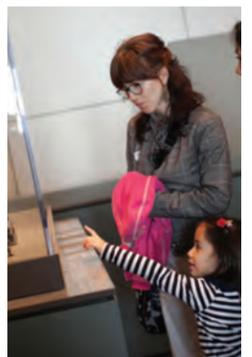
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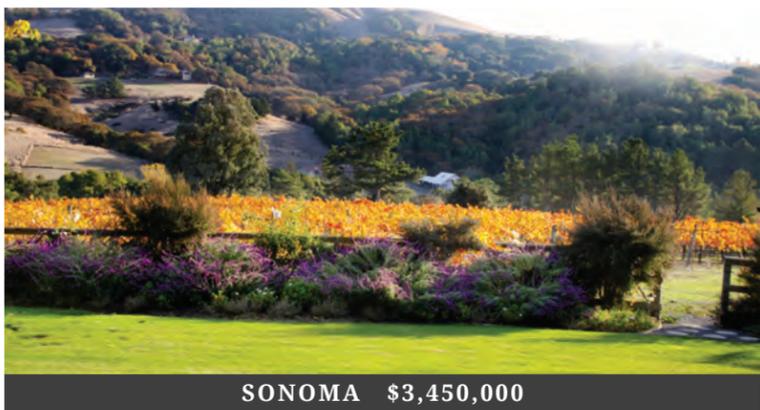
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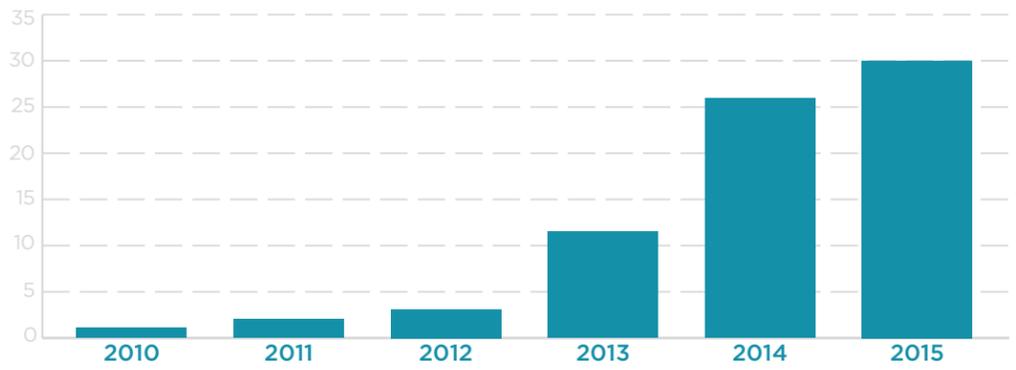
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Demand for luxury homes in Noe Valley has increased, and developers have been hard at work renovating and expanding existing housing to meet the needs of buyers. Last year we saw a number of extensively renovated, large-scale homes come to market, which represented some of the largest sales on record. Overall, 30 Noe Valley properties sold for more than \$3M in 2015.

NUMBER OF PROPERTIES SOLD OVER \$3MM



- includes SFR, condos, 1-4 units. Courtesy of San Francisco Association of Realtors*

WOULD YOU LIKE MORE DETAILED INFO?

Email Stephanie@StephanieJohnsonSF.com and I'll send you my 2015 Noe Valley Market Summary.



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The *Voice* welcomes your letters, photos, and stories, particularly on topics relating to Noe Valley. All items should include your name, address, and phone number, and may be edited for brevity or clarity. (Unsigned letters will not be considered for publication.) Unsolicited contributions will be returned only if accompanied by a self-addressed, stamped envelope.

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LETTERS

Ride Those Sawhorses

Editor:

One of the lessons I took from my ex-husband is to read No Parking construction signs, instead of just assuming it means No Parking when I'm needing a parking place, i.e., check the days covered and the times of days on the sign.

With so much construction in Noe now, I share his advice to read the No Parking construction signs, and the further helpful step I added last week: also check the distance covered by the permit referenced on the No Parking sign.

Those No Parking signs attached to sawhorses may particularly not cover where someone put the sawhorses. Generally, those No Parking signs connected with a house construction seem to outlaw parking only for the space in front of that house. And I praise the San Francisco Unified School District for getting its James Lick School contractor back to the 100-foot No Parking permit they received, rather than the more than 200 feet their sawhorses staked out. That "created" four or five new parking spaces just like that. Call the city at 311 if you need help.

Charlie Spiegel
Elizabeth Street

Speeding on 23rd Street

Editor:

I am a longtime resident of 23rd Street, at the corner of Church Street.

I have noticed that traffic has really increased on 23rd Street, especially in the past year. It seems that people, to avoid 24th Street, are using 23rd Street to drive on instead. And many of those people are driving over the speed limit, which last



time I checked was 25 miles per hour.

For instance, I have noted that drivers will speed down 23rd not stopping for pedestrians crossing at Nellie and 23rd streets. I myself have recently almost been hit twice by cars while I was crossing at this intersection.

Has anyone else noticed increased traffic and speed of cars in Noe Valley in general and specifically on 23rd Street? Is there any way we can get new crosswalks and more visible crosswalks on this now busy corridor? How about a speed bump?

Thank you for your help.

Jonica Brooks
Jonica@sonic.net

Editor's Note: To be considered for a traffic-calming measure like a speed bump, or "hump" as it's often called, you must get at least 20 signatures from separate households on your block using the city's petition forms. You can find the forms at www.sfmta.com (search for Residential Traffic Calming).

Burglar Alert

Editor:

Sorry to let you know about a garage break-in in the 4700 block of 25th Street (between Fountain and Grand View Avenue) on Saturday night, Jan 16.

I am the owner of the single-family house. My tenants came home to find the garage door half-open and two men inside the garage. The men ran out and away, fortunately. They did not gain access to

the house, and nothing was stolen from the garage.

A police report was filed. Police made some suggestions: The garage-door-opener keypad could have been used to gain entry. Burglars look at which keys on the pad are dirty from repeated use, and try different combinations. Also, most people use very simple sequences of numbers which are the first to be tried: 1-2-3-4 or all four corners, etc.

Burglars will break into a car to steal the remote control, and use that to get into the garage. If you park in your own driveway or in front, never leave your remote control in the car. Burglars can also drive slowly down a street using an electronic signal device to see if they get lucky and open any garage doors with it.

So now a bright floodlight will be installed over the garage, the door will get a keyed deadbolt lock, and the keypad will probably just be disconnected.

Jeff Iorillo
Homeowner

LETTERS TO THE EDITOR

THE VOICE welcomes your letters. Email editor@noevalleyvoice.com or write Noe Valley Voice Letters, P.O. Box 460249, San Francisco, CA 94146. Please include your name, street, and contact information. (Anonymous letters will not be considered for publication.) Be aware that letters may be edited for brevity or clarity. We look forward to hearing from you.



Dapper as always, Wilkes Bashford sports a hat and fashionable sun shades as he and a friend, Lee Housekeeper, wait at the Jack London Square Amtrak station last August for a train to Southern California.

Photo courtesy Lee Housekeeper

He Wore Life Well

Wilkes Bashford, 1933-2016

By Corrie M. Anders

A memorial service was held Jan. 29 at Grace Cathedral for Wilkes Bashford, a fashion entrepreneur, philanthropist, and longtime Noe Valley resident. The 82-year-old Bashford died Jan. 16 after a brief battle with cancer.

Bashford was a retail pioneer whose eponymous haberdashery off Union Square catered to socialites and politicians like former Mayor Willie Brown and former Gov. Arnold Schwarzenegger.

The store opened in 1966 and was an immediate hit, introducing San Francisco society to haute-couture men's clothing, including suits from Brioni,

Valentino, and Oscar de la Renta. In 1978 Bashford started offering clothes with similar panache for women. The 2008 recession pushed the clothier into bankruptcy and an East Coast firm later acquired the store, but Bashford continued to work there daily as a salesman until just weeks before his death.

Bashford was especially fond of his home on Collingwood Street (at 22nd). "He loved the view. He felt it was the center of the city," said Lee Housekeeper, a friend who met Bashford in the early 1980s and would often saunter down from his Homestead Street home to visit Bashford.

"People get the impression that he just hung out with millionaires," said Housekeeper. But he would stop and chat with neighbors as he walked his dachshund, Duchie, Housekeeper said. "He'll really be missed." ■

CRIME SNAPSHOT

At least 212 incidents in Noe Valley were reported from Sept. 1 to Dec. 31, 2015, according to a January *Noe Valley Voice* search on CrimeMapping.com, a website that extracts crime data from the San Francisco Police Department and other police departments around the country. Noe Valley, for purposes of our survey, was defined as the area within a half-mile radius of 4100 26th St., the point we picked as the geographical "center" of the neighborhood. (Our half-mile radius drew a circle that included parts of Alvarado, Dolores, Day, and Douglass streets.)

As you can see from the table below, there were more than 50 incidents classified as burglary reported to police during the four-month period, and another 31 as vehicle thefts. Because of concerns about such crimes, Noe Valley neighbors met with police and other city officials at two public forums in January. They agreed to find ways to work together to increase neighborhood safety.

Type	September	October	November	December	TOTALS
Arson	0	0	0	0	0
Assault	5	2	4	1	12
Burglary	13	15	12	11	51
Disturbing the peace	8	20	5	11	44
Drug/alcohol violations	0	0	0	1	1
DUI	0	0	0	0	0
Fraud	2	6	1	6	15
Homicide	0	0	0	0	0
Motor vehicle thefts	8	6	8	9	31
Robbery	1	2	1	0	4
Sex crime	1	1	2	0	4
Theft/larceny	6	7	8	2	23
Vandalism	2	0	2	5	9
Vehicle break-in/theft	2	2	8	3	15
Weapon	1	1	1	0	3
TOTALS	49	62	52	49	212

Peanut the Dog Still Searching for Home

CONTINUED FROM PAGE 1

loves all animals, and sometimes takes her neighbor's dog for walks near her Millsmont house to check up on it. That's when she discovered Peanut.

"I saw her chained in the yard of her house," Michele says. The yard was covered with dog feces that never or rarely got cleaned up. Peanut had a soiled dog pillow to sleep on and two or three dirty bowls lying around. Michele checked on her at different times of day. She discovered that Peanut slept outside no matter the weather, in extreme cold and extreme heat.

"I talked to the neighbors, and they all said the same thing: 'Oh, yeah, poor Peanut, she's always chained up and her owner doesn't walk her. It's surprising she's so sweet—it defeats the odds.'" They also all agreed with Michele that it was really unsettling that in this day and age, particularly in the progressive Bay Area, terrible things could happen like a dog being neglected.

They also said they couldn't do anything about it. Here is where the neighbors' opinions and Michele's parted ways.

Making Contact with Peanut's Owner—or Trying

Peanut's owner also had a padlocked, chain-link fence around her property and house, which Michele describes as "caving in on itself"—she took photos of it and videos of Peanut. Michele began leaving letters for the owner with the basic message of, "Hey, I'd like to help. I can see Peanut needs attention, and I'd love to meet you and see how I can help because I really feel like I have a connection with your dog."

"I tried using kindness and compassion," she says.

For the next six months, Michele continued to deliver her letters, and to visit with Peanut, throwing her treats over the fence.

Michele heard from Peanut's neighbors that the owner had spoken to them about the letters. They told her that the woman was distressed by the contact. That's when Michele decided to take her campaign to help Peanut to the next level.

Grand Theft—Canine?

"At one point, we talked about stealing her," says Kathleen Monroe with a laugh. Monroe is one of Michele's best friends. They've known each other for at least 16 years, and met while they both lived in Noe Valley. Monroe still lives in the neighborhood.

"We discussed wearing ski masks and jumping the fence. I mean, Peanut was so clearly abused, living in squalor."

Michele had taken Monroe to see Peanut soon after discovering her on her walks. Monroe wanted to adopt a dog, but she was reluctant to consider Peanut. "Michele and I are both big bleeding

hearts. But Peanut being a pitbull, and not knowing her back story, I was reluctant."

So what about the grand theft—dog scheme? After more discussion—What if Peanut was micro-chipped? What if they were arrested?—the friends decided it was best to try to rescue Peanut through legal means—mostly. Michele admits she would sometimes jump the fence to pet Peanut.

"At first, I'd just toss treats to her, but then I became bold and audacious. I was trying to get her acclimated to the human touch." Peanut was clearly starved for attention, licking and nuzzling Michele affectionately.

Since writing letters to Peanut's owner didn't work, Michele turned to Oakland Animal Services (OAS), which she found out later is part of the Oakland Police Department. OAS sent someone to check on Peanut's condition and left a letter on the owner's front gate, informing her she could not leave an animal chained up. If she didn't change the situation, she'd be fined \$1,000 per day.

Michele said this resulted in Peanut being put on a zip-line in the yard, which she then proceeded to get tangled in. Michele documented it all on film over a year, beginning in February 2014. She eventually sent the film to OAS. She found getting anyone's attention nearly impossible. Finally, someone called her back, a Sgt. Munoz. She says he told her he himself owned a pitbull and was sympathetic, but there was nothing to be done since technically Peanut's owner wasn't doing anything illegal.

Michele also got in touch with Rebecca Katz around the time Katz was hired by Oakland to helm OAS, in November 2014. She'd been the head of San Francisco Animal Care and Control and a deputy city attorney. Michele had been researching Oakland laws, and discovered that if an animal lacked medical care, it could be seized from its owner. Peanut's abdomen had lesions on it that had ruptured. Michele sent photos to Katz, and soon after, OAS seized Peanut.

"Apparently, they went back to the woman and told her that a medical exam showed it was cancer," Michele says. Peanut's owner didn't want to pay for surgery, and surrendered the dog to OAS.

Free at Last—Not Quite

Michele was thrilled. She visited Peanut at the animal shelter for about a week. But things took a turn for the worse. Because she had filed a police report and was therefore a complainant in an ongoing investigation, Michele was not allowed to adopt Peanut. Also, she was told that Peanut had failed her temperament test.

"Basically, they put Peanut on leash in a room with another dog and she growled," Monroe says. "They hadn't even bathed her yet, or treated her wounds. She hasn't been socialized around other dogs ever, and they wonder why she growled?"

OAS informed Michele they would have to euthanize Peanut. Michele and



Peanut waits patiently for a member of "Team Peanut" to take her on a walk.

Monroe contacted every animal foster and welfare agency they could think of, but none had the capacity to help. OAS would not let Monroe foster the dog without the backing of a foster agency, as that would mean OAS would be on the hook legally if anything went wrong. The only way to save Peanut was for Monroe to adopt her.

By this time, Monroe had already adopted her own dog, Jax, a blue heeler mix (Michele is his godmother) from Rocket Dog Rescue, and they both agreed that since Peanut hadn't been around other animals, it wouldn't be a good idea for either of them to take Peanut. Michele had a second home in Oakland, so they made Peanut a bed in the garage, and right before Thanksgiving, Monroe moved into the house temporarily for 10 days.

"That first night we gave her a bath," Monroe says. "It was probably the first bath she'd ever had in her life, and she just sank into it." After three years of tireless effort, Michele was finally able to give Peanut a warm, dry place to sleep—indoors.

They took Peanut to Claremont Veterinary Hospital in Oakland. The vets determined that the lesions on Peanut's abdomen were skin cancer, and not fatal. They were removed surgically right before Thanksgiving.

Bills, Stress, and Crowd-Sourcing

But the bills were starting to pile up—doggy supplies like leashes, a halter, the \$135 adoption fee, dog food, the surgery, medication—not to mention the fact that Monroe, who is an interior designer, had to arrange and pay for wi-fi in Michele's home to keep her very busy business running. The two weeks she spent in Oakland put a strain on their friendship.

To offset some of the costs, they set up a crowd-funding account on GiveForward.com called Operation: Team Peanut Rescue. Monroe also reached out to her Noe Valley community on Nextdoor.com to raise funds and also to find a potential adopter for Peanut. "Six strangers donated a total of \$1,000 for her medical expenses. One person gave \$500," she says. So far, there haven't been any takers on adopting Peanut, "but a lot of people have thanked us." They did manage to exceed their goal of raising \$3,000.

Around the time of Peanut's surgery, Michele met the daughter of her Oakland tenants, a young woman named Marlana. Marlana fell in love with Peanut and is fostering her short-term. "It's not ideal because Marlana works long hours, and Peanut really needs to be with someone throughout the day," Michele says.

The friends and their community take turns walking Peanut. She's also been going to trainings and socialization classes in Berkeley through Bad Rap, a nonprofit that works to reverse the bad reputation of pitbulls through classes, camps, out-

reach, and its network of foster families and adoptions.

Noe Valley Rallies Around Peanut

The owners of the Animal Company on Castro Street have offered a \$50 gift certificate to Peanut's new owner. In addition, San Francisco dog walker Darrin Frazier of Paws 4 Love Pet Care Services has offered a package of six free walks (a \$150 value) to the person who agrees to adopt Peanut and lives within his work area.

Frazier learned about Peanut through Monroe. He sometimes walks Jax when Monroe's regular dog walker is unavailable. He hasn't met Peanut in person yet, but has seen the photos and videos.

"It's pretty horrific, what she's been through, but from what I understand, she's really blossomed," he says. "The pictures alone show the difference. She looks like the sweetest creature. You can see how grateful she is to have been rescued." He agrees that it's hard to place a dog like Peanut because people are concerned about the risks.

Frazier doesn't take his dog clients to parks, and only walks them on leash on sidewalks. "I never walk more than three dogs at a time, and usually that's because I have two dogs from the same household and I'm dropping off another one at home." With Peanut, he affirms he'd walk her alone. "I take it case by case."

He works in Noe Valley, the Castro, Cole Valley, and the Inner Sunset, and has been a professional dog walker for 12 years. "I'm really good with problem breeds like Peanut," he says. "For whatever reason they love me. I'm really anxious to help in any way I can. I'd like to be Peanut's regular dog walker."

Peanut Seeks a Forever Home

Both Monroe and Michele think Peanut would do best as the only pet in a home, although Monroe adds that if someone has birds in a cage or a lizard in a terrarium, things would probably work out. Monroe also thinks Peanut would be okay in a home with kids. Michele adds, however, she would not leave Peanut alone with children. "We still don't know what her triggers are."

Ideally, Peanut should be around people as much as possible, and socialized with dogs slowly, Michele says. Whenever she's come across other dogs while on walks, Peanut finds them fascinating, wagging her tail and giving a soft growl that Michele recognizes as a sign of affection. But she can also be territorial. For example, on walks early in her liberation, she would growl if the person walking her stopped to pet another dog. Michele and Monroe have learned to explain to other dog walkers they meet that Peanut is being trained and socialized. Sometimes she wears a soft muzzle on walks.

The friends really hope to find that forever home for Peanut soon. She comes with all the supplies they've purchased, her medical bills paid, and she even has health insurance. They'd both love to continue being a part of her life, taking her for walks, or staying with her when her new owner—whoever that might be—needs to go out of town.

"She was tethered her whole life, and she's older so she doesn't have that puppy energy," Monroe says. "She doesn't need a lot. An owner or two who love her, a small yard, or a couple of walks a day. She'd really be loving life."

"I hope somebody falls in love with Peanut and sees how special she is," Michele adds. "I hope we can find that person who wants to help her in her next phase." ■

If you have an interest in adopting Peanut, send an email to Kathleen Monroe at lilblackcat@sbcglobal.net.



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Notary Public Service

Town Square to Have Wowhaus Art

CONTINUED FROM PAGE 1

of a conservatory as a living cabinet of curiosities filled with rare flora and fauna that hint at the possibility of still unknown worlds.”

Other past projects in the city included a 2007 miniature golf installation that celebrated the history of Hayes Valley and the 2011 debut of “a duo of large-scale, shimmering glass mosaic fish sculptures,” as described in a news release, at the entrance of the Ortega Branch Library.

Trio of Touchable Sculptures

A similar whimsical motif is driving their thought process of what to create for the Noe Valley park, said Constable, who with his wife did a site visit of the neighborhood in mid-January. They have zeroed in on the rear area of the Town Square where a tot’s “discovery path” is to be built leading into a play structure area.

“Our goal is to do a series of three sculptures to be sited on the path by the sensory garden and play structures,” Constable said. “We are doing it mostly with kids in mind ... It will work as art for any audience, but they will just be designed for kids to interact with.”

In a statement provided to the *Noe Valley Voice*, the San Francisco Arts Commission and the Recreation and Park Department said they were “delighted to announce” the selection of Wowhaus for the project. The artwork budget is \$37,100, which includes the design, fabrication, and transportation of the trio of pieces to the site.

“Working together over the past 20 years, they are known for creating thoughtful works of art that engage the public and speak to the community and the history of the area,” said the statement from the city agencies.

Local Resident on Panel

A panel comprised of city staff, artists, and a neighborhood resident chose Wowhaus in mid-November. It included Regina Almaguer, an arts professional representative; Arts Commissioner Greg Chew; community representative Peggy Cling; rec and park staffer Melinda Stockmann; and Sam Woodhams-Roberts, who represented the design firm working on the project. (Stockmann and Woodhams-Roberts shared a vote.)

Because of the quick turnaround schedule required—the park is expected to open in October—the panel directly selected the artists, who are in the city’s pre-qualified artist pool, as opposed to inviting them to develop a proposal first.

“Their work appealed to everyone on



Despite the rainy weather, Supervisor Scott Wiener (in suit) and members of Residents for Noe Valley Town Square happily shoveled dirt at a Jan. 5 groundbreaking ceremony for the new public park they’ve helped bring to 24th Street.

Photo by Liz Highleyman

the panel,” Cling told the *Voice*. “It was vibrant, interesting, approachable, clever, fit the environment and reflected the community. They use a variety of materials in their work, so no two projects are the same.”

Cling met with the artist team after they had spent nearly four hours wandering around Noe Valley one day last month.

“They wanted to hear from residents in the community who could share with the artists what they feel is important about their neighborhood and the Town Square as they develop their proposal,” she explained in an emailed reply.

In a phone interview, Tom DeCaigny, the city’s director of cultural affairs, said the arts commission is expected to approve Wowhaus’s proposal in April.

“They bring a unique perspective and are inherently collaborative,” said DeCaigny. “We are confident they will bring some really thoughtful engagement structure to the community and are looking at the history of the area. We know the committee is very excited to have a renewal of this public space.”

Wowhaus’s art proposal will be displayed online on the arts commission’s website at <http://www.sfartscommission.org/>.

Rain Doesn’t Ruin Groundbreaking

City officials and neighborhood leaders gathered the morning of Tuesday, Jan. 5, to take part in an official groundbreaking at the site. Even with an El Niño

deluge coinciding with the ceremony, roughly 30 people attended the event.

“That seemed to tell me people are very excited about it,” said Todd David, who heads the group Residents for Noe Valley Town Square and spearheaded the public fundraising drive to pay for the project.

As the *Voice* has previously reported, Noe Valley residents banded together in 2010 to prevent what once was a parking lot—and before that a gas station—from being sold to a developer and turned into high-priced condos. They also acted to protect the Noe Valley Farmers’ Market, which was operating on the site on Saturday mornings.

The property was owned by the Noe Valley Ministry Presbyterian Church, which was looking to sell it to pay for renovating its gothic building at Sanchez and 23rd streets. After pressure from the community backed by a successful fund drive, the city’s recreation and park department bought the nearly 11,000-square-foot parcel from the church in 2013 for \$4.2 million.

The capital project is funded primarily from a Land and Water Conservation Fund grant in the amount of \$740,000, as well as \$650,000 in city funds secured by District 8 Supervisor Scott Wiener. Another \$565,000 came from a California Natural Resources Agency Urban Greening for Sustainable Communities Project Grant.

The San Francisco Parks Alliance allocated \$450,000 to the project, while an anonymous donor has pledged to pay the \$600,000 to \$800,000 cost to construct the bathroom building.

Additional funding for the nearly \$2.8 million cost of building the new park came from the city’s Open Space Acquisition Funds, the offices of Wiener and Mayor Ed Lee, as well as \$450,000 in donations from residents and local businesses.

“Projects like the Noe Valley Town Square, which benefit from state and federal funding, support communities, enhance quality of life in neighborhoods, and bring families together,” stated state Senator Mark Leno (D-San Francisco), who lives in Noe Valley. “The leaders of this collaborative effort are to be applauded.”

By late January most of the concrete had already been removed from the parking lot in preparation for work to begin on remediating the soil underneath. All



In 2009, sculptural creatures by Wowhaus were installed at Sunnyside Conservatory and Gardens on Monterey Boulevard.

that was remaining were several plants, the tree near the sidewalk adjacent to Haystack Pizza Restaurant, and the booth for the parking lot attendant.

As proposed, the new park will feature a vine trellis canopy running along the eastern side of the property and the bathroom will be built on that side near the sidewalk. Set near the southern boundary will be a canopy-covered stage, the sensory garden, pathway, and a tot slide surrounded by a rubber play surface.

A green space will run along the western side of the square-shaped lot, while a built-in seating structure and several shade trees will be added near the sidewalk along 24th Street. A majority of the park’s middle area will remain open in order to accommodate the year-round Noe Valley Farmers’ Market. A storage shed tucked into the back western corner would hold tables and chairs that can be set up when the plaza is not being used.

In December the park design went before the arts commission’s civic design review committee and “passed with flying colors,” said DeCaigny.

The only addition to the plan since it was unveiled last fall, said David, is a little seating nook to be built near the park’s sidewalk-facing boundary on the side adjacent to the pizza eatery. The park design is expected to go before the city’s rec and park commission in April, with construction commencing in May.

“Everyone seems very positive and happy that it is moving forward,” said David. “It almost doesn’t feel real because it is something I have been working on for so long.”

For more information and updates about the Noe Valley Town Square project, visit <http://noevalleytownsquare.com/>.



One of Wowhaus’s 2007 art works was a temporary miniature golf course in Hayes Valley. It featured replicas of historic buildings in the neighborhood. Photos courtesy Wowhaus Gallery

SAFETY REPORT

Editor's Note: Neighborhood resident Chris Faust sent the Voice his "minutes" of two safety meetings held in Noe Valley last month: the District 8 safety meeting organized by Supervisor Scott Wiener at St. Philip's on Jan. 14, and the Ingleside Police District's community meeting Jan. 20, hosted by Upper Noe Neighbors at Upper Noe Recreation Center. Faust's notes were so instructive, we asked permission to print a few of the highlights. Here they are:

From the Jan. 14 District 8 safety meeting, which attracted more than 100 people, including Mayor Ed Lee, Police Chief Greg Suhr, and Captains Daniel Perea (Mission Station), Joseph McFadden (Ingleside Station), and John Sanford (Park Station):

Mayor Lee, as a resident of District 8 (Glen Park), shared frustration with the recent spate of property crimes and expressed empathy with neighbors who were concerned about safety. Everyone wants to live in a safe neighborhood.

His peeves were repeat offenders and releasing offenders without rehabilitation. He promoted use of a key fob guard to prevent thieves from being able to use an electronic device to remotely force the car key in your house to unlock your car doors on the street.

Wiener and Suhr talked about ongoing efforts to secure funding for the police academy. SFPD should have 2,000 officers but is operating at only 1,700. That cuts into the amount of foot patrols and traffic enforcement.

Capt. McFadden urged citizens to report crimes to SFPD, not just post them on NextDoor. Be sure to make note of details of clothing and cars when reporting so officers can more readily identify your perp. And please send SFPD photos and videos of suspicious persons and criminal activity. The wigged bandit was picked up just hours after Capt. McFadden received a photo of the burglar and shared it with his officers.

Supervisor Wiener and SFPD assured us that while property crime is up significantly recently, violent crime is actually down 50 percent from the 1990s.

In general, citizens spoke to thank police for their work but are still frustrated with the frequency of car break-ins, auto theft, dumped vehicles, burglaries and assaults. They seek ways to be proactive, to work together as a community to support SFPD, not just block by block.



Photo by Jack Tipple

Q&A:

What's the best way to interact with SFPD? Call or email. Email your captain. Send in photos and video too if available.

How can we be safer? Do not wear headphones. Be more aware. Report broken street lighting, dark spots, and any trees or other things blocking lamps. Urge your neighbors to leave their porch lights on at night.

Is Nextdoor [social network] monitored by police? No. There are too many Nextdoor groups. SFPD cannot resource officers to that when they are needed on patrol. Email or call 911.

Can officers patrol neighborhoods rather than just driving by?

Traditionally, officers have never walked beats in residential areas, only in commercial corridors. Staffing levels don't allow for more beat cops but citizens can improve their relationship with the officers who cruise their neighbors. Find out who they are. Invite them to block parties and community meetings. Make your neighborhood personal for the officers.

From the Jan. 20 joint meeting between Upper Noe Neighbors and Ingleside Police Station, attended by about 45 local residents, many of whom

came to hear Ingleside Capt. Joseph McFadden, Officer Rob Rueca, and SF-SAFE coordinator Allison Burke:

Captain McFadden delivered a general report on crime issues:

Auto break-ins and home burglaries have increased. Breaking into a car is quick and easy. It involves no special skill or tools, and any electronic device is worth \$200 at Seventh and Market. A jacket or blanket lying on the seat might be reason to break in if it looks like it might be covering a laptop or cell phone.

Never leave a gun in your car.

Put items in your trunk before reaching your destination and parking. Criminals are watching, and may even follow you to your destination after you park to be sure that you will be busy for a while.

Don't park long-term with your garage opener, registration, or other documents with your address in your car. Take them with you. Thieves may go to your home [and] open your garage and rob you.

Get a key fob guard to protect against thieves using amplifiers to remotely activate your key and cause it to unlock your car doors.

Hot prowls are on the rise, usually

garages. This is where opportunistic burglars sneak into a home when residents are present, either sleeping or in another room. Don't leave ground floor or other accessible windows unlocked. Home invasions are not common. It's high risk. Usually these crimes involve people who know each other.

Shoulder-surfing ATMs. Criminals wait for easy targets, often older women, to log in and then bump them out of the way and withdraw cash. Be aware. Look around.

Report suspicious behavior right away. Keep reporting. Be vocal. Don't worry about annoying dispatch or SFPD. Get details: shoes, pants, bumper sticker, broken tail-light or antenna.

Suspicious activity includes walking very close to cars and looking in, especially with a nearby car double parked idling.

Use home video cameras with wide-angle lens to capture as much of the street as possible.

Form a neighborhood watch group. Contact SFSAFE. [SFsafe.org or 415-673-SAFE (7233).]

—Matthew S. Bajko

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Debate Over Affordable Housing Incentives

CONTINUED FROM PAGE 1

Ozzie Rohm, of the year-old group Protect Noe's Charm.

Those in favor, however, argue that the developer incentives would help alleviate the scarcity of affordable housing in a city where home prices and rents are among the highest in the nation.

The proposal "is a thoughtful, modest approach that makes it possible to build on-site affordable housing in all of our neighborhoods," said Laura Fingal-Surma, a cofounder of the recently formed Progress Noe Valley.

Meanwhile, District 8 Supervisor Scott Wiener said the plan, which he supports, "is very likely to have little or no impact on Noe Valley."

How the Plan Unfolded

The planning department unveiled the proposal last fall with little fanfare. But it began to gather opposition in December and January as details came under intense scrutiny in community meetings and on social media.

The department held a series of city-wide forums last month, including one on Jan. 21 at St. Philip's Church in Noe Val-

ley. The agency said the meetings were designed to explain the program and clear up "misinformation" disseminated by the media.

Approximately 75 people, many of them armed with pointed questions for the quartet of planning officials at the podium, showed up for a discussion that lasted three hours.

Project manager Kearstin Dischinger told the gathering that single-family homes of one or two stories could not participate in the bonus program, and developers could not build additional stories atop existing projects, but would have to construct new structures from the ground up.

The planners downplayed worries that the 30,500 sites would be ripe for development.

"Most of these sites have healthy buildings and are not expected to be developed," agency spokesperson Gina Sima told the *Voice* in an earlier interview.

"In reality," Sima said, the new affordable units would be generated from 240 so-called "soft sites"—underutilized parcels such as vacant land, garages, or parking lots.

Soft and Hard Sites

At the meeting, Dischinger said Noe Valley had zero soft sites. And, she added, it was not financially feasible or practical for owners of "healthy" residential buildings to demolish their properties in order to join the program.

But skeptics pointed out that Noe Valley is an affluent neighborhood where it is not uncommon for a developer to purchase a home for \$1 million or more, raze or gut it, and erect a new residence that provides a substantial profit.

For example, Rohm said, a developer could bulldoze a three-story, three-unit building that had below-market rents and replace it with a 10-unit complex. Setting aside three of the new units to meet the 30 percent requirement would give the developer seven market-rate dwellings—a windfall that would not help increase the stock of affordable housing.

A Rent-Control Concession

Participants at the St. Philip's gathering also voiced numerous complaints about the potential loss of rent-controlled units.

The city's initial plan called for residents displaced from their rent-controlled units by a development to get first dibs on the new BMR (below market rate) units. Detractors, however, noted that it would be difficult for tenants displaced for a year or longer to return to their former homes.

The planners pointed out that the bonus plan had recently been altered and would now exempt rent-protected units for a

Church St. Sinkhole Hides Bigger Problems

By Liz Highleyman

City crews last month repaired damage related to a sinkhole that opened up under Church Street on New Year's Eve, disrupting auto traffic and service on the Muni J-line.

"It was a leaking pipe that eventually eroded the ground around it," said San Francisco Municipal Transportation Agency spokesperson Paul Rose. "It was initially discovered over New Year's when temporary repairs were made. More extensive repairs were necessary, and that work was performed [mid-month]."

The sinkhole opening near the intersection of Church and Jersey Street was just a few feet long, but concealed a much larger affected area underground measuring 9 feet wide by 40 feet long by 10 feet deep, according to Jean Marie Walsh, communications manager for the city's Public Utilities Commission.

The broken pipe—an 18-inch sewer main that was originally installed in January 1885—"had reached the end of its useful life," Walsh said.

The sinkhole did not actually break the Muni J-line track, but trains could not run over the damaged area, and a bus shuttle was put into service south-

bound from Church and 22nd Street.

On Dec. 31, PUC workers removed the collapsed portion of pipe and laid metal plates over the hole, allowing vehicle traffic to resume temporarily, but the equipment and crews needed to complete the repair were not available until after the New Year's holiday, on Jan. 2.

After the initial repair, a video inspection of the length of the sewer main revealed that "the pipe was severely compromised in several areas," Walsh said, and the PUC decided to replace the entire section from Jersey to 24th Street.

The more extensive work was carried out over the Martin Luther King Day holiday weekend, necessitating further disruption of traffic and J-line service.

The project replaced approximately 300 feet of 18-inch sewer pipe and one manhole at the intersection of Church and 24th streets, Walsh said. Road repaving was finished on the evening of Jan. 19 and train service resumed in the early morning of Jan. 20.

"The recent work was fast-tracked to prevent any more failures and for public safety," said Walsh, adding that no further work was expected in the near future.

Who Qualifies for Affordable Housing?

The proposed Affordable Housing Bonus Program would apply to San Francisco households that earn low to middle incomes as defined by the city.

Those eligible to participate in the program would be:

Low-Income Households:
Maximum annual income \$57,100 for one person; \$81,500 for a family of four.

Moderate-Income Households
Renters—maximum annual income \$64,200 for one person and \$91,700 for a family of four.
Homeowners—\$85,600 for one person and \$122,300 for a family of four.

Middle-Income Households:
Renters—maximum annual income \$85,600 for one person and \$122,300 for a family of four.
Homeowners—\$99,900 for one person and \$142,650 for a family of four.

year. The city would study the rent-control issues further, they said.

(In late January, the planning department made another change to the proposed rules. It decided to exclude sites with rent-protected units from the program indefinitely.)

Small Merchants Vulnerable

The city also sought to allay concerns that the zoning changes would displace or kill small businesses along commercial corridors like 24th Street, which is replete with three-story buildings with merchants on the ground floor and residential units above.

Simi, the planning department spokesperson, acknowledged that "there are no protections for commercial tenants"—whether they are forced out by redevelopment or by excessive rent increases.

She said the agency had added two provisions to help businesses that might be affected by the proposed changes. One would require developers to give businesses a year's notice of their intent to demolish a building, and the second would expedite review and approval of a merchant's relocation plans.

The San Francisco Planning Commission had intended to act on the package of zoning changes at its Jan. 28 meeting. Instead, the commission decided to hold a public hearing and put off any final decision until Feb. 25 at the earliest.

Details of the AHBP

The proposed zoning changes were initiated to comply with state law and a recent court ruling that requires cities to give developers a 35 percent density bonus for building affordable housing.

Under the zoning changes, low- and moderate-income families would get 12 percent of the new units, while 18 percent of the housing would go to middle-income residents.

Two-bedroom units would have to make up at least 40 percent of the total units.

Developers who put up buildings that were 100 percent affordable could add an additional three stories beyond current limits.

To view the planning department's proposal, go to www.sf-planning.org/index.aspx?page=4233. There you will also see a link to a map of eligible parcels in San Francisco. ■

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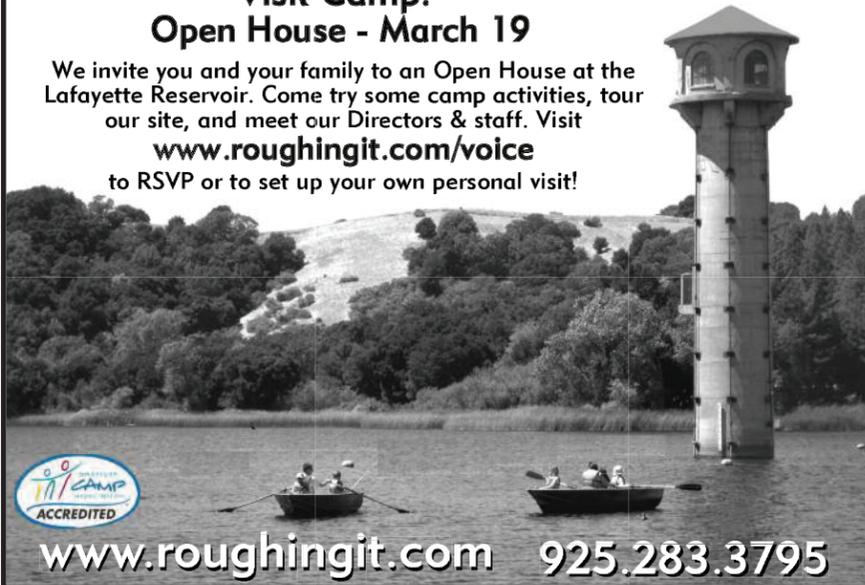
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New St. Luke's on a Pace to Open in Early 2018

CONTINUED FROM PAGE 1

Cesar Chavez Street. This connection was requested by neighbors in community meetings held during the design phase. The plaza will be landscaped to coordinate with greenery along Cesar Chavez Street, according to CPMC spokesperson Dean Fryer. A 12-foot-wide staircase will lead from the plaza into the hospital. Patient drop-off will be on the Cesar Chavez Street side of the building. The emergency entrance will be at the back, where 27th Street and San Jose Avenue intersect. The new emergency room will be slightly larger than the existing one.

Why a New Hospital?

The existing St. Luke's Hospital needs to be replaced because the current structure "is 50 years old and the hospital needs to be brought up to current earthquake standards," says Paul Klemish, project director of Herrero Builders, one of the construction firms behind the new St. Luke's.

The new building will meet the most recent seismic standards and will include gigantic diagonal beams throughout the building. Some will remain visible as a design element after completion of the structure.

LEED certification is being applied for, based on plans to reduce energy and water use over current consumption. (LEED means Leadership in Energy and Environmental Design.) During construction, "Ninety to ninety-five percent of the waste materials created will be recycled," says Klemish.

St. Luke's and San Francisco General are the only hospitals serving the southern part of the city. St. Luke's will continue to serve the southeastern neighborhoods, says Fryer. Demographics have changed in the area, especially in nearby



In January, the *Voice* took a tour of the new hospital at Cesar Chavez and Valencia streets as workers prepared to pour concrete on the middle decks of the steel-frame building.

Photo by Beverly Sharp

neighborhoods like Noe Valley, with the influx of young people working in tech. Asked whether this accounts for the high percentage of natal-care units in the replacement St. Luke's, Fryer says, "St. Luke's has a history of providing general medical services in the southeast neighborhoods of the city, including labor and delivery."

Curtain Walls and GFRC

The new building was designed by the SmithGroupJJR architectural firm, with nine offices in the United States, including one in San Francisco. Klemish called the design "a steel-frame building with curtain wall and GFRC" on the exterior. Curtain wall means glass. GFRC abbreviates glass-fiber reinforced concrete. Eleven thousand cubic yards of concrete will be poured into forms or, as Assistant Supervisor David Dachauer said on a recent hardhat tour of the work site, "shot onto walls."

The construction is a collaborative project of 12 major companies and consultants and several smaller operators. At least 14 percent of the construction revenue was allotted to small businesses in San Francisco. That equals \$42 million.

The lead firms are Herrero Builders, a 60-year-old construction company based in the Bayview, and the Boldt Company, a 126-year-old company with 14 offices, including one in San Francisco. Both companies are family owned. Mark Herrero, the second-generation owner of Herrero Builders, was born at St. Luke's—as were at least 12 other people working on the new building.

In total, about 300 people will be employed on the project before it is done. Herrero and Boldt have made a commitment to hire San Francisco residents for at least "30 percent hours onsite," according to Klemish. He reports that, so far,

they are on pace to exceed that figure. On any given day or at least Monday through Thursday, 7 a.m. to 3:30 p.m., 120 people are working at the site.

One San Francisco hire is very, very local. J.B. Ahern, senior project manager, and his wife, Ally, live in Noe Valley near 22nd and Castro. Ally works in tech in Silicon Valley.

Cementious, Sparkins, and Rodbusters

On a recent hardhat tour of the construction site, visitors were shown girders blasted with "cementious" (insulating) concrete, rebar for days, and quite a spectacular view from the work elevator. They also learned other new words, like *sparkins* (electrical workers), *rodbusters* (rebar specialists), and *shotcrete* (cement shot onto walls). They got to peer into large holes, one for the seven eventual elevators in the building. Unfortunately, they were not allowed to keep their hardhats, safety vests, and goggles.

Ground was broken for the project Sept. 26, 2014. After relocating water and utility lines and the existing hospital loading dock, excavation began "thirty feet to bedrock," according to Klemish. They "started steel" (began construction of the building steel skeleton) in September 2015 and finished two months later. It took another month to put the metal decks

(floors) down.

Now workers are busily pouring concrete on the decks. Concrete panels that are 15 by 20 feet, as well as curtain wall sections, will be lifted into place by giant cranes. By fall of this year, the crew expects to have the outside of the building done; then work on the inside can begin. The ribbon-cutting for the new hospital will be "in early 2018," according to Fryer, which would be ahead of the timeline posted online at <http://stl.cpmc2020.org>.

If you're interested in watching all of this happen over the next nine or 10 months, you can do so 24/7 with the help of two webcams at <http://stl.cpmc2020.org/construction-cameras-chooser>.

There have been no major glitches on the project, although workers were delayed a day and upset emotionally by one incident Nov. 11, 2015. A distraught young man with a shotgun and a handgun was killed by police at the site after pointing the shotgun at the construction and at the police. He was overheard by workers to say that he was suicidal and intended to die. The man had no apparent connection with St. Luke's.

Founded in 1871

This will be the fifth incarnation of St. Luke's in the Mission. The first St. Luke's opened with 17 beds in a rented house on Lundy's Lane in Bernal Heights in 1871. It moved to its own property in 1873 at Valencia and 27th, then opened a new, 100-bed hospital at Valencia and Army (now Cesar Chavez Street) in the Mission. That building was damaged in the 1906 earthquake and eventually demolished to make way for a four-story facility in 1910. The current St. Luke's opened on the same site in 1970, with 12 stories and 257 patient rooms. A new five-story medical offices building will rise in 2020 once the current hospital building is demolished.

St. Luke's is one of three hospitals comprising California Pacific Medical Center, including Davies on Castro Street in Duboce Triangle and the new main campus under construction on Cathedral Hill. CPMC is owned by Sutter Health, based in Sacramento. ■



The new St. Luke's Campus will have a two-level plaza on the east side of the building and greenery that reflects the landscaping on Cesar Chavez Street (shown).

Rendering courtesy CPMC

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More Changes in Store for San Jose, Dolores & Guerrero

CONTINUED FROM PAGE 1

July, the San Francisco Municipal Transportation Agency in 2014 reduced the lanes on northbound San Jose Avenue between Monterey Boulevard and Randall Street from three to two lanes. A separated bikeway was also added to the roadway as part of Phase I of the “road diet” pilot project.

But the changes did not have the desired impact of reducing car speeds from their average of 50 mph down to 35 mph. Last June, the SFMTA restriped the northbound exit from I-280 onto San Jose Avenue so it is one lane instead of two.

Yet that change also did not result in cars slowing down on San Jose Avenue. Instead, it caused backups on I-280 during the morning and evening commutes.

Therefore, Caltrans is expected to return the off-ramp to two lanes. A final decision has yet to be made, but it is likely to be done when the off-ramp is repaved this May.

Two Lanes Plus a Bike Barrier

“We are now hoping to be able to put it back to the way it was in Phase I, so it will be a two-lane off-ramp. But San Jose Avenue will stay two lanes with a bike lane,” Ramiel F. Gutierrez, a senior transportation engineer in Caltrans’ Office of Traffic-Safety, said during a community meeting held Jan. 19 at a school in Glen Park. “There is a potential for it to be re-configured back.”

Meanwhile, the SFMTA is proposing to install a raised physical barrier—comprised of the concrete “Jersey” barriers

seen along roadways—along the northbound bicycle lane along San Jose Avenue, to increase the buffer zone between bicyclists and cars.

The installation of the barrier would be coordinated with the upcoming repaving project of the roadway. Currently, there are just plastic bollards separating vehicular traffic from the bikeway.

“It will provide a better delineation of the northbound bike lane to keep cars from driving in the bike lane,” said Damon Curtis, a Livable Streets construction and design services engineer at the SFMTA.

With Calming Comes Congestion

The traffic-calming measures along San Jose Avenue have been hotly contested, as evidenced by the several dozen people who turned up for the community meeting and expressed vastly different views on what should be done to the roadway.

Some residents of Upper Noe Valley oppose the changes that have already been implemented, arguing they have led to increased congestion during peak commuter times for those with jobs in Silicon Valley.

“You used to come home, get off the highway, and have easy access to Noe Valley. Now, it is just a nightmare,” said Chris Faust, with the group Upper Noe Neighbors. “It is backing up the traffic.”

Faust was one of several people who argued San Jose Avenue should go back to being three lanes in order to reduce the congestion.

“We have a thoroughfare that is working for almost everyone except for very few people,” he said.

Yet the traffic engineers were adamant that the lane reduction would not be reversed, as there have been some reductions in vehicular speeds, and the car vol-

umes, averaging roughly 1,600 during peak commute times, do not warrant having three lanes, they say.

“We have seen some benefits. SFMTA is not prepared to reverse those benefits and go back to having overcapacity,” said Curtis. “There is no reason for having three lanes based on the data.”

Added Gutierrez, “By reducing lanes you are creating congestion, so speeds go down. How do you slow speeds down? Congestion is part of that.”

Why Not a Boulevard or Bikeway?

Meanwhile, Glen Park and College Hill residents have also voiced complaints about the changes. Some argue the traffic-calming measures don’t go far enough. They’re calling on transportation officials to remake San Jose Avenue into a landscaped boulevard, similar to what was done to Cesar Chavez Street.

Others have advocated building a platform over San Jose Avenue, which could then be turned into a park with express bikeways. Some have argued that both of the existing bikeways should be on the southbound side of San Jose Avenue.

Neither proposal is under consideration by the SFMTA.

Curtis did say one idea, of using trees rather than a Jersey barrier along the northbound bike lane, “makes sense.” But the traffic planners, he said, “were constrained by time and dollars to create a separate bikeway. If we had the time and funding, we could do a planted bikeway.”

Another idea that has long been championed by nearby residents is to reconnect San Jose Avenue with the local streets it now cuts through. At one time, the side streets were connected, but then what was dubbed “the Bernal Cut” was built, splintering the area in two, with San Jose Avenue in the middle.

Grand Vision for Glen Park

At the meeting, Glen Park resident Mike Schiraldi was passing out stickers that read “I [heart] SJB,” which is short for San Jose Boulevard. He would like to see the local streets be reconnected, with a new J-Church Muni stop added at what would be a new intersection at Mateo Street, San Jose Avenue, and College Avenue.

“The redesign of San Jose Avenue and the landscaping are good plans. But if people are still blasting through there, it is a big waste of money,” said Schiraldi, a former Noe Valley resident. “If you have greenery and people are walking or biking, then people would go slower.”

Those ideas are currently not being studied by the SFMTA due to a lack of funding. The office of District 8 Supervisor Scott Wiener, who represents the San Jose Avenue corridor, has told Schiraldi and others that the neighborhood needs to show there is significant backing to turn the street into a landscaped corridor in order for the city to fund a review of such a proposal.

To do that, Schiraldi is collecting signatures through the website tinyurl.com/sanjoseboulevard. He noted that the Glen Park Community Plan, adopted in 2013, called for reconnecting the local streets now cut off by San Jose Avenue.

“What I have been working to do is drum up attention to that study,” he said.

‘Mega’ Projects Need a Push

At the meeting last month, the SFMTA officials said they can’t begin a study on their own. It needs to be prioritized by city leaders.

“It is not something that is going to start at my desk,” said Curtis. “I don’t have that power.”

Scott Stevenson, the Glen Park Association’s transportation chair who moderated the meeting, stressed several times to the audience that the public needs to

put pressure on elected officials, such as Wiener, to appropriate the funding to study the roadway changes called for in the Glen Park Community Plan.

“We need to pressure our political leaders to honor our plans and ideas,” he said. “These guys can’t just reach into their pockets and pull out a mega project.”

Wider Medians and a Bigger Island

The SFMTA is working with San Francisco Public Works to install pedestrian improvements proposed by the Mission District Streetscape Plan for both Guerrero and Dolores streets. It is expected the changes will be installed when the roadway repaving commences later this year.

Traffic medians will be widened from 4 feet to 8 feet wide in order to provide larger “pedestrian refuge zones” at four intersections in the vicinity of the San Jose Avenue corridor. Three are on Guerrero Street, where it intersects with Cesar Chavez, Duncan, and 27th streets; the fourth is at the intersection of San Jose Avenue and 29th Street.

At what has been dubbed the Dolores Street Gateway, the traffic island where Dolores and San Jose Avenue meet will be expanded to shorten the crossing distance for pedestrians. The sidewalk there on San Jose Avenue will also be extended to shorten pedestrians’ crossing time on Dolores.

The change would also result in car traffic on Dolores Street being more perpendicular when drivers are at the stop to turn right southbound on San Jose Avenue. Traffic engineers believe it will make bicyclists in the southbound bike lane more visible to drivers as they make the turn.

On the other side of the intersection, where Brook Street meets San Jose Avenue, new equipment will also be installed so that a new crosswalk could be built at a later date.

Turns, Lights, and Humps

The SFMTA is also reviewing whether to eliminate the right turn from northbound San Jose Avenue onto Randall Street, which is just prior to the Shell gas station. The agency is also studying whether to add a traffic signal at the intersection of Randall and Mission streets.

A final decision on either of those changes has not been made.

This spring the SFMTA will be sending out ballots to residents of several blocks southeast of San Jose Avenue, including Rousseau and Marsily streets, as well as St. Mary’s and College avenues, for them to vote on proposed speed bumps or humps on their blocks. A total of six are proposed.

On each block, “if a majority votes no, we will not put them in,” said SFMTA transportation planner Nick Carr.

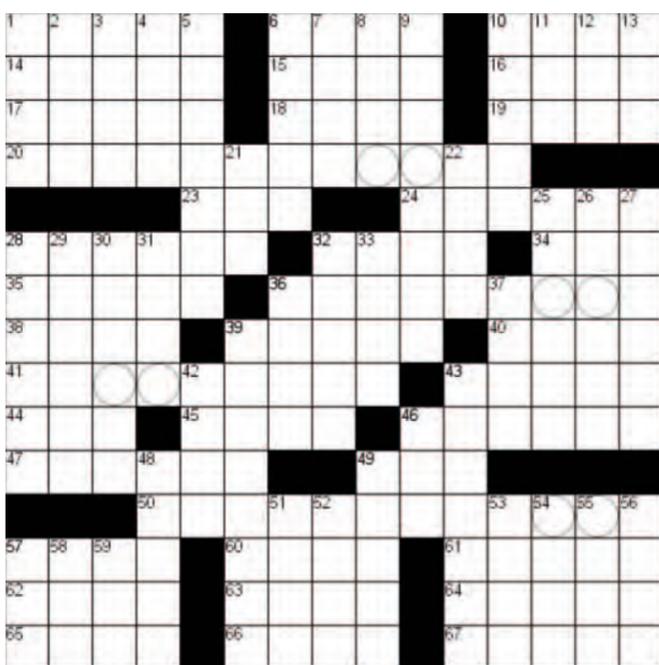
Should a majority of residents vote yes, then the speed bump or hump would go before the SFMTA commission for approval.

More information about the San Jose Avenue Road Diet Pilot Project can be found at <https://www.sfmta.com/projects-planning/projects/northbound-san-jose-avenue-i-280-off-ramp-road-diet-pilot-project>.

THE CROSSWORD BY MICHAEL BLAKE

Forty Years

- ACROSS
- Book of maps
 - Many early PCs
 - Earned, as money
 - Unrestrained
 - Sound system brand
 - Like some expensive PlumpJack buys
 - Bugs Bunny voicer Mel
 - Noe Valley novelist Black
 - Good thing to buy at
 - “Brave New World” author
 - Not clerical
 - Part of LIFO, in accounting
 - Bear part of, as costs
 - “Slanted” item at the Ferry Building
 - “Bambi” aunt
 - Swiss math great who solved the Königsberg bridge problem
 - Hardly in a simple way
 - Geometry calculation
 - Some purchases at Subs Inc.
 - Düsseldorf dwelling
 - Superman’s archenemy
 - Never, in Nicaragua
 - Squeeze (out)
 - Cans, in Canterbury
 - Sailor’s delight, at night
 - Tire purchase at Noe Valley Auto Works
 - Coffee, slangily
 - Inclined plane, lever, screw, wedge or pulley partner
 - Food for Fido
 - Lean, or make meat more lean
 - With 52-down,



- DOWN
- Actress Jessica
 - Feature of the westbound Bay Bridge
 - Onus
 - “It comes _____ surprise”
 - Not clerical
 - Antsy
 - Loverboy
 - Karl or Zeppo
 - Contents of some Firefly potstickers, famously
 - Store with a red star logo
 - Fifth word at Gettysburg
 - _____ Plaines, Ill.
 - Summer hrs. in N.Y.C.
 - Vocalize
 - Governor Warren of California
 - Ted Cruz and George Bush, to name two
 - Coming up roses
 - Respond negatively
 - Wheeler-_____
 - Exclamation or California city
 - Preened in a Cardio-Fit mirror, say
 - _____ Food Company (long-closed grocer)
 - Long-gone birds
 - Poet Khayyam
 - Pacino role in “Angels in America”
 - Israel’s Olmert or Barak
 - Heel purchase at Astrid’s Rabat
 - Home of Brigham Young
 - Taunted
 - President after Jimmy
 - Defiant kid’s cry
 - Lick for whom a middle school is named
 - “_____ Brockovich”: 2000 film
 - See 61-Across
 - Flying start?
 - Marvel superheroes
 - Bonkers
 - _____’acte: intermission
 - Berkeley .com that dropped “Jeeves” in 2006
 - Mayor Ed
 - Review negatively
- Solution on Page 33**
Note: The current Voice Crossword and all past puzzles can be found at www.noevalleyvoice.com.

VOICE ARTIFACTS

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website at www.noevalleyvoice.com features the current issue, ads included, in digital form. The site also archives Voice issues from 1996 to the present. Older editions, dating back to 1977, are stored at the San Francisco History Center, Main Library. To find a recent paper copy, check Good News at 3920 24th St.

Noe Valley Views



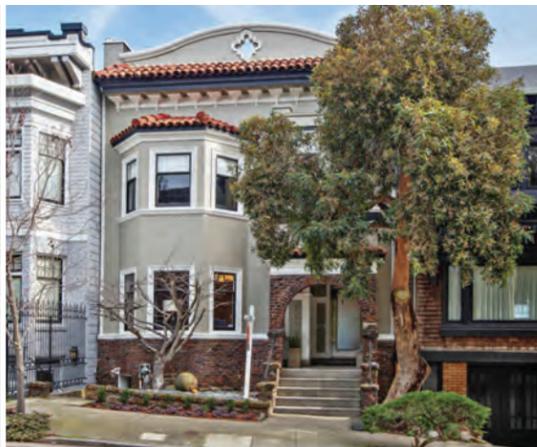
After the Rain. Looking northeast from Billy Goat Hill our still damp city appreciates the sight of blue above.

Photo by Najib Joe Hakim

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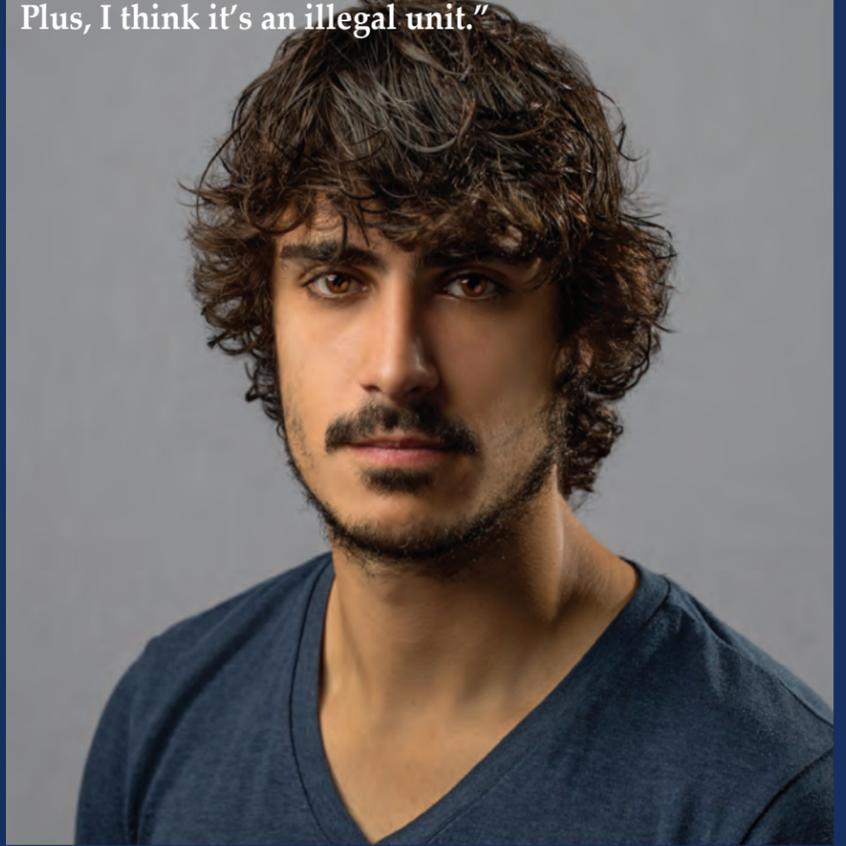
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Be My Valentine

When Manuela Pennes and Alfonso Vega met nine years ago at 30th Street Senior Center, it was love at first sight. Manuela, who loves music, was singing down the hall. Alfonso heard her voice and peeked around the corner to see who was singing. Two years later, they married in Puerto Rico. Seven friends went along to help celebrate.

Alfonso, 79, says he's been as lucky in work as he has in love. "I was vacationing in the U.S. and was offered a job in construction of the 280 freeway, for three and a half years." Later he moved to Chicago, where he worked for Western Electric for nine years. Then he came back to San Francisco and worked 24 years for U.S. Food Co. Manuela, now 76, worked 38 years for Hunter Douglas, and then retired.

Three or four years ago, a Stanford student asked them to be part of her oral history and video presentation for her diploma. Their romantic story is also featured in *Autumn Romance* by Carol Denker, a book of portraits and stories of love after age 50.

Photo by Beverly Tharp

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Flyaway Productions, Alayna Stroud pictured. Photo credit: RJ Muna

The Cost of Living in Noe

House Prices Rise 20%

By Corrie M. Anders

Determined shoppers, including one who paid \$5.7 million for a sleek contemporary home on Jersey Street, continued to buy single-family homes in Noe Valley at a steady pace during the last two months of 2015.

Eighteen detached homes closed escrow in November and December, according to Zephyr Real Estate, which provides monthly sales data to the *Noe Valley Voice*. That number was slightly below the 22 sales made during the comparable period in 2014.

Still, condominium sales were the standout at the end of the year. A total of 21 condos changed hands in November and December of 2015, compared with 12 transactions during the same months the year before.

Real estate sales traditionally slow during the holiday season. However, according to Zephyr president Randall Kostick, the low inventory of houses for sale, combined with strong demand from consumers, kept Noe Valley dwellings selling relatively quickly.

Home values also rose significantly. The average single-family home in December sold for nearly \$2.5 million—about 20 percent more than a year earlier. The November \$2.9 million average was 36 percent higher than last November's.

Condo values, on the other hand, dipped 1.8 percent to just over \$1.3 million in December, compared to December a year ago. November's average



A Victorian facade conceals a modern home with five bedrooms, four full bathrooms, a gourmet kitchen, and two-car parking. The 25th Street house sold in December for \$4.1 million.

condo price, \$1.2 million, was 10.8 percent lower than the price in November 2014.

The two-month period's most expensive sale occurred in November in the 100 block of Jersey Street, between Sanchez and Vicksburg streets. The house—which sold in five days for \$5.7 million, 15 percent more than its asking price—was the priciest home sold in 2015 and the fourth biggest sale ever in Noe Valley.

Originally built in 1900, it had been renovated and enlarged to 3,800 square feet of living space. The modern design of the four-bedroom, 4.5-bath home featured 12-foot ceilings, white-oak flooring, a state-of-the-art kitchen with two dishwashers and double ovens, a wine cellar, patio and garden, "smart home" features, and a garage for two cars.

In December, the most expensive detached property was a remodeled home in the 4000 block of 25th Street, between Noe and Sanchez streets. It sold for \$4.1 million—\$95,000 less than the asking price. Builders had retained elements of the 1905 Victorian facade, but modernized the interior, which now offered open living/dining space, five bedrooms—four with full baths—two additional half-baths, nine skylights, a gourmet kitchen, media room, and two-car garage.

The priciest condo was a three-bedroom, 2.5-bath unit in the 1400 block of Sanchez Street, between 28th and Duncan streets. The \$2,375,000 sales price was 18.9 percent more than the sellers had sought. Built in 2001, the townhouse featured modern amenities and a bit of the old—a wood-burning fireplace.

A condominium on the top floor of a three-unit Stick Victorian commanded \$1,875,000—25.4 percent more than the asking price. The 1,405-square-foot abode, remodeled with contemporary features, is located in the 900 block of Dolores Street, between 22nd and 23rd streets.



All angles and glam, this Sanchez Street townhouse sold in November for \$2,375,000. Buyers paid nearly \$400,000 more than the asking price for the three-bedroom, 2.5-bath condo, which was built in 2001.



Buyers paid \$1,875,000 for a three-bedroom, two-bath condominium located on the top floor of this three-unit Stick Victorian on Dolores Street. The home had received a contemporary makeover.

Photos by Corrie M. Anders



This 3,800-square-foot house on Jersey Street features a chef's kitchen, radiant heat, 12-foot ceilings, wine cellar, wet bar, and views. The home sold in five days last December for \$5.7 million.

Noe Valley Home Sales*

Total Sales	No.	Low Price (\$)	High Price (\$)	Average Price (\$)	Avg. Days on Market	Sale Price as % of List Price
Single-family homes						
December 2015	9	\$1,510,000	\$4,100,000	\$2,472,222	32	106%
November 2015	9	\$1,375,000	\$5,700,000	\$2,912,222	32	112%
December 2014	8	\$785,000	\$3,575,000	\$2,053,750	46	109%
November 2014	14	\$1,600,000	\$3,785,000	\$2,141,071	25	109%
Condominiums						
December 2015	12	\$690,000	\$2,375,000	\$1,326,255	47	106%
November 2015	9	\$750,000	\$1,875,000	\$1,211,444	27	111%
December 2014	6	\$955,000	\$1,610,000	\$1,350,000	38	105%
November 2014	6	\$534,000	\$2,010,000	\$1,358,167	47	103%
2- to 4-unit buildings						
December 2015	0	—	—	—	—	—
November 2015	1	\$1,800,000	\$1,800,000	\$1,800,000	15	124%
December 2014	0	—	—	—	—	—
November 2014	6	\$1,170,000	\$1,500,000	\$1,300,833	36	98%
5+-unit buildings						
December 2015	1	\$4,200,000	\$4,200,000	\$4,200,000	93	95%
November 2015	0	—	—	—	—	—
December 2014	0	—	—	—	—	—
November 2014	0	—	—	—	—	—

* Survey includes all Noe Valley home sales completed during the month. Noe Valley for purposes of this survey is loosely defined as the area bordered by Grand View, 22nd, Guerrero, and 30th streets. The Voice thanks Zephyr Real Estate (zephyrre.com) for providing sales data. NVV 2/2016

Noe Valley Rents**

Unit	No. in Sample	Range January 2016	Average January 2016	Average November 2015	Average January 2015
Studio	5	\$2,150 – \$2,995	\$2,394 / mo.	\$2,459 / mo.	\$2,017 / mo.
1-bdrm	24	\$2,350 – \$4,095	\$3,320 / mo.	\$3,255 / mo.	\$3,250 / mo.
2-bdrm	38	\$3,500 – \$6,995	\$4,579 / mo.	\$4,752 / mo.	\$4,435 / mo.
3-bdrm	15	\$4,995 – \$8,950	\$6,713 / mo.	\$5,917 / mo.	\$6,708 / mo.
4+-bdrm	6	\$8,450 – \$15,000	\$10,907 / mo.	\$9,992 / mo.	\$8,211 / mo.

** This survey is based on a sample of 88 Noe Valley apartment listings appearing on Craigslist.org from Jan. 5 to Jan. 15, 2016. NVV 2/2016



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SHORT TAKES

Masquerade Ball, Pig Roast, and Jambalaya

Three neighborhood schools are holding events to raise funds for student programs. Alvarado Elementary School is hosting its annual auction, St. Paul's School is roasting pig, and St. Philip School will be serving jambalaya.

The Jambalaya Dinner at St. Philip's is set for Saturday, Feb. 20, 6 p.m., at the Parish Hall, 725 Diamond St. Besides the entrée, salad, freshly baked bread, and Father Tony LaTorres famous brownies are on the menu, all for just \$25. No-host cocktails will be available. RSVP by Feb. 11 at 415-282-0141. Proceeds benefit the eighth-grade high school scholarship fund.

The annual crab feed at St. Paul's School has been replaced, for this year at least, by a pig roast Saturday, Feb. 27, at the Parish Center, 1690 Church St., due to the lack of crab this season. The menu includes pork, coleslaw, macaroni salad, rolls, and one drink ticket. Proceeds benefit St. Paul's athletics. Go to stpaulschools.org and click on Events for more information.

The Alvarado auction and "New Orleans Masquerade Ball" will be Saturday, March 5, 6 to 10 p.m., at the SOMArts Cultural Center, 934 Brannan St. Fancy dress and masks are optional. Southern food from PINX Catering is on the menu, as is an open beer and wine bar. The cost is \$75 by March 3, \$80 at the door. Proceeds will go to a variety of school programs. Tickets are available at alvaradoschool.net. Click on Auction.

Charlie Varon at The Marsh

Noe Valley playwright-actor Charlie Varon is appearing March 5 through April 17 in *Second Time Around: A Duet for Cello and Storyteller*, at The Marsh theater, 1062 Valencia St. at 22nd Street.

Varon, known for his solo performance work, is the storyteller in the show, and musician Joan Jeanrenaud is the cellist. Their collaboration, directed by David Ford, is based on a story written by Varon, about a 92-year-old former fighter pilot who's being interviewed for a history project by a high school student.

"It's the next in the series of my pieces about old Jews living at a retirement home in San Francisco," says Varon. "This time, I'm collaborating with the renowned cellist Joan Jeanrenaud, of Kronos Quartet fame."

Performances are Saturdays at 8:30



Charlie Varon and Joan Jeanrenaud perform *Second Time Around: A Duet for Cello and Storyteller* at The Marsh Mainstage March 5 to April 17. Photo by David Allen

p.m. and Sundays at 2 p.m. Tickets are \$20 to \$35 sliding scale. Go to themarsh.org or call a live human being at 415-282-3055 at the box office for reservations.

Dog Park Closed for Winter

Sorry, Pluto, Upper Douglass Dog Park will remain closed through February. But the park is set to re-open March 1, assuming its newly seeded lawn is healthy and drainage problems are few. The group Friends of Upper Douglass Dog Park notes, "The fields get saturated and subject to severe damage during a wet winter," like the one San Francisco is enjoying now.

In the meantime, there are two other non-grass dog runs available for Noe Valley pups, one in the neighborhood and one nearby. Joby's Run at the Upper Noe Recreation Center at Day and Sanchez streets is open whenever the park gates are open, usually 7 a.m. to 10 p.m. There is also a dog play area just over the hill at the Eureka Valley Recreation Center, 100 Collingwood St. If all else fails, there's Mission Dolores Park. Dogs can run free in a new off-leash area in the southern half of the park, which was due to re-open Jan. 27.

Feed the Hungry

Noe Valley residents generously filled food barrels for the San Francisco-Marin Food Bank in November and December, but hunger is a problem 12 months a year. Food barrels are available all year at Bethany United Methodist Church at Clipper and Sanchez streets and January to October at Terra Mia Ceramics Studio, 1314 Castro St.

Volunteers are also needed throughout the year to sort and pack donated food for distribution. St. Philip's Church on Diamond Street is organizing community service days at the food bank. The next one is Tuesday, March 1, 6 to 8 p.m. To sign up to help, call Sandra Kearney at St. Philip's, 415-282-0141.

Words, Words, Words

Organizers of Word Week, Noe Valley's annual literary festival, have given the Voice a peek at the 2016 event, happening March 20 to 26, at five venues in the neighborhood.

Sunday is Word Wit, a comedy night at Caskhouse beer and wine bar. (It was packed last year. Come early.) Monday is

CONTINUED ON NEXT PAGE

SF Indie Fest Turns 18

The San Francisco Independent Film Festival kicks off its 18th season this month with a projection room full of national and international programs.

More than 50 films, ranging from comedies and horror flicks to love stories and political dramas, will be shown Feb. 11-25 at the Roxie and Brava theaters, and at Alamo Draft-house on Mission and 518 Gallery on Valencia Street.

The festival opens with *Frank and Cindy*, a film by G.J. Echternkamp that depicts the often "hilarious" relationship of the director's mother and stepfather, a one-time performer with the 1980s new wave band OXO. The film, starring Rene Russo and Oliver Platt, screens Feb. 11 at the Brava Theater, 2781 24th St.

The festival's centerpiece is *MA*, a 2015 Venice Film Festival selection, showing Feb. 14 and 18 at the Roxie Theater, 3117 16th St. The film, set in the American Southwest, is "a modern-day vision of Mother Mary's pilgrimage," directed by its star, Celia Rowilson-Hall.

On the second weekend of the festival, SF Indie will showcase music documentaries, including a remake of *Purple Rain* in the Saharan Desert, on Feb. 19 at the Roxie.

Other events sure to draw crowds include the Super Bowl: Men in Tights party on Feb. 7; the Anti-Valentine's Day Power Ballad Sing-Along Feb. 14; the Big Lebowski Party Feb. 13 (at the Brava Theater); a Movie Roast Feb. 20; and a Bad Art and good film party hosted by KQED Feb. 12 at 518 Gallery, 518 Valencia St. (All are at the Roxie except where specified.)

The festival closes with *Too Late*, a crime thriller about a private eye who finds himself snarled in "a sleazy scandal involving strip clubs, petty drug pushers, and missing girls." Director Dennis Hauk shot the 35 mm feature film in five 22-minute shots. It plays Feb. 25 at the Roxie.

Tickets are \$12 to \$13 for individual films or you can pay \$200 to see all the films and attend all the events. For more information, go to www.sfindie.com or call 415-820-3907.

—Corrie M. Anders

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www.ClaudiaSiegel.com



These are a few of the properties I sold in 2015. San Francisco's market is hot and there's no denying that people are vying for each of the city's unique neighborhoods.

Contact me for more information about the value of your home. Whether you are buying or selling, I can help you make that move.



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SHORT TAKES

CONTINUED FROM PREVIOUS PAGE

Odd Mondays, the series curated by Ramon and Judith Levy-Sender; and Tuesday is the new event Women in Their Own Write. Both are at Folio Books.

Wednesday is Noir at the Bar at The Peaks, organized by best-selling local author Cara Black. Thursday is the essential How to Get Your Book Published, at Umpqua Bank. Friday is the audience fave Queer Words: LGBT Authors Read at Cliché Noe Gifts + Home. Finally, Saturday is the new Does Your Pet Love You?—at Folio. All events are free.

For updates and details, check out friendsofnoevalley.com.

James Lick Goes to Washington

During spring break in March, 26 James Lick Middle School students will travel to Washington, D.C., thanks to their hard work raising money and the contributions of parents, teachers, and neighbors. Teacher sponsor Ann Keller initiated the trip, which will cost \$2,185 per student. “This is the first time the school has done this,” she says.

The prospective travelers have been raising money in several ingenious ways, including holding a read-a-thon last summer, creating and selling candy grams at Halloween and Christmas, hawking baked goods and other treats outside the Noe Valley Farmers’ Market, and running a concession stand at Bulldog basketball games. The PTSA also has contributed generously, and held a fundraiser at the Elixir Bar in the Mission.

Last month, even with all this effort, more money was needed to get all 26 students on the plane, so Keller decided to try GoFundMe. Donations poured in “from names I didn’t know,” Keller says, especially after James Lick parent Megan Smith put the appeal on Nextdoor.com. Dollars contributed will provide full scholarships for two students who recently immigrated to the United States, and will help others reach their goals.

Keller expresses “a huge thank-you to the community” and says, “This is beyond my dreams!” The campaign is still on through February at gofundme.com/ILMS2DC.

Rec Center Needs You!

The Upper Noe Recreation Center on Day Street has continuing needs for volunteers. Are you into gardening? Keep the park beautiful by volunteering with

Ladybug Gardeners. Need to take a walk? Help distribute the Friends of the NVRC informational postcard to your neighbors. Have an event you’d like to organize at the rec center? New activities and people to organize them are always welcome.

You also might consider serving a term on the UNRC’s Community Recreation Council, which advises the city on what classes should be offered at the park. Volunteer by contacting the center at noevalleyrecenter.com.

Right now, the rec center also needs more ride-around toys, especially Little Tikes cars. If your kids have outgrown theirs, you can drop them off when the center is open, Tuesday through Friday, 9 a.m. to 9 p.m., and Saturday, 9 a.m. to 5 p.m. If the center is closed, you can email Chris at chris@noevalleyrecenter.com for pickup or drop-off.

In the Bookstores

Local photographer-author Josie Iselin headlines the book readings at Noe Valley bookstores in February. Iselin will be showing photos and reading from her latest book, *An Ocean Garden: The Secret Life of Seaweed*, at Folio Books, 3957 24th St., Thursday, Feb. 11, 7 p.m. *An Ocean Garden* presents full-color photos of over 200 kinds of seaweed. Iselin’s text combines scientific fact with personal observations.

At Omnivore Books on Food at Church and Cesar Chavez streets, February events will highlight fast vegan food and candy-making. Saturday, Feb. 6, Jill Nussinow will discuss her latest book, *Vegan Under Pressure: Perfect Vegan Meals Made Quick and Easy in Your Pressure Cooker*. The following Satur-

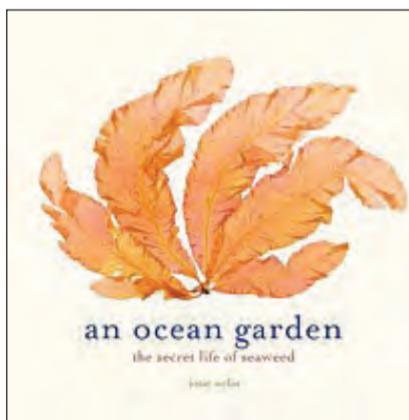
Seeking Noe Valley Gardens

Friends of Noe Valley is actively looking for gardens for the Noe Valley Garden Tour to be held in June 2016.

The garden tour is an annual event that showcases 8 to 10 gardens in or near Noe Valley. Proceeds from the tour will be donated to beautification projects in the neighborhood. Visitors on the tour travel around the neighborhood to visit and view spaces that demonstrate the “green” in our area. Owner designed and maintained or professionally designed gardens are welcome.

If you have a garden, would like to nominate a garden, or would like to volunteer at the event, email Linda Lockyer at Lindalockyer3@gmail.com.

—Peggy Cling
Friends of Noe Valley



Photographer-author Josie Iselin will unveil her latest book, *An Ocean Garden: The Secret Life of Seaweed*, at a book party Feb. 11 at Folio Books.

day, Feb. 13, people with a sweet tooth will enjoy recipes from *Sally’s Candy Addiction* by Sally McKenney. The author will be on hand to share her dessert ideas. Both presentations begin at 3 p.m.

For more February events, check out foliosf.com and omnivorebooks.com.

Concerts for Kids and Not-Kids

Noe Valley Chamber Music will branch out in February by presenting the first in a series of Classical Kids concerts, on Saturday, Feb. 20, 9:30 a.m. and 11 a.m., at the Noe Valley Ministry, 1021 Sanchez St. February also will feature the fourth (of seven) NVCM classical concerts for adults, also at the Ministry.

Classical Kids will host the Trinity Alps Chamber Players, performing new works by local composer Danny Clay, who has set to music three Rudyard Kipling stories. Ian Scarfe will narrate. There will also be a petting zoo: a collection of musical instruments for children to toot, strum, and plink. Tickets are \$10 per person or \$25 for a family of four.

The regularly scheduled NVCM concert on Feb. 28 begins at 4 p.m. Pianist Hyeyeon Park and violinist Kristin Lee will perform pieces by Buson, Bach, Ysaye, Sarsate, and Beethoven. Tickets cost \$25 ahead of time and \$30 at the door. Discounts for seniors and students are available. To purchase tickets online, go to nvcm.org.

Submit Your Film

The popular Bernal Heights Outdoor Cinema has announced the dates for its 13th season—Sept. 8-10 and 27, 2016—and is inviting filmmakers to submit their short films, starting Feb. 1.

You can find the entry form at bhoutdoorcine.org. Organizers say film selection is based on production values, themes, intended audience, and length. A fifth, optional criterion is an association with the Bernal Heights neighborhood.

Chosen films will play in parks, playgrounds, and other outside venues in Bernal Heights, as well as vie for awards. Winning films from 2015 were *All Things Considered*, *Touching the Untouchable*, and *I Hate the Color Red*, the audience award-winner.

Short Takes were written by Richard May.

Strut Health Center Opens on Castro Street

The San Francisco AIDS Foundation’s long-awaited Strut health and wellness center finally opened its doors this month at 470 Castro St. Four years in the making, the new building will bring together under one roof the foundation’s programs for gay and bisexual men.

“We’ve come to recognize that it’s not just about HIV, it’s about overall wellness and making sure people have access in one place to all of their health and wellness needs,” District 8 Supervisor Scott Wiener, who identified himself as a Strut client, said at the Jan. 5 ribbon-cutting ceremony.

The new three-story building will house sexual health and HIV prevention services previously located around the corner at Magnet health center, as well as substance-use services (formerly the Stonewall Project), the Positive Force program for HIV-positive men, the Elizabeth Taylor 50-Plus Network, and the DREAM Project for young black men. It includes six medical exam rooms, a pharmacy, and space for community events and art exhibits. Services for other client groups will continue at the AIDS Foundation’s 1035 Market St. location.

Among the most popular services at Strut is pre-exposure prophylaxis—better known as PrEP—using a daily pill called Truvada that prevents HIV infection if taken regularly. Strut offers the laboratory tests people need before starting PrEP as well as counseling to help figure out how to pay for it.

Strut also offers services for men who are already living with HIV, including a program to help them stay in—or get back into—care.

“I’m truly excited we’re open and the community is now able to experience a new approach to supporting their health,” said Strut executive director Tim Patriarca, who also lives in Noe Valley. “The staff and volunteers have really created something special here—the care-focused atmosphere is unlike any other health care setting anywhere.”

—Liz Highleyman

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Noe Valley Voice Readers



Mindy Kershner was the recipient of a surprise 70th birthday gift from her kids and sister: a trip to Yellowknife in the Northwest Territories of Canada to see the Northern Lights. She carried with her a vintage 2008 copy of *The Noe Valley Voice*.

STORE TREK

Store Trek is a regular *Voice* feature profiling new shops and businesses in Noe Valley. This month, we introduce a store dedicated to the child in all of us.

CHARLIE'S CORNER
 4102 24th St. at Castro Street
 415-641-1104
 charliescorner.com

A tree of knowledge has sprouted in Noe Valley.

Its leave-filled branches form a canopy over customers at children's bookstore Charlie's Corner. Underneath is a troop of mushroom stools.

"It is just our Giving Tree," said store-owner Charlotte Nagy when asked if it had a nickname, referring to the famous illustrated children's book by Shel Silverstein.

The 12-foot steel arboreal art was created by the Carlsbad, Calif.-based NatureMaker, which owner Gary Hanick co-founded with his late partner, Bennett Abrams, in 1983. Nagy discovered the studio's work, which was featured in NBC's 2013 live musical *The Sound of Music*, at a library association conference.

"I just knew I wanted something spectacular that would bring the community together. When I saw the tree, I knew that was it," said Nagy.

The former teacher, who worked at private and public schools in Chicago and St. Louis, Mo., opened the store in early October. The roughly 700-square-foot space is lined with floor-to-ceiling bookcases stocked with various titles for newborns to young adults.

"I love children's books," said Nagy on why she opened a bookstore. "I have always supported the libraries. However, I also see value in creating your own library."

Whether it is parents or nannies, people often want to share their favorite books from childhood with their own children or those under their care, noted Nagy.

"There is something wonderful about connecting with a book 10 years or 20 years later," she said. "Caretakers come in here all the time asking for books they had when they were young, books they want to read to their kids."

One way the store is drawing in customers, both young and old, is by offering free 30-minute book readings throughout the day. The sessions held Tuesdays at 10 a.m. are in French, drawing in a local French preschool. The store



Store managers Lori Blackburn and Nicoll Mischel (right) bask in the glow of the "Giving Tree" at Charlie's Corner, the new children's bookstore on 24th Street. Photo by Pamela Gerard

will soon add a Spanish-language story time, likely Wednesdays at 10 a.m.

"We really are a space for families and caretakers to connect with other families and caretakers. They can also have a little break through our story times," said Nagy, who uses the skills she learned from running several Midwest children's theaters to add a dramatic flare to the daily readings she leads.

The shop, which has its own post office called Charlie's Post, also holds special events each month tied to its efforts to promote literacy among its young customers.

Cooking events have been a particular hit, said Nagy, as have been Hebrew-language story times.

"We had a huge Hanukkah event on the first night of Hanukkah," she said. "For the duration of Hanukkah we lit all the candles in our fire-truck menorah. Israeli caretakers came in and read stories in Hebrew."

Nagy, who lives in the Richmond, hadn't originally sought out a Noe Valley location. She said she was "very lucky" to

find the storefront at 4102 24th St., and didn't realize the neighborhood was home to so many families with children until after she opened.

"It is just an extraordinary community," she said. "We just enjoyed so much getting to know the Noe Valley families and Noe Valley caretakers. It is exactly what I envisioned in terms of being much more than a children's bookstore."

As for the bookstore's name and logo, which features a dachshund lying on its back holding up a book with its hind legs, it refers to the nickname Nagy's late grandfather, Harry Coleman, gave her and to her love of the short-legged canine breed.

"I spent many a day reading in my room with my little dachshund. They are lap dogs," recalled Nagy, adding that her grandfather was a great inspiration. "He was a journalist and he instilled in me a passion for children's literature. He often read children's literature, children's books to me, and we would act them out."

Her store's story times are an homage to those happy days.

"We use lots of puppets and do different themes," said Nagy, who in January hosted a Mad Hatter tea party while performing as the zany character from *Alice in Wonderland*. "My grandfather would do that."

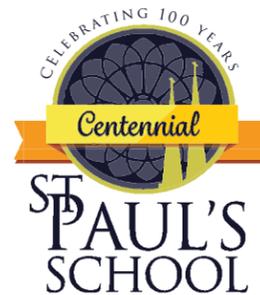
Nagy said a real-life "little Charlie" will be coming soon to join the store's six employees. As for the shop's motto of "where children and books come together," Nagy said, "We are living it."

The store is open Mondays through Fridays from 9:30 a.m. to 6:30 p.m. and on Saturdays and Sundays from 10 a.m. to 5 p.m.

Weekday story times are held at 10 a.m., 12 p.m., 3 p.m., and 5 p.m. On weekends, they are at 10:30 a.m., 12:30 p.m. and 3:30 p.m.

For more information, visit the store's Facebook page at www.facebook.com/charliescornerbooks.

—Matthew S. Bajko



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A Quiet Colorful Spot. This backyard on Castro Street seems the perfect place to sit and relax.

Photo by Najib Joe Hakim

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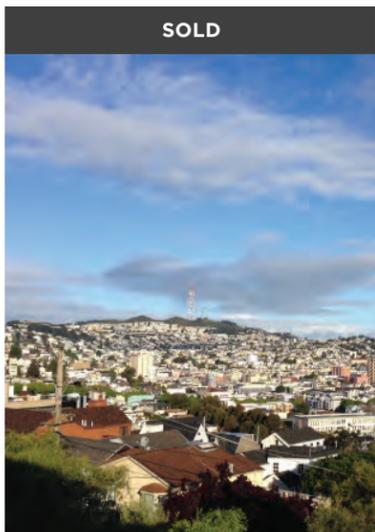
*Jack at the 2014
San Francisco Marathon.
Photo courtesy of Shutterfly*

Noe Valley Voice editor and co-publisher Jack Tipple is fundraising for the Red Cross team running the Boston Marathon on April 18th. Will you help? Your donation is tax deductible and will be very much appreciated. Here's a link to Jack's fundraising page: <https://www.crowdrise.com/AmericanRedCrossBoston2016/fundraiser/jacktippleiii> If you prefer not to donate that way, please email: editor@noevalleyvoice.com and Jack will give you a snail mail address where you can send a check made payable to the American Red Cross. Thank you!





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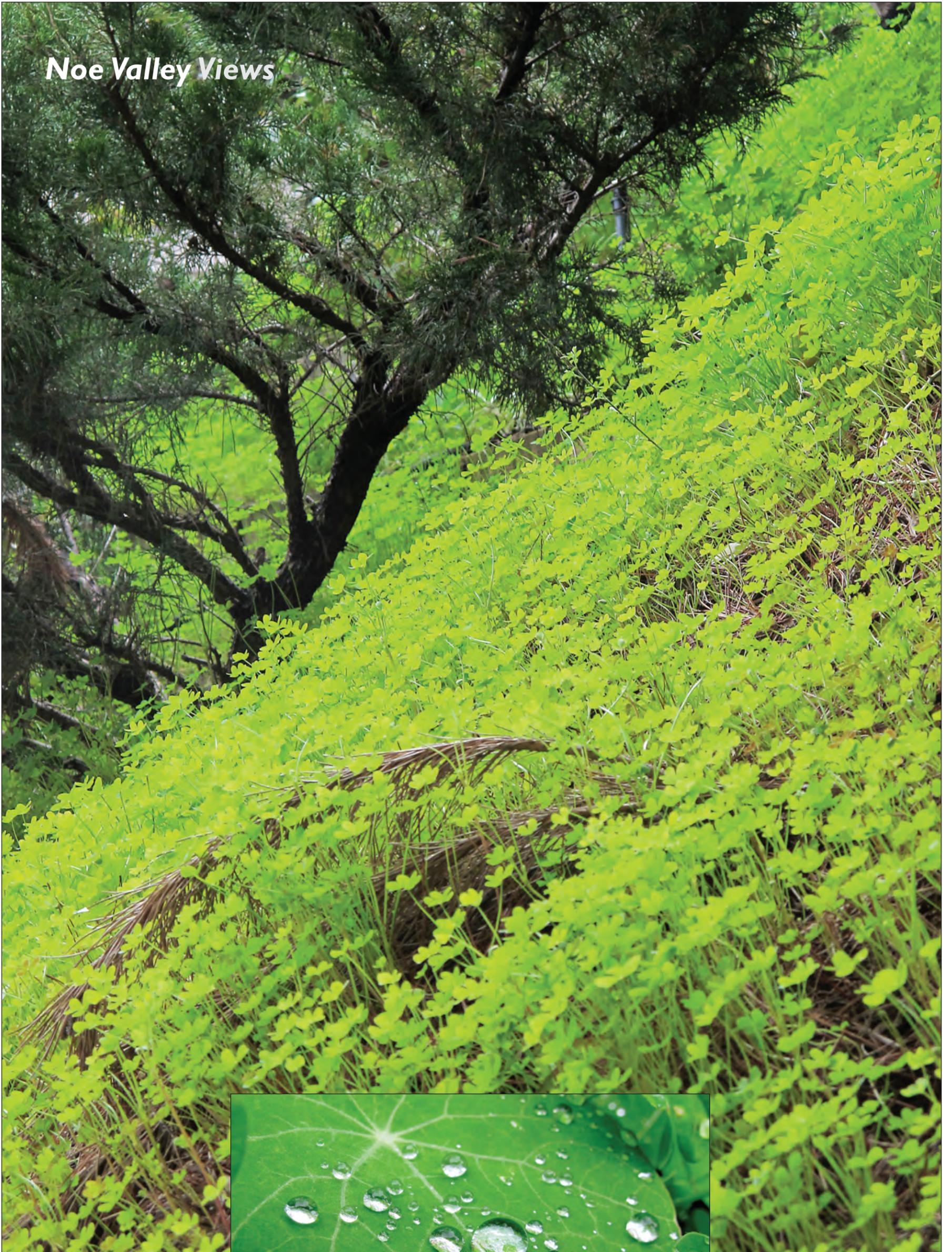
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Noe Valley Views



Just Add Water. This hillside on 27th Street near Sanchez is transformed into a sea of bright by our winter storms.

Photos by Najib Joe Hakim

CLAS ADS

Noe Valley Home Available on a permanent basis during the winter months. Perfect for visiting grandparents or retired snowbirds. Easy access with lovely backyard. Contact tuckeriva@icloud for more information.

Kid in a Candy Store: Hourly event space rental now available at The Sweet Spot in Buttons Candy Bar. Birthdays, showers, special occasions, or meetings for a maximum of 18. 4027 24th Street at Noe. www.buttonscandybar.com. For more info, email Alison@buttonscandybar.cm.

Japanese Flower Arranging Class: Founded in 1972, Sangetsu is one of the newest schools of Ikebana (Japanese Flower Arranging). Simplicity and naturalness are emphasized, and the power of art to awaken one's inner beauty. Students meet downstairs at the S.F. Johrei Center, 1322 Portola Drive, just up the hill from the West Portal Muni station. The class is ongoing, the 1st and 3rd Saturdays of each month, 12 to 3 p.m. starting February 6. Teacher Jill Owen has an Instructor's Certificate from the Sangetsu School of Flower Arranging. Drop-ins welcome, all levels welcome; sliding scale donation for flowers, no one turned away for lack of funds. Please bring shallow vase, cutters and

pin frog if possible. For info and to reserve a place, call Jill at 415-472-0825 or the Johrei Center at 415-566-2034.

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Housecleaning: First-class detailing. Serving Noe Valley since 1988. Excellent references. Sullivan, 415-285-7279.

A Bird's Eye View on Real Estate: The role of real estate in your long-term investment portfolio. *Who can afford San Francisco?* February 17th from 5:30 to 7 p.m. at Umpqua Bank on 24th Street by Carol Koffel. CalBRE#01982667

www.DogWalkingServiceOfSanFrancisco.com: 415-731-0120.

Submissions: The Noe Valley Voice welcomes submissions of short fiction, essays, or poetry, particularly those relating to Noe Valley. Email editor@noevalleyvoice.com or write Noe Valley Voice, P.O. Box 460249, San Francisco, CA 94146. Please include a phone number.



HOW TO PLACE A CLASS AD

It's easy. Just type or print the text of your ad, multiply the number of words by **40¢ per word**, and send us a check or money order for the total. (Note that a phone number, including area code, counts as one word.) Then mail your ad text and payment, made out to the *Noe Valley Voice*, so that we receive it by the **15th of the month** before the month in which you'd like to advertise. The address is *Noe Valley Voice* Class Ads, P.O. Box 460249, San Francisco, CA 94146. (Sorry, the *Voice* is unable to accept Class Ads by phone or email.)

10 for 10 discount: The *Noe Valley Voice* publishes 10 months a year. (We're on vacation in January and August.) If you place the same class ad in 10 issues, you are entitled to a 10 percent discount. To figure your cost, deduct 10 percent from the total amount due for 10 issues.

The next *Voice* will be the **March 2016** issue, distributed in Noe Valley the first week of February. **The deadline for Class Ads is Feb. 15.**

The Class Ads also will be displayed at www.noevalleyvoice.com.

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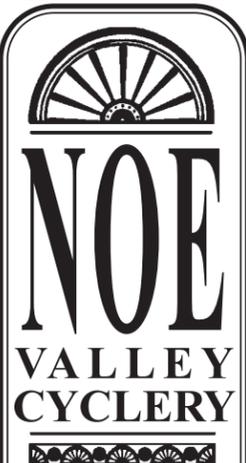
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In the Paint: Junior Warriors learn how to pass, shoot, and “distribute the basketball” on the newly refinished floors in the gym at Upper Noe Recreation Center. Photo courtesy UNRC

Upper Noe Rec Is Bouncy All Winter

Whether raindrops are falling or foghorns are blowing, feet will be flying at **Upper Noe Recreation Center**. The center’s auditorium and gym are open for business all winter, with sports and activities ranging from yoga to zumba. The winter session will run for about six more weeks—until March 18—and though Junior Warriors basketball is likely to be full due to inspiration from Golden State stars like Steph Curry, it never hurts to ask whether classes still have openings.

The toddlers among you should especially take note: “1...2...3 Ready” on Tuesdays and Thursdays has spots available, for children 10 months to 3 years. You can drop in for \$7.50 a class, or pay a pro-rated fee for the entire session.

To see what else is up for grabs, drop by the center at 295 Day St. (between Church and Sanchez) or visit Rec and Park online at <https://www.sfreonline.org>.

Meanwhile, registration for the spring session will begin on **Saturday, March 5, 10 a.m.** In addition, registration for summer day camp starts **Saturday, March 19.**

The **Upper Noe Community Recreation Council**, which serves as a liaison between the community and the center, meets on the third Wednesday of the month. The next meeting is Feb. 17, 7 p.m. To find out more, contact Upper Noe’s facilities coordinator, Cheryl Woltjen, at 415-970-8061 or cheryl.woltjen@sfgov.org.

The group **Friends of the Noe Valley Recreation Center** has more information at www.noevalleyrecenter.com. To get the scoop on **Joby’s Run**, contact Friends of Upper Noe Dog Owners at fundogsf.org. The dog run is open daily, 7 a.m. to 10 p.m.

UPPER NOE REC CENTER WINTER SESSION, JANUARY-MARCH 2016

MONDAY (Center closed; outside activities only.)

TUESDAY (Center open 9 a.m. to 9 p.m.)

1...2...3 Ready (10 mos-3 yrs)	Tues., 10-11:30 a.m.
Rec 'n' Tot Soccer (3-5 yrs)	Tues., 10-11 a.m.
Petite Bakers (3-6 yrs)	Tues., 10:15-11:15 a.m.
Movin' & Groovin' (2-4 yrs)	Tues., 11:30 a.m.-12:30 p.m.
Open Gym	Tues., noon-3 p.m.
Auditorium Free Play	Tues., 1-3:30 p.m.*
QuickStart Tennis (8-13 yrs)	Tues., 3:30-4:30 p.m.
Soccer (5-8 yrs)	Tues., 4-5 p.m.
Combat Athletics (8-16 yrs)	Tues., 4-5:30 p.m.
Soccer (9-12 yrs)	Tues., 5:30-6:30 p.m.
Tennis (18+, intermed./advanced)	Tues., 6-7 p.m.
Yoga - Vinyasa Flow (all levels)	Tues., 6:30-7:30 p.m.
Open Gym	Tues., 6:30-8:30 p.m.
Boot Camp (adult, 18+)	Tues., 7:45-8:45 p.m.

WEDNESDAY (Center open 9 a.m. to 9 p.m.)

Pilates (intermed.)	Wed., 9:30-10:30 a.m.
Pilates (18+)	Wed., 10-11 a.m.
Pilates (18+)	Wed., 11:30 a.m.-12:30 p.m.
Open Gym	Wed., noon-3:30 p.m.
Qi Gong for Seniors	Wed., 1-3 p.m.
Basketball Jr. Warriors League (kindergarten)	Wed., 4-5 p.m.
Basketball Jr. Warriors League (1st & 2nd grades)	Wed. 5-6 p.m.
Tennis (18+, beginning)	Wed., 6:30-7:30 p.m.
Drop-in Volleyball (18+, free)	Wed., 6:30-8:30 p.m.

THURSDAY (Center open 9 a.m. to 9 p.m.)

1...2...3 Ready (10 mos-3 yrs)	Thurs., 10-11:30 a.m.
Movin' & Groovin' (2-4 yrs)	Thurs., 11:30 a.m.-12:30 p.m.
Open Gym	Thurs., noon-8:30 p.m.
Senior Argentine Tango, (55+)	Thurs., 1-4 p.m.
Girls Volleyball (7-9 yrs)	Thurs., 4-5:30 p.m.
Zumba (family; drop-in, free)	Thurs., 5:30-6:30 p.m.
Yoga - Gentle Hatha (18+)	Thurs., 6:30-7:30 p.m.

FRIDAY (Center open 9 a.m. to 9 p.m.)

Baby & Me (1-3 yrs)	Fri., 9:30-10:30 a.m.
Pilates (18+)	Fri., 10:30-11:30 a.m.
Open Gym	Fri., noon-3 p.m.
Auditorium Free Play	Fri., 1-3 p.m.*
So You Think You Can Act (7-11 yrs)	Fri., 3:30-4:30 p.m.
Girls Volleyball League, Upper Noe (10-14)	Fri., 4-5:30 p.m.
Mini-Players (5-6 yrs)	Fri., 4:30-5:30 p.m.
Combat Athletics for Kids (8-16 yrs)	Fri., 4:30-6 p.m.
Future Chefs (9-13 yrs)	Fri., 6:30-8 p.m.
Drop-in Volleyball (18+, free)	Fri., 6:30-8:30 p.m.

SATURDAY (Center open 9 a.m. to 5 p.m.)

Yoga - Vinyasa (18+, all levels)	Sat., 9:15-10:15 a.m.
Rec 'n' Tot Soccer (3-4 yrs)	Sat., 10-11 a.m.
Zumba (family; drop-in, free)	Sat., 10:30-11:30 a.m.
Auditorium Free Play	Sat., noon-4:30 p.m.*
QuickStart Tennis (7-9 yrs)	Sat., 1-2 p.m.

SUNDAY (Center closed; outside activities only.)

*Hours are subject to change.



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FEBRUARY 2016

Feb. 1, 8, 22 & 29: The Augmentative and Alternative Communication (AAC) Conversation Club meets Mondays from 4:30 to 5:30 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org.

Feb. 1-29: Noe Valley OVEREATERS Anonymous meets Monday through Saturday, 7 am, at St. Aidan's Church, 101 Gold Mine. oasf.org.

Feb. 1-29: Charlie's Corner offers children's STORY TIMES every day. Mon.-Fri., 10 am, noon, 3 and 5 pm; Sat. and Sun., 10:30 am, 12:30 and 3:30 pm. 4102 24th; 641-1104.

Feb. 1-29: 30th Street SENIOR CENTER serves lunches for people over 60, weekdays and Saturdays. Noon and 1 pm. 225 30th. 550-2211.

Feb. 1-March 25: "O Glorious City," Artist-in-Residence Jeremy Fish's exhibition of drawings and photographs of SAN FRANCISCO, celebrates City Hall's 100th birthday.

Feb. 2: The Diamond Heights Community Association hosts a COMMUNITY MEETING to discuss upcoming projects in the area. 7 pm. SF Police Academy, 350 Amber.

Feb. 2, 9, 16 & 23: The Eureka Valley Library offers its TODDLER TALES on Tuesdays, 10:30 am. I Jose Sarria Court (16th & Market). 355-5616; sfpl.org.

Feb. 2-23: Larkin Street Youth Services gives free HIV TESTING for youth 24 and under. Tuesdays, 5-7 pm. 1800 Market. 673-0911; sfcenter.org.

Feb. 2-23: See Jane Run offers a Tuesday RUN CLUB, beginning at 6 pm, at 3910 24th. 401-8338.

Feb. 2-28: Meet under the rainbow flag at Harvey Milk Plaza (Castro and Market) for a City Guides walking tour of the CASTRO. Sat., Sun. & Tues., 11 am. 557-4266; sfcityguides.org.

Feb. 2 & March 1: The de Young Museum and the Legion of Honor have FREE ADMISSION on the first Tuesday of the month. 750-3600; deyoungmuseum.org.

Feb. 3: Kian Lam Kho introduces Phoenix Claws and Jade Trees: Essential Techniques of Authentic CHINESE COOKING. 6:30-7:30 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

Feb. 3: Make decoupage votive CANDLE HOLDERS at the Noe Valley Library; all materials provided. 7 pm. 451 Jersey. 355-5707; sfpl.org.

Feb. 3 & 17: The PUPPY DOG TALES reading program allows children to practice reading to Oliver, a calm canine. For ages 4 to 7, but older welcome. 7-8 pm. Eureka Valley Library, I Jose Sarria Court (16th & Market). 355-5616; sfpl.org.

Feb. 3, 10, 17 & 24: The Eureka Valley Library offers BABY RHYME and Playtime on Wednesdays, 1:30 to 2:15. I Jose Sarria Court (16th & Market). 355-5616; sfpl.org.

Feb. 3-24: Folio Books hosts STORYTIME for toddlers every Wednesday at 10 am. 3957 24th. 821-3477; foliosf.com.

Feb. 3-24: Chris Sequeira conducts free senior QIGONG classes Wednesdays 1-3 pm at the Upper Noe Rec Center; Day & Sanchez. 773-8185; livingtaichi@yahoo.com.

Feb. 3-24: AL-ANON meets Wednesdays 8 to 9:30 pm at St. Philip's Church. 725 Diamond. 834-9940; al-anonsf.org.

Feb. 3 & March 2: The GLBT HISTORY Museum has a free day on first Wednesdays. 11 am-7 pm. 4127 18th. 621-1107; GLBThistory.org.

Feb. 4: Keenan Webster performs AFRICAN MUSIC for all ages at the Noe Valley Library. 10:15 am. 451 Jersey. 355-5707; sfpl.org.

Feb. 4: Olivia Rathbone discusses The Occidental Arts and ECOLOGY CENTER COOKBOOK. 6:30-7:30 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

Feb. 4-25: Attend PUB QUIZ NIGHTS on Thursdays at the Dubliner, 3838 24th. 8 pm. 285-0674; brainstormer.com.

Feb. 5: Chasing Justice Gallery CHATS features Mark Rumoid of the Electronic Frontier Foundation

discussing the Freedom of Information Act. 12:30-1 pm. Contemporary Jewish Museum, 736 Mission. thecjm.org.

Feb. 5-26: The Friday-night JAZZ series continues at Bird & Beckett with artists Don Prell, Jimmy Ryan, and the Third Quartet. 5:30-8 pm. 653 Chenery. 586-3733; birdbeckett.com.



Comedy returns to El Rio, 3158 Mission Street on Thursday, Feb. 18 at 8 p.m. and features Diane Amos, Tom Ammiano and others.

Feb. 5-26: Shout "BINGO!" at St. Paul's on Friday nights at 7 pm (doors open at 5 pm). St. Paul's Parish Hall, 221 Valley. 648-7538.

Feb. 5-26: Dolores Park Cafe hosts Friday-night MUSIC and spoken word. 7:30-10 pm. 501 Dolores. 621-2936; doloresparkcafe.com.

Feb. 6: The Noe Valley KNITTING CIRCLE meets at the Noe Valley Library from 10:30 am to 12:30 pm. 415 Jersey. 255-7200.

Feb. 6: Julia Nussinow introduces her VEGAN Under Pressure cookbook. 3-4 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

Feb. 6, 13, 20 & 27: "Meet the Animals!" at the Randall Museum features California wildlife. 11 am. Mission Art Center, 745 Treat. 695-5014.

Feb. 6-27: Each Saturday, the Noe Valley FARMERS' MARKET brings you fresh produce and live musicians from 8 am to 1 pm. 3861 24th. 248-1332; noevalleyfarmersmarket.com.

Feb. 6-27: The Noe Valley Rec Center offers free YOGA CLASSES Saturdays 9:15-10:15 am. Day & Sanchez. 970-8061; noevalleyreccenter.com.

Feb. 6-27: Saturday night JAZZ at Bird & Beckett features local performers from 8 to 11 pm. 653 Chenery. birdbeckett.com.

Feb. 7: The Noe Valley Ministry hosts a MARDI GRAS Sunday service with the Barrelhouse Jazz Band. 10:30 am. 1021 Sanchez. 282-2317.

Feb. 7: Charlie's Corner throws a mask-decorating MARDI GRAS party for ages 6 to 12; King Cake will be served. 2-3 pm. 4102 24th; 641-1104.

Feb. 7-28: The Glen Park Village FARMERS' MARKET is open Sundays, 10 am to 2 pm, in the Glen Park BART parking lot at Bosworth and Arlington. pcfma.com.

Feb. 7-28: Meet at the gold fire hydrant at 20th and Church at 11 am Sundays for a City Guides walking tour of the area around MISSION DOLORES. 557-4266; sfcityguides.org.

Feb. 7 & 21: SF City Guides leads a free WALKING TOUR of Noe Valley on first and third Sundays at 1:30-3:30 pm. Meet at the Noe Valley Library, 451 Jersey. 557-4266; sfcityguides.org.

Feb. 9: Glenn D. Koch discusses "From Sand Dunes to Storefronts: The Enduring Allure of UNION SQUARE" at the monthly meeting of the SF Museum and Historical Society. 7:30 pm. 455 Golden Gate, Milton Marks Auditorium. 537-1105, ext. 100; sfhistory.org.

Feb. 9: PFLAG's monthly meeting has moved to the Women's Building at 3543 18th, on the second Tuesday of the month, from 7 to 9 pm. 921-8850; pflagsof.org.

Feb. 10: The Glen Park Library hosts a demonstration of "VIETNAMESE COOKING for the Lunar New Year." 6:30-7:30 pm. 2825 Diamond. Sign up at the reference desk or 355-2858.

Feb. 10: The GREAT BOOKS Discussion Group meets from 6:30 to 8:30 pm. Noe Valley Library, 451 Jersey Elena at eschmid@sonic.net.

Feb. 11: The LGBT SENIOR discussion group meets at 30th Street Senior Center. 10-11:30 am. 225 30th. 296-8995, ext. 5.

Feb. 11: Cliché Noe Gifts + Home hosts a Pop-Up FLOWER SHOP from 4 to 7 pm. 4175 24th.

Feb. 11: Author/photographer Josie Iselin discusses "Falling in LOVE" and her new book, An Ocean Garden: The Secret Life of Seaweed. 7 pm. Folio Books, 3957 24th. 821-3477; foliosf.com.

Feb. 11: The seventh annual TASTE AWARDS celebrates the year's best in food, fashion, and lifestyle programs in film, TV, radio, and online. 7-11 pm. Castro Theatre, 429 Castro. thetasteawards.com.

Feb. 11 & 18: Miss Catherine tells TODDLER TALES with books, rhymes music, and movement. 10:15 & 11 am. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org.

Feb. 11-25: The SF INDIE FEST screens at the Roxie Theater (3117 16th), the Brava Theater (2781 24th), and the new Alamo Drafthouse (2550 Mission). sfindie.com.

Feb. 12: The Chinyakare Ensemble performs traditional dances from Zimbabwe at the Rotunda DANCE series at SF City Hall. Noon. dancersgroup.org.

Feb. 12: The Noe Valley Library offers a screening of the FILM Mansfield Park based on the Jane Austen novel. 2 pm. 451 Jersey. 355-5707; sfpl.org.

Feb. 12: TAIZE service at Holy Innocents Church is held on the second Friday of the month, at 7:30 pm. 455 Fair Oaks. Holyinsf.org.

Feb. 12 & 13: Sara Moore performs "Through With Love" with the Roger Glenn Trio at the Circus Center Cabaret. 8 pm. 755 Frederick. circuscenter.org/cabaret.

Described as a pianist "with power, precision and tremendous glee" (Gramophone), **Hyeyeon Park** has appeared as soloist and chamber musician on major concert stages throughout the world. She will be joined by **Kristin Lee**, a violinist of remarkable versatility and impeccable technique, who has been praised by The Strad for her "mastery of tone."

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CALENDAR

Feb. 13: The Noe Valley Library introduces ZINIO, a download service, at 11 am. 451 Jersey. 355-5707; sfpl.org.

Feb. 13: Green Mann and Lisa Erdos conduct a free PLANT CLINIC on the second Saturday of the month. 10 am-noon. 30th Street Senior Center, 225 30th. lisa.erdos@att.net.

Feb. 13: Creativity Explored offers a 1-4 pm Paper Sculpture WORKSHOP with Andrew Li, whose mixed-media art exhibit is on display from Feb. 1 through 24. Gallery hours are Mon & Tues., 10 am-3 pm; Wed.-Fri., 10 am-7 pm; Sat. & Sun., noon-5 pm. 3245 16th. 863-2108; creativityexplored.org.

Feb. 13: Natural Resources invites you to meet doulas (2-4 pm) and home-birth MIDWIVES (4-6 pm). 1367 Valencia. 550-2611; naturalresources-sf.com.

Feb. 13: Sally McKenney discusses Sally's CANDY Addiction cookbook. 3-4 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

Feb. 13: The SF BICYCLE Coalition offers a free class, "Intro to Urban Bicycling." 3:30-4:30 pm. The Bike Kitchen, 650B Florida. Register at sbike.org/edu.

Feb. 13: The Manring, Kassin and John R trio perform a CD release concert with guitarist Todd Boston. 8 pm. SF Live Arts (Noe Valley MUSIC Series) at St. Cyprian's, 2097 Turk. 454-5238; noevalleymusicseries.com.



Feb. 15: Celebrate PRESIDENTS DAY, and remember many city services will be closed for the holiday.

Feb. 15: ODD MONDAYS hosts "A Potpourri of Writers, Part 1." 7 pm at Folio Books, 3957 24th. No-host supper, 5:30 pm, Haystack Pizza, 3881 24th (rsvp jlsender@webtv.net). 821-2090; oddmondays.com.

Feb. 16: The Ingleside POLICE STATION holds a community meeting the third Tuesday of the month. 7 pm. Check location. 404-4000; inglesidepolicestation.com.

Feb. 17: Carol Koffel leads a free seminar to discuss real estate investments. 5:30-7 pm. Vanguard Properties, 3938 24th. 268-5260..

Feb. 17: HERCHURCH hosts a Women's DRUMMING CIRCLE the third Wednesday of the month. 5:45-6:45 pm. 678 Portola.

Feb. 17: The Noe Valley BOOK DISCUSSION Group reads Let the Great World Spin by Colum McCann. 7-8:30 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org.

Feb. 17: LIVE MUSIC continues at the Valley Tavern on third Wednesdays. 7-9:30 pm. 4054 24th. 285-0674.

Feb. 18: COMEDY Returns to El Rio with Diane Amos, Tom Ammiano, Francesca Fiorentini, Mary Carouba, and Lisa Geduldig. 8 pm. 3168 Mission. elriosf.com.

Feb. 19: Charlie's Corner hosts an all-day CHINESE NEW YEAR celebration featuring stories, lucky snacks, and songs. 9:30 am-6:30 pm. 4102 24th; 641-1104.

Feb. 19: Chasing Justice Gallery CHATS features Salon.com founder David Talbot discussing secrecy in the CIA. 12:30-1 pm. Contemporary Jewish Museum, 736 Mission. thecjm.org.

Feb. 19: BOOKWORMS Night (ages 8 to 12) at Folio Books begins at 6 pm. 3957 24th. 821-3477; RSVP required: www.eventbrite.com/e/bookworms-club-tickets-15051305861.

Feb. 20: Noe Valley CHAMBER MUSIC hosts the Trinity Alps Chamber Music Players performing Rudyard Kipling's Just So Stories set to music by Danny Clay, in a "Classical Kids" program for children and families. 9:30 and 11 am. Noe Valley Ministry, 1021 Sanchez. noevalleyministry.org.

Feb. 20: The first annual meeting of the GLEN PARK Neighborhoods Project features the election of officers, bylaws revisions, and a local history presentation. 3:30-5:30 pm. glenparkhistory.wix.com.

Feb. 20: St. Philip's hosts a JAMBALAYA DINNER to benefit the eighth grade high school scholarship fund. 6 pm. 725 Diamond. RSVP by Feb. 11 at 282-0141.

Feb. 23: The SFMTA invites the public to an open house on ways to improve the Residential Parking PERMIT program. 6-8:30 pm. James Lick Middle School, 1220 Noe. sfmta.org.

Feb. 23: The Noe Valley Library offers an eREADER drop-in from 10:30 to 11:30 am. 451 Jersey. 355-5707; sfpl.org.

Feb. 23: Folio Books hosts a STORYTIME train ride with Jim Gribble, author of The Innovative Engine. 2 pm. 3957 24th. 821-3477; foliosf.com.

Feb. 23: MISSION POLICE STATION holds its community meeting the last Tuesday of the month. 6 pm. 630 Valencia. 558-5400.

Feb. 23: Randall Ann Homan and Al Bama from Neon Book discuss "San Francisco NEON: Survivors and Lost Icons" at a meeting of the SF HISTORY ASSOCIATION. 7 pm. St. Philip's Church, 725 Diamond. 750-9986; sanfranciscohistory.org.

Feb. 24: The Resilient Diamond Heights workgroup meets the fourth Wednesday of the month from 3:30 to 5 pm. St. Aidan's Church, 101 Gold Mine. 867-5774.

Feb. 25: Reel-to-Reel FILMS for preschoolers screen at the Noe Valley Library at 10:15 and 11 am. 451 Jersey. 355-5707; sfpl.org.

Feb. 27: Volunteer at JURI COMMONS Park, weather permitting, for a 9 am to noon workday. meetup.com/juri-Commoners.

Feb. 27: DAN JURAFSKY introduces The Language of Food: A Linguist Reads the Menu. 3-4 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712; omnivorebooks.com.

Feb. 27: A NEON WALKING TOUR of the Mission and Castro runs from 5 to 7 pm; start location given with reservation at neonbook.xyz.

Feb. 27: St. Paul's School hosts a PIG ROAST dinner and auction to benefit the athletics program. 5:30-9 pm (dinner 6:30). Parish Center, 1690 Church. stpaulschools.org.

Feb. 27: Jazz violinist Regina Carter performs "Southern Comfort," a CONCERT to benefit the Homeless Prenatal Program. 8 pm. Nourse Theater, 275 Hayes. homelessprenatal.org.

Feb. 28: The SF BICYCLE Coalition offers a free class for adults to learn to ride a bicycle. 10:30 am-1:30 pm. Panhandle blackout at Ashbury and Fell. Register at sbike.org/edu.

Feb. 28: Noe Valley CHAMBER MUSIC hosts a concert by violinist Kristin Lee and pianist Hyeyeon Park. 4 pm. Noe Valley Ministry, 1021 Sanchez. noevalleyministry.org.

Feb. 29: "A Potpourri of Writers, Part 2," at the ODD MONDAYS series features Michael Badar, Jeanne Powell, Adina Sara, and Nancy Wong. 7 pm at Folio Books, 3957 24th. No-host supper, 5:30 pm, Haystack Pizza, 3881 24th (rsvp jlsender@webtv.net). 821-2090; oddmondays.com.

March 1: LITQUAKE Epicenter hosts Cintra Wilson in conversation with Gary Kamiya. 7 pm. Alamo Drafthouse at the New Mission, 2550 Mission. litquake.org.

March 3: The SF Zoo offers information about its DOCENT TRAINING program. 10 am-noon. Osher Great Hall in the Lurie Education Center. RSVP to 753-7122 or docent@sfzoo.org.

March 5: REGISTRATION begins for spring classes at Upper Noe Rec Center. For info: noevalleyreccenter.com.

March 5: Alvarado School hosts a New Orleans MASQUERADE BALL and auction to benefit school programs. 6-10 pm. SOMArts Cultural Center, 934 Brannan. alvaradoschool.net.



Hill Street Victorian

Photo by Pamela Gerard

Time Marches On

The next *Noe Valley Voice* will be the **March 2016** issue, distributed the first week of March. The deadline for items is Feb. 15. Please email calendar@noevalleyvoice.com or write Calendar, Noe Valley Voice, P.O. Box 460249, San Francisco, CA 94146. Events in Noe Valley receive priority.

Music for the Soul

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UPCOMING EVENTS AT OMNIVORE BOOKS

WED FEB 3	KIAN LAM KHO • PHOENIX CLAWS AND JADE TREES: ESSENTIAL TECHNIQUES OF AUTHENTIC CHINESE COOKING • 6:30-7:30 P.M. FREE • Phoenix Claws and Jade Trees offers a unique introduction to Chinese home cooking, demystifying it by focusing on its basic cooking methods. Culinary expert Kian Lam Kho provides a practical, intuitive window into this unique cuisine.
THU FEB 4	OLIVIA RATHBONE • THE OCCIDENTAL ARTS AND ECOLOGY CENTER COOKBOOK: FRESH-FROM-THE-GARDEN RECIPES FOR GATHERINGS LARGE AND SMALL • 6:30-7:30 P.M. FREE • The Occidental Arts and Ecology Center Cookbook is a beautifully illustrated collection of 200 unique and delicious vegetarian recipes from the renowned California-based farm, educational retreat center, and eco-thinktank. OAEC has a passionate ethos about eating seasonally, and this book shows readers how to cook based on what is available in the garden.
SAT FEB 6	JULIA NUSSINOW • VEGAN UNDER PRESSURE: PERFECT VEGAN MEALS MADE QUICK AND EASY IN YOUR PRESSURE COOKER • 3:00-4:00 P.M. FREE • The pressure cooker drastically shortens the cooking times of healthful vegan staples such as dried beans and ancient grains: suddenly hummus from scratch and braised artichokes become weeknight fare.
SAT FEB 13	SALLY MCKENNEY • SALLY'S CANDY ADDICTION: TASTY TRUFFLES, FUDGES & TREATS FOR YOUR SWEET-TOOTH FIX • 3:00-4:00 P.M. FREE • Sally McKenney , creator and author of <i>Sally's Baking Addiction</i> , is back with a brand-new cookbook chock-full of a whole new host of treats for your sweet-tooth fix. If you're a candy and sweets lover, then look no further. Complete with over 75 brand new recipes, indulge in truffles, fudge, caramels, and marshmallows
SAT FEB 27	DAN JURAFSKY • THE LANGUAGE OF FOOD: A LINGUIST READS THE MENU • 3:00-4:00 P.M. FREE • Stanford University professor and MacArthur Fellow Dan Jurafsky peels away the mysteries from the foods we think we know. Jurafsky points out the subtle meanings hidden in filler words like "rich" and "crispy," zeroes in on the metaphors and storytelling tropes we rely on in restaurant reviews, and charts a universe of marketing language on the back of a bag of potato chips.

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LIBRARY EVENTS

Candle Holders Craft: Make your own decoupage votive candle holders, a great gift for Valentine's Day. All materials provided. Sign up at 415-355-5707 or with Eventbrite. Wednesday, Feb. 3, 7 p.m.

Noe Valley Knitting Circle: Learn how to knit or crochet the first Saturday of the month; the library has supplies to practice on, but bring your own yarn and needles or hooks if you have a bigger project. Saturday, Feb. 6, 10:30 a.m.

The Great Books Discussion Group, sponsored by the Great Books Council of San Francisco, meets on second Wednesdays. For information, contact Elena Schmid, eschmid@sonic.net. Wednesday, Feb. 10, 6:15 p.m.

Friday Matinee: The library shows the 2011 film based on the Jane Austen novel *Mansfield Park*, about a girl with scarce resources who at age 9 is sent to live with her wealthy aunt and uncle. Friday, Feb. 12, 2 p.m.

Screen Time: Learn how to use Zinio, a library resource that can download full issues of your favorite magazines to your PC or mobile device with no holds, no checkout periods, and no limits. Saturday, Feb. 13, 11 a.m.

Noe Valley Book Discussion Group: February's topic for discussion is *Let the Great World Spin* by Colum McCann. Wednesday, Feb. 17, 7 p.m.

eReader and Online Resource Drop-In: Bring your mobile device or laptop, your library card and PIN, and any passwords you might need for downloading apps, to a workshop on using the SFPL's digital resources, including the library catalog and databases, Zinio for magazines, and hoopla! for movies, music, and audiobooks. Tuesday, Feb. 23, 10:30 a.m.

All events take place at the Noe Valley/Sally Brunn Library, 451 Jersey St.

CROSSWORD SOLUTION

Forty Years by Michael Blake

A	T	L	A	S	I	B	M	S	M	A	D	E
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B	L	A	N	C	C	A	R	A	C	O	S	T
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D	E	F	R	A		D	O	O	R		E	N
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K	E	N	T		O	N	E	S		D	O	N

MORE BOOKS TO READ

Leap Year Media

Artificial intelligence, indestructible houseplants, and the friendship between Mark Twain and Sir Henry Morton Stanley are some of the topics covered in this month's book list by Branch Manager Denise Sanderson and Children's Librarian Catherine Starr of the Noe Valley/Sally Brunn Library. (*Voice* bookworm Karol Barske and editor Sally Smith contributed the annotations.)

To find these and other books in the library's collection, call or drop by the Noe Valley branch, 451 Jersey St. near Castro (415-355-5707), or visit the San Francisco Public Library online at www.sfpl.org. Please note that the library will be closed Monday, Feb. 15, to honor Presidents' Day and George Washington's birthday.

Adult Fiction

- A Japanese woman who fled to the United States after the bombing of Nagasaki must face her past when a man who says he is her grandson appears at her door, in *A Dictionary of Mutual Understanding* by Jackie Copleton.
- In *The Muralist* by Barbara Shapiro, a young American painter working for the WPA disappears in 1940, but her paintings are found hidden behind works by now-famous Abstract Expressionist artists.
- Two different scenarios unfold for a young woman making choices about her future, in *Maybe in Another Life* by Taylor Jenkins Reid.

Adult Nonfiction

- African violets, begonias, and ferns are among the hardy specimens in *The Indestructible Houseplant: 200 Beautiful Plants That Everyone Can Grow*, by Tovah Martin.
- *What to Think About Machines That Think: Today's Leading Thinkers on the Age of Machine Intelligence*, edited by John Brockman, includes commentary by Steven Pinker, Frank Tipler, Martin Rees, Alison Gopnik, Frank Wilczek, and others.
- The constraints of climate and land mass that alter history are examined in *Prisoners of Geography: Ten Maps That Explain Everything About the World*, by Tim Marshall.

• **Check These Out: One Librarian's Catalog of the 200 Coolest, Best, and Most Important Books You'll Ever Read** is a list compiled by librarian and author Gina Sheridan.

Adult eBooks

- *Girl Waits With Gun* by Amy Stewart is based on the story of Constance Kopp, one of this country's first female deputy sheriffs, who worked in 1914 New Jersey.
- A group of young drifters hoping to build a new society roam the suburbs of America, in *Rules for Werewolves* by Kirk Lynn.
- *A Slanting of the Sun*, short stories by Donal Ryan, focuses on the emotional

bonds forged by traumatic events.

Children's Fiction

- Three dinosaur pals aim for the moon in *Dinosaur Rocket!* the latest in a series written and illustrated by Penny Dale. Ages 2 to 6.
- A family of badgers and their friends struggles to pull up a giant turnip in *The Turnip*, a folktale adapted by writer-artist Jan Brett. Ages 3 to 7.
- Two flour-filled characters fight over the syrup in *Lady Pancake and Sir French Toast*, written by Josh Funk, with illustrations by Brendan Kearney. Ages 5 and up.
- Humpty Dumpty goes to City Hospital to get put together again in *Humpty's Fall (Urgency Emergency!)*, written and illustrated by Dosh Archer. Ages 5 to 8.
- Marvin the beetle needs help when Uncle Albert gets hurt in *James to the Rescue! (The Masterpiece Adventures)*, written by Elise Broach and illustrated by Kelly Murphy. Ages 6 to 9.

• A 9-year-old girl with a twisted foot sneaks out to join her brother, in Kimberly Brubaker Bradley's *The War That Saved My Life*, a novel set in World War II London. Ages 9 to 12.

• When the creator of online game *Book Scavenger* falls into a coma, Emily and James follow clues to try to solve the puzzle, in a mystery by Jennifer Chambliss Bertman. Ages 9 to 14.

Children's Nonfiction

- During a walk in the rain, Ally discovers Philadelphia's toad-breeding sanctuary in *Toad Weather*, by Sandra Markle, illustrated by Thomas Gonzalez. Ages 5 to 7.
- *Fur, Fins, and Feathers: Abraham DeBartlett and the Invention of the Modern Zoo*, by Cassandre Maxwell, tells the tale of an innovator who became superintendent of the London Zoo in the 1870s. Ages 6 to 10.
- Hands-on projects help explain scientific discoveries and theories in *Isaac Newton and Physics for Kids: His Life and Ideas With 21 Activities* by Kerrie Logan Hollihan. Ages 9 to 12.

CHILDREN'S EVENTS

African Music with Keenan Webster: Listen to the rhythm and melody of the West African harp (kora) and other instruments of African origin. Try your hand at playing, too! For children of all ages and their parents/caregivers. Thursday, Feb. 4, at 10:30 a.m.

Join Miss Catherine for **Toddler Tales**, books, rhymes, music and movement for children ages 16 months through 2 years and their caregivers. Thursdays, Feb. 11 and 18; 10:15 to 10:45 a.m. and 11 to 11:30 a.m.

Reel-to-Reel Preschool Films is a showing of short, vintage films often not available on DVD, for children 3 to 5 years old and their caregivers. Thursday, Feb. 25; 10:15 to 10:45 a.m. and 11 to 11:30 a.m.

FOR TEENS AND UP

AAC Conversation Club: Alternative and Augmentative Communication users of all levels are invited to come practice the use of devices such as Dynavox, QuickTalker, Tobii Sono Flex, and Talk Bar, as well as smart phones and tablet applications. Provided in partnership with Support for Families of Children with Disabilities. Mondays, Feb. 1, 8, 22 & 29, 4:30 p.m.

All events take place at the Noe Valley/Sally Brunn Library, 451 Jersey St. For information, call 415-355-5707 or visit www.sfpl.org.

Adult Audiobooks and eAudiobooks

- In *A Wild Swan and Other Tales*, author Michael Cunningham gives a modern twist to classic fairy tales, including Beauty and the Beast, Rapunzel, and the Snow Queen.
- *Twain and Stanley Enter Paradise*, by Pulitzer Prize-winner Oscar Hijuelos, is fiction inspired by the 37-year friendship between 19th-century writer Mark Twain and explorer Sir Henry Morton Stanley.
- *The Early Stories of Truman Capote* (eAudio) were written when the late author was between 11 and 19 years old.

BRANCH HOURS

Noe Valley/Sally Brunn Branch Library 451 Jersey St., 355-5707						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1-5	12-6	10-9	1-9	10-6	1-6	10-6
Glen Park Branch Library 2825 Diamond St., 355-2858						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1-5	10-6	10-6	12-8	12-7	1-6	1-6

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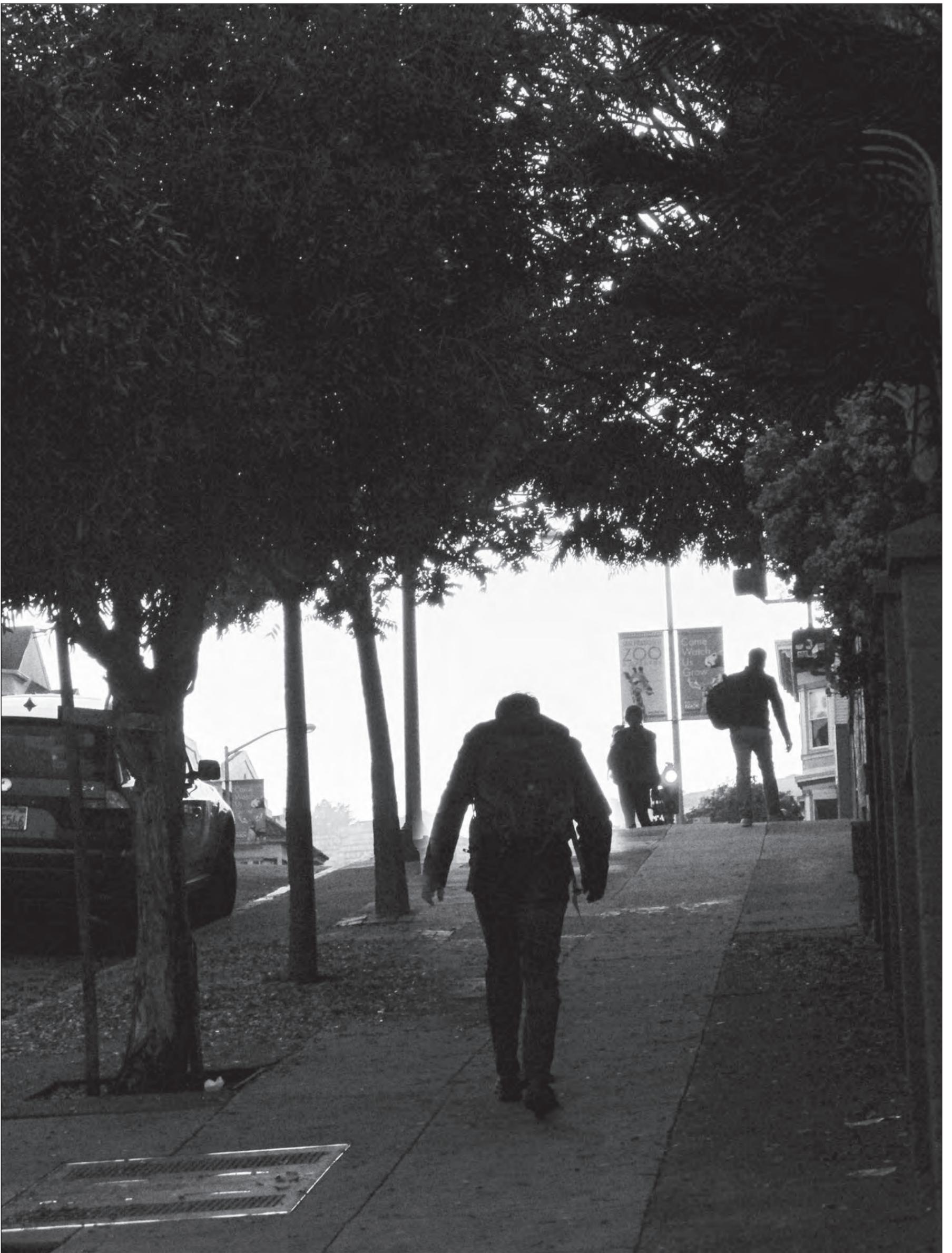
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Maybe I'll Skip the Gym Tonight. Just walking the hills of Noe Valley can be a workout.

Photo by Najib Joe Hakim

and now for the
RUMORS
behind the news

All the Musings Fit to Print

By Mazook

RENT AND RAVE: The buzz in the 'hood last month seemed to be the unsettling trends affecting shops in Downtown Noe Valley. Everybody's worried about who is coming and who is going.

The source of concern is the soaring rents being sought by some property owners along 24th Street and the question of what kind of commercial uses can attract enough revenue to pay those rents. There are many empty storefronts for rent, several other sites currently under construction, and still others seemingly in endless limbo.

"For Rent" is the space just vacated by Common Scents, which closed its doors at 3920A 24th St. in January after making dollars and scents since 1971. A family member of the owners of the building, Karim Scarlata, says they will consider the best offer, but he would not say how much rent was being asked. "The rent," he says, "is negotiable. We have had some inquiries, some asking about food service and another wanting to open a skin care salon."

Another For Rent sign has been posted on the women's designer boutique In-House, at 3927 24th across from Whole Foods, and owner Larissa Verdussen confirmed that she was closing at the end of February.

She says she wants to spend more time with her two little ones and more time on her own clothing line, RAG-Doll Designs.

"The cost of running a small business has become more and more difficult," she says, "and I was facing a rent raise, again, that would make things even harder."

The real estate agent, Mark Kaplan, of

Rockwell Properties, says the building owner is asking \$7,000 per month for the 1,200-square-foot space but that the rent "is negotiable."

Also available are three commercial units on the corner of 24th and Diamond streets. The spaces have been empty—and in limbo—for the past five years. The old owners were going to put in a children's play space in the space, which used to be a laundromat. That never happened. But then the building, including five residential units on the upper floor, was sold in December, for \$4.2 million.

The owner's agent, Carla Leonard, confirmed the commercial spaces were available, but said the owner did not want to comment on the rent. The rent estimates provided by the selling agent for the property last October, Lamisse Droubi, was \$4,000 per month for the larger unit (4207 24th), and \$3,000 each for the two smaller ones (800 & 802 Diamond).

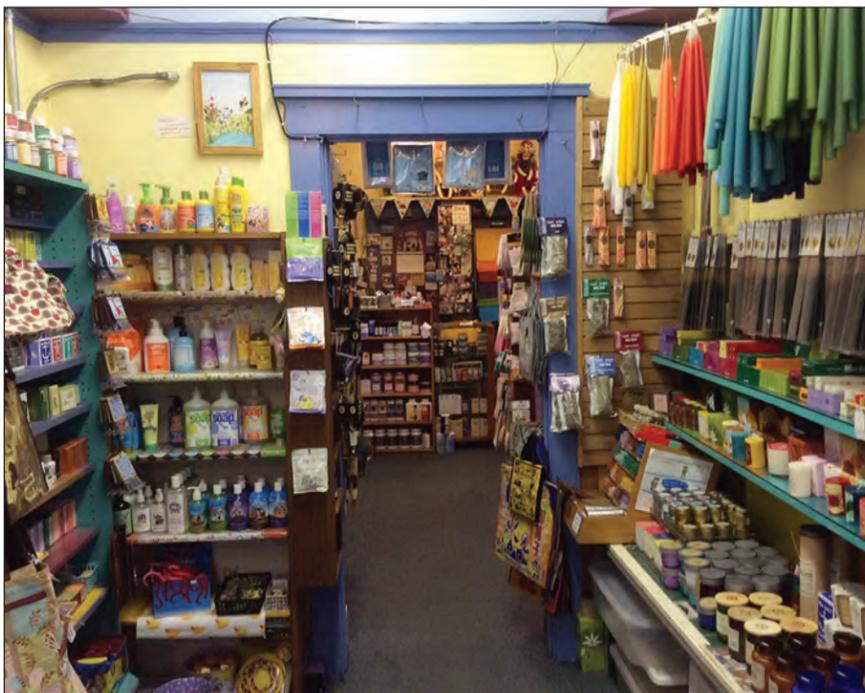
Also for rent is the small store on the corner of Noe and Alvarado (950 Noe), which has been occupied by Noe Valley Dance Space for the past six years. (For four years before that, it was Dance Space at the Noe Valley Ministry.)

"We were facing a rent raise in a small space, and it just didn't seem to be worth it anymore," says owner Laura Wexler. "So we left in December and have moved over to 701 Monterey Boulevard, and have a lot more functional space for our students," she says.

"I was sorry to leave Noe Valley since most of our 180 students live in Noe Valley, but we are very close by [Noe Valley], so I am quite relieved that everything worked out," says Wexler.

The Noe and Alvarado space, a bit off the beaten path, is available, according to the owner's real estate agent, Rob Kirsten, for a monthly rent of \$3,750 "triple net" (meaning the owner's taxes and insurance expenses are added on). He estimates the total rent would be about \$4,800 per month.

Kirsten says he has received inquiries from design firms looking for commercial space in Noe Valley.



Scentsless: Say farewell to Common Scents, the soap and lotion boutique that has bubbled on 24th Street for 45 years. Owner Jan Van Swearingen closed the shop at the end of January and is moving to Florida. But "we're doing a website," she says, and products will be available there (www.commonscents.com). Meanwhile, no word on a new tenant at 3920A 24th St. The tiny space is available to rent, for an undisclosed amount. See Rumors. Photo by Sally Smith



OVER THE HILL: In Eureka Valley many stores are vacant. Citizen Clothing—which opened in 1989 and was at 536 Castro for 26 years and then at 489 Castro for the past five years—has announced it will vacate.

Also empty are Nextel (410 Castro), the discount sunglasses store (415 Castro), A.G. Ferrari Foods (468 Castro), the Patio storefront (531 Castro) and the Vanguard space (541 Castro). And that's just along the two blocks of Castro between Market and 19th streets.



SITTING HERE IN LIMBO: In the limbo group, Real Food Company has been vacant for a dozen years. Also waiting for "seismic work" are the old Ambiance storefront (3989

24th near Noe), vacant since last year, and the spot once occupied by women's clothing designer ISSO at 3789 24th, just east of Church. (ISSO moved last summer to 3608-10 19th in the Mission.) The owner said the 24th Street space was not for rent, again because seismic work needed to be done.

In limbo also is the 2,100-square-foot new commercial property (with a 1,400-square-foot basement) finished last fall on the corner of 24th near Church (3820 24th). When the space was first offered late last year, the base rent plus common area expenses was estimated to be around \$18K. The developer, Brian Kendall, says there has been interest from a gym and a pet store. By the way, so far no takers for any of the three condos upstairs, with asking prices in the \$2 million-

CONTINUED ON PAGE 36

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RUMORS

CONTINUED FROM PAGE 35

plus range.

It also appears that after 20 years at the in-bound bus stop on Castro at 24th, Hahn's Hibachi will be serving its last meal and closing in the foreseeable future. Hahn's and its landlord have been unable to come to a final lease agreement. They were in limbo for a long time. Hahn's owners say they will sell all their fixtures and equipment as is, and then move out. If they can't sell the fixtures, they say they will remove them all and turn the space back to the landlord in the shell it was when they moved in.

While it may be the end of their Noe Valley story, Hahn's will maintain its restaurants in the Inner Sunset (535 Irving) and Polk Gulch (1710 Polk), for all of you Korean barbecue fans.

Somewhat in limbo is Pomelo Restaurant at the end of Church Street. A notice was posted in December saying that because one of the partners was leaving "for personal reasons," dinner service on Church was being suspended. However, their very successful and popular brunch is continuing Saturdays and Sundays from 10 a.m. to 2:30 p.m.



SHALL WE DANCE? No longer in limbo but not yet up and running are the spaces where Bliss Bar burned out three years ago (4026 24th). Soon we will see the construction of a bar, live music venue, and Thai noodle restaurant, and residences above.

And the Global Exchange space a few doors down is actively being built out now for PanotiQ bakery café. Also opening in early December, after a total makeover of what was Horner's Corner, was a new restaurant and bar called Hamlet on the corner of Church and 24th. More about that in a future issue.

The toy store the Ark, on the corner of Vicksburg and 24th for almost 20 years,

which filed for bankruptcy last summer, will soon be occupied. According to one of the owners of the building, Dave Sullivan, the new tenants will be opening a retail store selling housewares and kitchen-related goods. That's something not seen in DNV in many moons.

And on Dec. 3, the news scooped by Paolo Lucchesi on SFGate was that chef "Telmo Faria has found a home for San Francisco's first Portuguese restaurant. The former Tacolicious chef has signed a lease to take over the restaurant space at 1550 Church St., famously once the home of Incanto."

Faria will call the restaurant Uma Casa. He says he's happy to have a permanent home for his "pop-up restaurants," which have given him quite some culinary fame.

"I am very excited to open in Noe Valley," says Faria, "and have plans for this summer in June, once we get our licenses and remodel the interior."

Having been with Tacolicious for six years, he says he will "continue to work on special projects with them, and currently on a project in Hayes Valley."

Check out some of the dishes you can expect at Uma Casa on Facebook.



MY BOULANGE: Out of limbo too and very much up and running since the beginning of December is La Boulangerie on the corner of 24th and Noe.

As you all know, the cafe has been revived by founder-chef Pascal Rigo, who had sold his 23 La Bouldanges to Starbucks for \$100 million in 2012. Last summer, Starbucks decided to close the bakery-café because, it said, running a side business was unsustainable. So Rigo, who had gone to work for Starbucks as a senior vice president, persuaded the coffee chain to transfer the leases for some of the bakery locations back to him.

The Noe Valley location is one of six La Bouldanges Rigo has brought back to life over the past three months.

"We have been very busy since we opened the doors on December 1," says Noe Valley Assistant Manager Jackson Mitchell, "espe-

cially the first two weeks when we were full pretty much all the time."

Around a third of the old staff came back and knew the café operations. FYI, Mitchell says the almond croissant is still the most popular pastry and the top lunch dishes are the beet salad and club sandwich. "Everyone loves bacon," he says, "right?"

By the way, Bernie's is expanding into Downtown Eureka Valley. Owner Bernadette "Bernie" Melvin confirmed that she would open another store at 4023 18th St. (in the old Philz, which had moved elsewhere in the Castro). It will be her third coffee shop. In addition to Noe Valley (3966 24th), she has a location in the FiDi's Crocker Galleria.



PENCILS DOWN: Answers to that Noe Valley Quiz we popped on you in December are next in order. How did you do?

1. What was the pharmacy that used to occupy the corner store now occupied by Cotton Basics? Seymour's Drug Store.

2. Who founded the Friends of Noe Valley? Claire Pilcher in 1971.

3. When originally remodeled, what kind of business first opened in the space now occupied by Good News (3920 24th)? A wine cellar. It was opened in 1984 by the Karim Scarlata family (quoted above about the Common Scents space).

4. Where in Downtown Noe Valley did Bakers of Paris have a store? Where in DNV can you still get their baguettes? The store was at 3989 24th St., in a small space that is now vacant and being seismically upgraded. (Ambiance had been there, but moved last year to 3979 24th.) Bakers of Paris baguettes are available at Whole Foods.

5. What is the cross street on Noe Street where the Noe Valley Market was for over 50 years, until about six months ago? (I mentioned this market in my first Rumors column in March 1981. Answer: In Eureka Valley on Noe at 15th Street.

6. Where was Star Bakery located? Easy. Church and 29th streets. The sign still hangs on the side of the building.

7. Where in Downtown Noe Valley was

Linder's Family Restaurant located? On the corner of 24th and Sanchez, where La Boulangerie is now.

8. What was the previous name of what is now the Noe Valley Ministry? Built in 1886 (dedicated in 1888), the church at 1021 Sanchez was originally the Lebanon Presbyterian Church. According to architectural historian Judith Lynch in the July 1979 *Voice*, the "congregation . . . was first organized in 1881 as the Noe Valley Presbyterian Church, but changed to 'Lebanon' three years later. The lot at 1021 Sanchez St. was purchased for \$800 in 1884, and the church was dedicated in 1888." An 1888 edition of the monthly magazine *California Architect and Building News* confirmed the architect as Charles Geddes and the owner as Lebanon Presbyterian Church.

9. Where is the memorial bench dedicated to Audrey Rodgers, a Dolores Heights activist who died in 1994? On the southwest corner of Sanchez and 21st streets.

10. And finally, Bobby McFerrin is the artist who lived in Noe Valley in the 1980s and sang us songs at the Ministry with the simple message: "Don't worry, be happy."



THAT'S ALL, Y'ALL: Before I go, kudos to the Noe Valley-based business Tacolicious, for growing so much they needed to expand their offices at 1513 Church to the store next door, where they now have their sales and HR departments, according to marketing director Sara Deseran.

She says the reason for the expansion was that the taqueria now has three locations open in San Francisco and one in Palo Alto, and is opening a new one in San Jose. That makes a total of five.

Kudos in particular to the Tacolicious in the Mission (741 Valencia). It was the number one Lyft rider destination of all restaurants in the many cities across the country in which the ride-share system was available in 2015. And that's the bottom line. Ciao for now.



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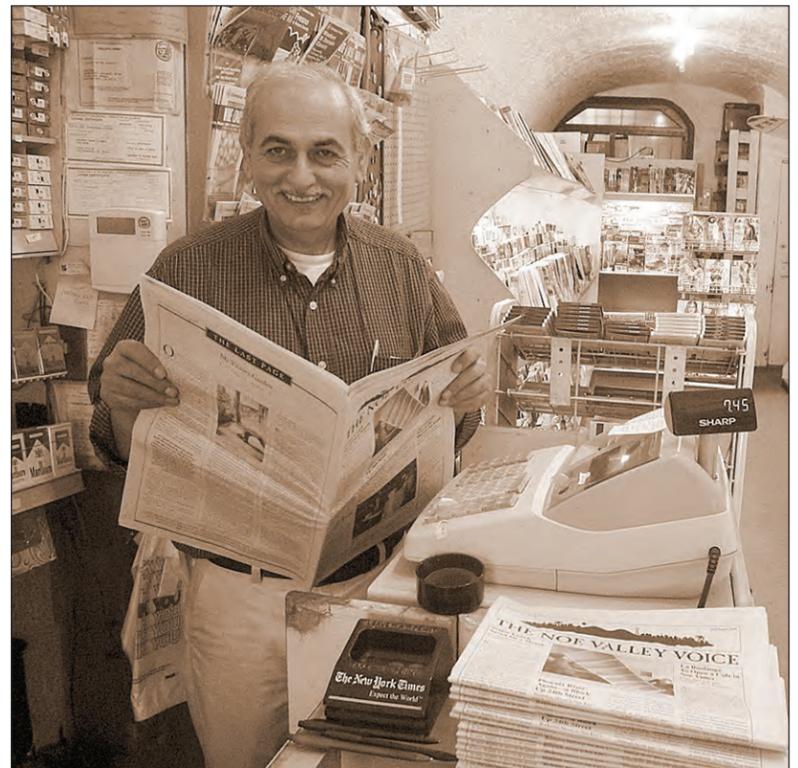


Photo by Pamela Gerard

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Noe Valley Views



Set in Cement: Sometime in 1990, local scribes took advantage of a not quite hardened patch of 24th Street to carve professions of love and unity.

Photo by Jack Tipple

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MORE GROUPS TO JOIN

Al-Anon Noe Valley
 Contact: 834-9940
 Website: www.al-anonsf.org
 Meetings: Wednesdays, 7:30-9 p.m.
 St. Philip Church, 725 Diamond St. (park on Elizabeth Street side; enter on 24th Street through parking lot)

Castro Area Planning + Action
 Contact: 621-0120
 Email: info@capasf.org
 Meetings: Second Thursday, Eureka Valley Rec Center, 100 Collingwood St., 7:30 p.m.

Castro/Eureka Valley Neighborhood Association
 Website: www.evna.org
 Address: P.O. Box 14137, SF, CA 94114
 Meetings: See website calendar. Castro Meeting Room, 501 Castro St., 7 p.m.

Castro Farmers' Market
 Wednesdays, 4 to 8 p.m. (March through December), Noe Street at Market Street
 Contact: Steve Adams, 431-2359
 Sponsor: Merchants of Upper Market & Castro; www.CastroMerchants.com

Diamond Heights Community Association
 Contact: Betsy Eddy, 867-5774
 Address: P.O. Box 31529, SF, CA 94131
 Website: www.dhcasf.org
 Meetings: First Thursday, 7:30 p.m. Call for location.

Dolores Heights Improvement Club
 Email: info@doloresheights.org
 Website: www.doloresheights.org
 Meetings: Third Thursday of every second month. Bank of America, 18th and Castro.

Duncan Newburg Association (DNA)
 Contacts: Pat Lockhart, 282-9360; Diane McCarney, 824-0303; or Deanna Mooney, 821-4045
 Address: 560 Duncan St., SF, CA 94131
 Meetings: Call for details.

Fair Oaks Neighbors
 Email: hello@fairoaksneighbors.org
 Address: 200 Fair Oaks St., SF, CA 94110
 Street fair is the day before Mother's Day.

Fairmount Heights Association
 Contact: Kathy Keller, 912-9365
 Email: Kathy.Keller44@gmail.com
 http://fairmount-heights.org
 Meetings: Monthly social mixer and discussion, 350 Amber Drive

Friends of Billy Goat Hill
 Contact: Lisa and Mo Ghotbi, 821-0122
 Website: www.billygoathill.net

Friends of Dolores Park Playground
 Contact: Nancy Gonzalez Madynski, 828-5772
 Email: friendsofdolorespark@gmail.com
 Website: www.friendsofdolorespark.org
 Meetings: See website.

Friends of Glen Canyon Park
 Contact: Richard Craib, 648-0862, or Jean Connor, 584-8576
 Address: 140 Turquoise Way, SF, CA 94131
 Meetings: Call for details.

Friends of Noe Courts Playground
 Contact: Laura Norman
 Email: lauranor@yahoo.com
 Address: c/o Friends of Noe Valley, P.O. Box 460953, SF, CA 94146
 Meetings: Email for dates and times.

Friends of Noe Valley (FNV)
 Contact: Todd David, 401-0625
 Email: info@friendsofnoevalley.com
 Website: www.friendsofnoevalley.com
 Meetings: Two or three annually; held at St. Philip's Church or James Lick School

Friends of the Noe Valley Recreation Center
 Contact: Chris Faust
 Email: info@noevalleyreccenter.com
 Website: www.noevalleyreccenter.com
 Meetings: Email or check website.

Friends of On Lok's 30th Street Senior Center
 Contact: Marianne Hampton, 601-7845
 Address: 225 30th St., SF, CA 94131
 Meetings: Occasional. Call for details.

Friends of Upper Noe Dog Owners Group (FUNDOG)
 Contacts: Chris Faust, David Emanuel
 Email: info@fundogsf.org
 Website: www.fundogsf.org

Glen Park Association
 Contact: info@glenparkassociation.org
 Website: glenparkassociation.org
 Address: P.O. Box 31292, SF, CA 94131

Juri Commoners
 Contact: Dave Schweisguth, M17-6290
 Email: dave@schweisguth.org
 Website: www.meetup.com/Juri-Commoners
 Meetings: Most last Saturdays, 9-noon.
 Check website.

Liberty Hill Neighborhood Association
 Contact: John Barbey, 695-0990
 Address: P.O. Box 192114, SF, CA 94119
 Meetings: Quarterly. Call for details.

Merchants of Upper Market and Castro
 Contact: 835-8720
 Email: info@castromerchants.com
 Address: 584 Castro St. #333, SF, CA 94114
 Meetings: Call for details.

Noe Valley Association—24th Street Community Benefit District
 Contact: Debra Niemann, 519-0093
 Dispatch: To report spills, debris, or garbage on 24th Street, call Ron Vanini, 596-7089.
 Email: info@noevalleyassociation.org
 Website: www.noevalleyassociation.org
 Board meetings: Quarterly. See website.

Noe Valley Democratic Club
 Contact: Hunter Stern, 282-9042; hls5@ibew1245.com
 Website: noevalleydems.com
 Meetings: Third Wednesdays, St. Philip's Church, 725 Diamond St., 7:30 p.m. Call to confirm meeting dates.

Noe Valley Farmers' Market
 Open Saturdays, 8 a.m. to 1 p.m., 3861 24th St. between Vicksburg and Sanchez.
 Contact: Leslie Crawford, 248-1332
 Email: info@noevalleyfarmersmarket.com

Noe Valley Merchants and Professionals Association (NVMPA)
 Contact: Robert Roddick, 641-8687
 Meetings: Last Wednesdays, Bank of America, 4098 24th St., 9 a.m. Call to confirm.
 Website: www.NoeValleyMerchants.com

Progress Noe Valley
 Contact: progressnoe@gmail.com
 Website: progressnoe.com

Meetings announced via Facebook group. See website for details.

Protect Noe's Charm
 Contact: Ozzie Rohm
 Email: ozzierohm@sbcglobal.net
 Address: 1101 Diamond St., SF, CA 94114
 Website: protectnoescharm.com
 Meetings: See website.

San Francisco NERT (Neighborhood Emergency Response Team)
 Contact: Noe Valley NERT Neighborhood Team co-coordinators Maxine Fasulis, mfasulis@yahoo.com; Carole Roberts, carole_roberts@faludi.com
 http://www.sf-fire.org/index.aspx?page=879
 Meetings: See website for training schedules.

Noe Valley Parent Network
 An e-mail resource network for parents
 Contact: Mina Kenvin
 Email: minaken@gmail.com

Noe Valley Parents, San Francisco
 Listserv contact: noevalleyparent-owner@yahoogroups.com. Subscribe: noevalleyparentsubscribe@yahoogroups.com

Outer Noe Valley Merchants
 Contact: Jim Appenrodt, 641-1500
 Address: 294 29th St., SF, CA 94131
 Meetings: Call for details.

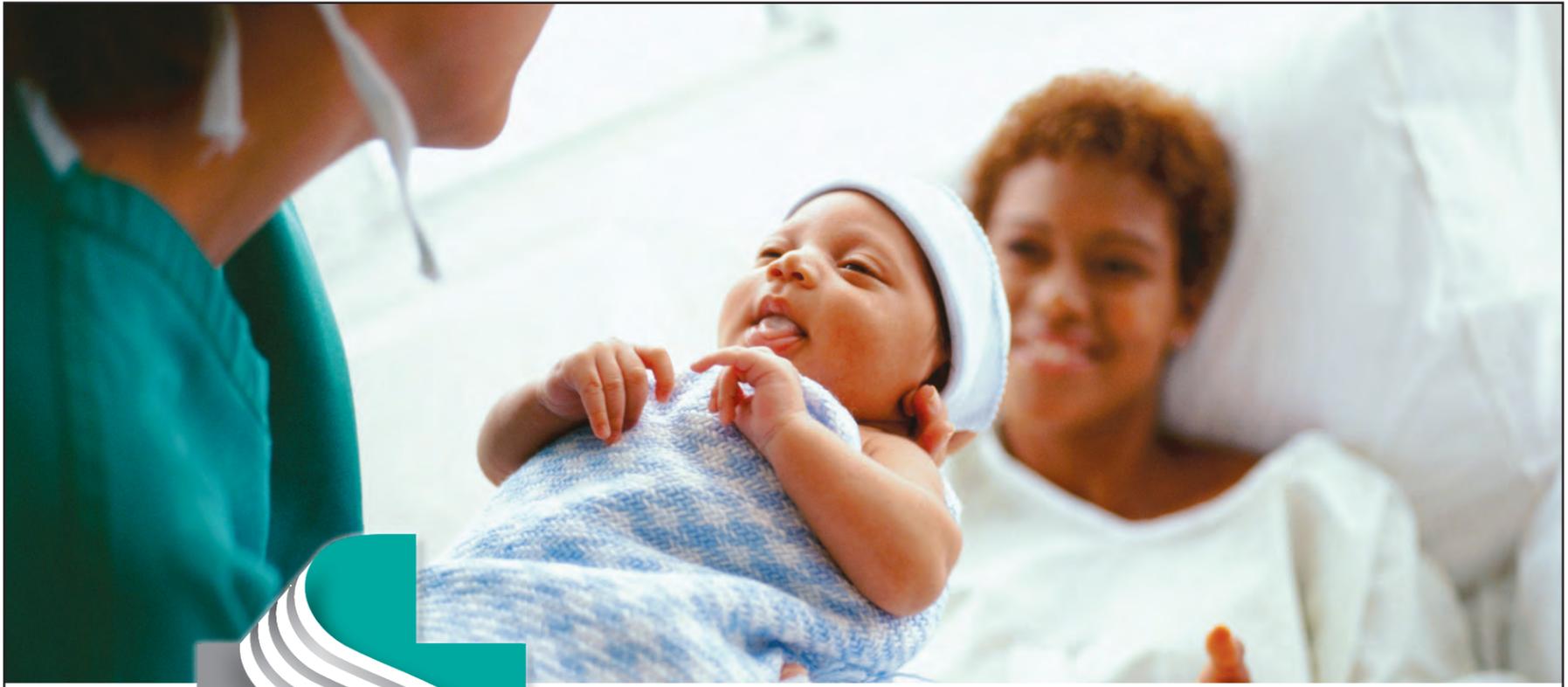
Residents for Noe Valley Town Square
 Contact: Todd David, 401-0625
 Email: noevalleytownsquare@gmail.com
 Website: www.noevalleytownsquare.com
 Meetings: Call for details.

San Jose/Guerrero Coalition to Save Our Streets
 Contact: Don Oshiro, 285-8188
 Email: contact@sanjoseguerrero.com
 Website: www.sanjoseguerrero.com
 Meetings: See website.

SafeCleanGreen Mission Dolores
 Contact: Gideon Kramer, 861-2480
 Email: safecleangreen@bigfoot.com
 Website: www.safecleangreen.com

Upper Noe Neighbors
 Contact: Marianne Hampton, 821-2150
 Email: president@uppernoeneighbors.com
 Meetings: Quarterly. Upper Noe Recreation Center, 295 Day St., 7:30 p.m. Call to confirm date and time.

*All phone numbers are in the 415 area code.



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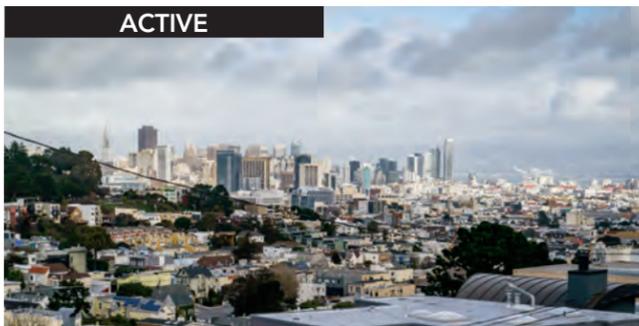
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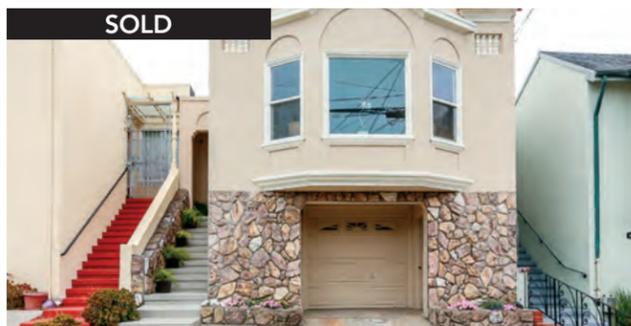
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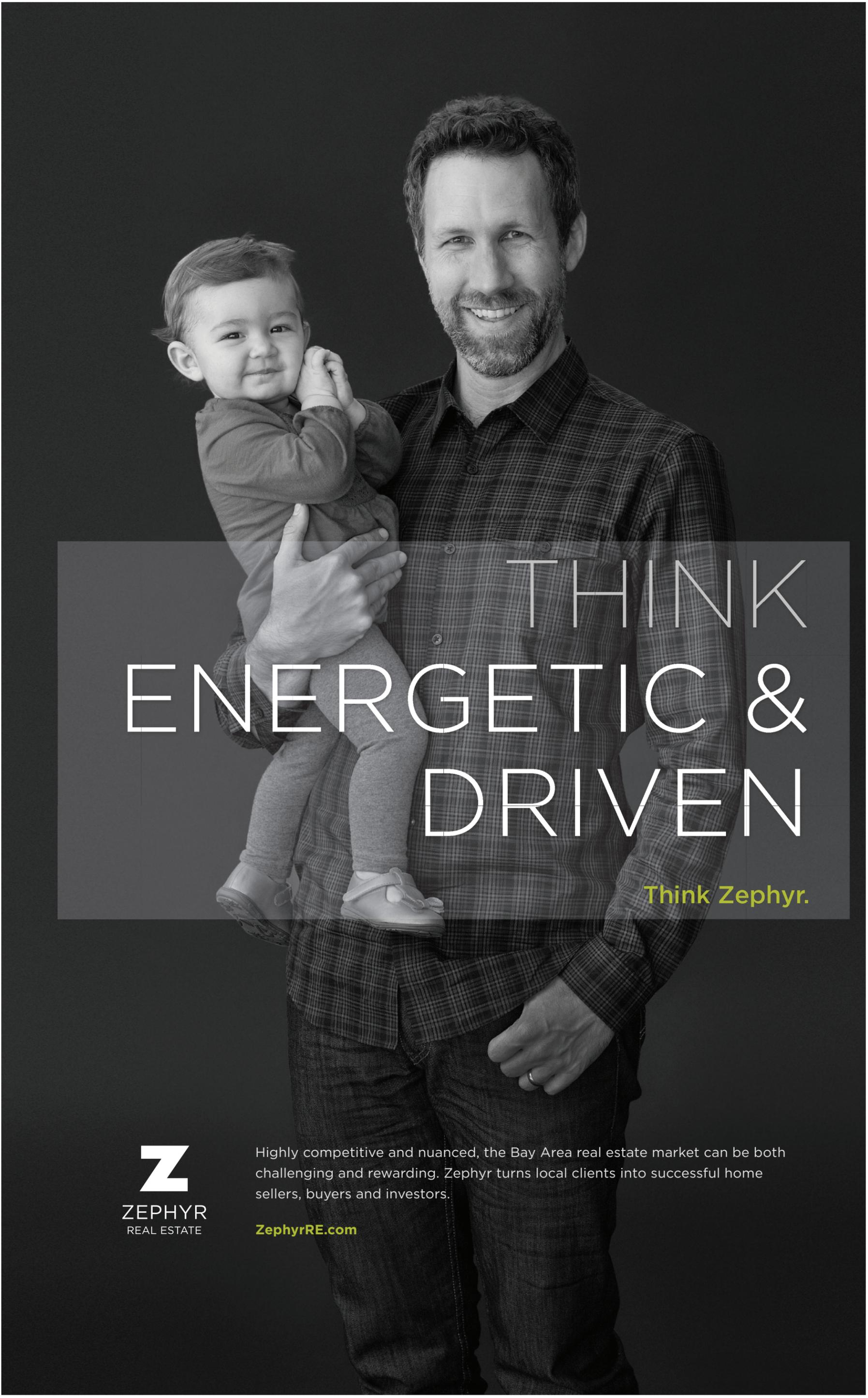
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