

THE NOE VALLEY VOICE

Sidewalk Gardens Help Brighten the Neighborhood

Four Households Show How to Spruce Up the Streetside View

By Kit Cameron

Thanks to our December monsoon, sidewalks not otherwise occupied by cement or asphalt are burgeoning with greenery. If Nature continues to comply, the “front yards” of Noe Valley can provide a walking landscape as satisfying as any city park.

Stroll (or puff) your way up Cesar Chavez Street to 4343, near Diamond Street, and you will encounter an entire retaining wall covered with more than 20 species of salt- and freshwater fish. The ceramic mural, designed by homeowner Hudson Lanier and made of individual sculptures affixed to the wall with ceramic tile adhesive, regularly stops pedestrian traffic.

Lanier built the house 25 years ago, when the address was still Army Street. As Hudson tells it, his wife Terry took charge of the garden at the back of the house and gave him full rein with the planting and décor of the front.

Why fish? “I’m a fisherman,” says Lanier. “My favorite thing is fishing in my boat at Lake Almanor,” a reservoir in Plumas County in the northeastern corner of the state. In his youth, he cast lines off the piers of San Francisco and



Fisherman’s Feast: This ceramic mural made from molds of actual fish dazzles those who pass by Cesar Chavez Street near Diamond. The creation of Hudson Lanier provides a vivid backdrop to his potted succulents.

Photo by Art Bodner

along the Russian River, where his parents, architect Al Lanier and artist Ruth Asawa, had a summer home. One of his favorite memories of fishing is with his paternal grandfather on childhood vacations in Georgia. “I’m named after him.”

Lanier started making ceramic fish in 2015 and, with the help of artist daughter Lilli Lanier and carpenter Marcial

Saavedra, installed the mural in 2016.

The fish are made from the remains of real fish that Lanier or others have caught and frozen. “I thaw them a little and make a plaster mold,” Lanier says. “I get two molds, front and back. I press clay into the mold, dry [the new ceramic fish], fire them, glaze, and then

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New Zoning Hopes To Scare Off ‘Monster Homes’

Plan Would Limit the Size of New Housing in District 8

By Matthew S. Bajko

The development of “monster homes” at the expense of more affordable housing would be restricted in Noe Valley and other nearby neighborhoods if new zoning proposed by District 8 Supervisor Rafael Mandelman is approved in March.

The new legislation would place limits on both new homes and expansion projects, and would bar construction of a single-unit residence larger than 4,000 square feet unless the owner could prove a special hardship.

In announcing the proposal in January, Mandelman said he hoped the changes would help slow the razing of smaller, older homes and incentivize developers and property owners to construct housing more affordable to middle-income earners, who find themselves priced out of the local housing market.

“The way much of San Francisco is zoned today makes it easier to flip existing housing into monster homes than to build small apartment buildings for regular working people,” said Mandelman. “We’ve done a really good job of building housing for millionaires and billionaires over the last decades, when we should be building housing for the middle class.”

The new zoning would establish a Central Neighborhoods Large Residence Special Use District, covering Glen Park, Noe Valley, Dolores Heights, Mission Dolores, Diamond

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These Women Do It With Heart

And With a Spirit That Has Calmed Us All

By Megan Wetherall

More than three decades ago, Martha Lau opened the first of seven Danny’s Cleaners, named after the song “Danny Boy.”

Today just two remain, both here in Noe Valley where she started, and Lau can be found most afternoons at the location where she has worked for the past 16 years, on the corner of Douglass and Elizabeth streets.

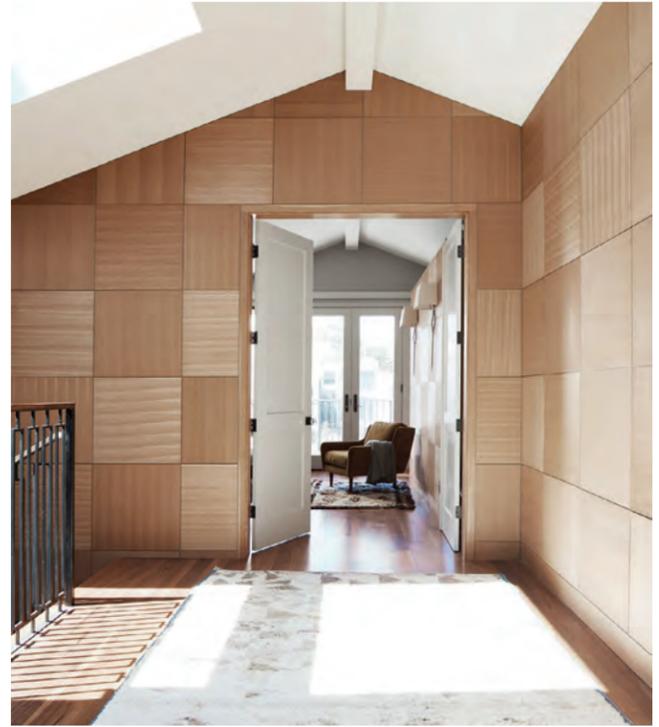
Lau was born and raised in Hong Kong before moving to San Francisco and starting a family. Her mother had high expectations for her and urged her to start a business while she was still young and could put her education to good use. So she did just that while raising her three children.

When the pandemic hit, she never closed, even though on that first day of lockdown in March 2020 not one person walked through her door. Then, as the neighborhood realized she was still open, people started coming in with one or two items, saying they didn’t really need any dry cleaning but just wanted



Martha Lau’s dedication to work, and to her extended family of customers at Danny’s Cleaners on Douglass Street, has made her a community standout. Photo by Megan Wetherall

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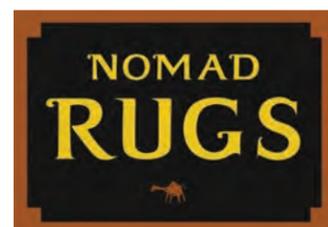
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CRIME SNAPSHOT

Smash-and-grab crimes were back in Noe Valley the first month of the year. After a relatively low number of such incidents in December, there were 38 larceny/thefts reported in January, according to the city's digital record of San Francisco Police Department incident reports.

Twenty involved car break-ins. Of the rest, there were two license plates, three packages, and one bicycle reported stolen during the month.

After breaking in, some thieves went on to steal the vehicles. They drove off with 16 cars, one truck, and one motorcycle, according to the data. Luckily for the owners, police recovered six.

Burglaries in Noe Valley were eight fewer than in December, but that may be of small comfort to the victims. Of the 18 break-ins reported in January, 13 were residential, three commercial, and two at homes under construction.

While there were no reported domestic violence incidents in January, there were eight incidents of fraud reported by local residents or merchants. (Note also that on Feb. 11 the FBI warned that romance scams were up in the Bay Area, with \$64 million in losses reported in 2021, compared to \$35 million in 2020.) So be careful, Noe Valleyans.

The *Voice* collected this month's data on Feb. 17, 2022. In our summary of 10 crime categories (see below), the total number of incidents in January was 106. That's down from January 2021, when the total was 117.

The dataset we used, titled "A Digital Map of San Francisco Police Department Incident Reports: 2018 to Present," can be found under Public Safety at [Data.sfgov.org](https://data.sfgov.org). "Noe Valley" on the city's map is an area bounded by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard. —Corrie M. Anders, Sally Smith

Noe Valley Incident Reports to January 2022

Incident Type	Jan2021	Aug21	Sep21	Oct21	Nov21	Dec21	Jan2022
Larceny/Theft	33	42	41	38	39	23	38
Burglary	36	14	23	14	12	26	18
Malicious Mischief	13	7	3	12	7	9	16
Motor Vehicle Theft	18	14	8	13	13	17	18
Assault	4	6	4	2	2	2	0
Robbery	1	0	2	2	2	1	0
Other Misc.	8	6	8	9	7	7	7
Fraud	3	1	3	3	7	4	8
Family D.Violence	1	3	2	0	7	5	0
Vandalism	0	0	2	0	0	0	1
Totals	117	93	96	93	96	94	106

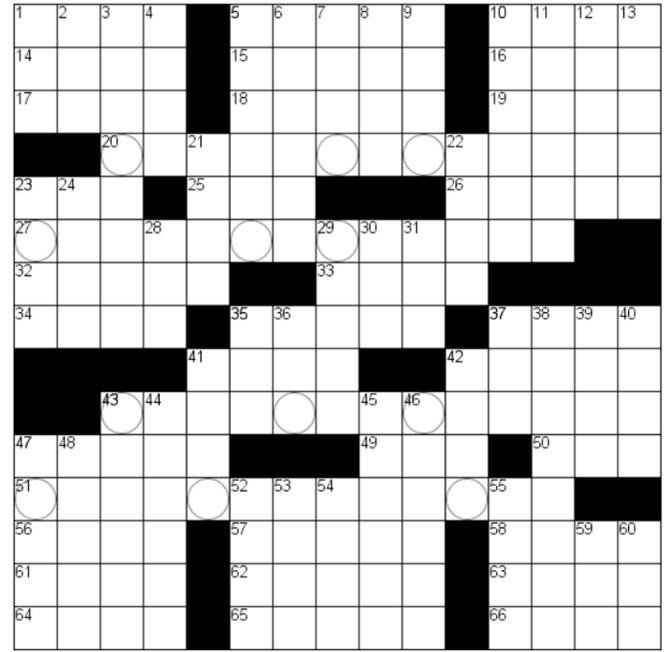
Source: Dataset titled "Map of Police Department Incident Reports: 2018 to Present" at [Data.sfgov.org/Public-Safety/Police-Department-Incident-Reports-2018-to-Present/wg3w-h783](https://data.sfgov.org/Public-Safety/Police-Department-Incident-Reports-2018-to-Present/wg3w-h783). This dataset includes police incident reports filed by officers and by individuals through self-service online reporting for non-emergency cases. Disclaimer: The San Francisco Police Department does not guarantee the accuracy, completeness, timeliness, or correct sequencing of the information, as the data is subject to change as modifications or updates are completed.

THE CROSSWORD BY MICHAEL BLAKE

What Me Worry

ACROSS

- Companion of olives on a Novy "share plate"
- Classroom furnishings
- Imagi___; yarn place on 18th Street
- Bargain
- Number system in which 8 is 10
- Karl whom W called "Turd Blossom"
- Food for Fido
- Eighth Greek letter
- Actor Ken or Lena
- Hospitable visitors to new residents
- Oldies group ___ Na Na
- Abbr. in a help wanted ad
- Car dealer's offering
- Old TV show that explained science to kids
- "Word on the street is..."
- Julius Caesar date
- Apparel
- Silky bedsheet material
- Archaeologist's find
- Whose Life ___ Anyway? (1981 movie)
- Gal of Wonder Woman
- How a witness may swear "I saw it"
- Backbone
- Actress Vardalos of My Big Fat Greek Wedding
- Stallone, to friends
- Home decor/jewelry place that moved down 24th to the old Rabat location
- New Rochelle, N.Y.



- College
- Actress Hudson or Winslet
- Side order at K.F.C.
- Grocer that owns Foods Co
- Like some mutual funds
- Late Texas columnist Molly
- Past or present
- Brigitte with a German specialties shop on Church
- "Sad to say"
- Quick drink
- "Oh, very funny"
- Flywheel request
- Clever and funny
- The Last King of Scotland Amin
- Buddhism school
- Exhortation at Sally Brunn Library
- Strive (for)
- Slangy "sweetheart"
- Ulysses, to the Greeks
- Christmastime
- Craftsy website
- Hot ___ (new couple)
- Emulate a rat
- Senator Scott
- Congenital
- How many dishes at Eric's are served
- Victor
- Cheese type
- What may develop at Walgreens
- Bookie's calculation
- Scarsdale or South Beach, e.g.
- Actress Falco of Nurse Jackie
- Swedish group that issued its first album in 39 years in 2021
- Yale collegian
- Neighbor of Ga.

Solution on Page 22
Find more Crosswords at noevalleyvoice.com

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— Meredith R. —

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THE NOE VALLEY VOICE

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THE CARTOON BY OWEN BAKER-FLYNN



LETTERS

**Kay Noyes, a Friend to Many
March 4, 1933 – Oct. 3, 2021**

Many readers of the *Noe Valley Voice* will remember Kay Noyes. She was a great friend.

She was the mother of Heather, Rebecca, and Arthur Noyes. She was the former wife of Jack Noyes, MD. Kay had a long relationship with Richard Howard of San Francisco and Florida.

She moved to San Francisco and the Bay Area in 1965. She lived on Sanchez Street and was a famous frequenter of 24th Street. She was recognized by her long gray hair and two hiking poles. She would stop and chat with many pals from around the neighborhood.

She died on Oct. 3 at home with hospice care. She was 88. Internment of

her ashes was at Grace Cathedral Columbarium.

She was a long-ago member of St. Aidan's Episcopal Church and of the Japanese Johrei Community, both in San Francisco.

She was known for her intense care of her children, her sly good humor, and her everlasting good cheer.

An avid tennis player, she enjoyed the courts in Noe Valley and Glen Park. She loved golf too. She also had many friends in the Russian royal community. She was deeply concerned about justice for Black people.

She composed music, wrote and illustrated children's books, and was a fine watercolorist. In 2006, she wrote *Sailing Septuagenarians*, a play performed at the Odd Mondays series.

She often took a taxi to Grace Cathedral and enjoyed brunch at the Top of the Mark with friends new and old. She will be missed.

The Rev. Robert Warren Cromey
20th Street

**Kudos for Construction Update
Editor:**

I greatly appreciated the February cover story on our never-ending trauma on 26th Street ["The Construction on Castro and 26th Streets—It's Been a Challenge," by Kala Hunter, *Voice* February 2022].

I finally have a better grasp on what in the world they are doing! Greatly appreciated!

Donald Abrams
26th Street

LETTERS TO THE EDITOR

THE VOICE welcomes your letters to the editor. Send an email to editor@noevalleyvoice.com. Please include your name 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.



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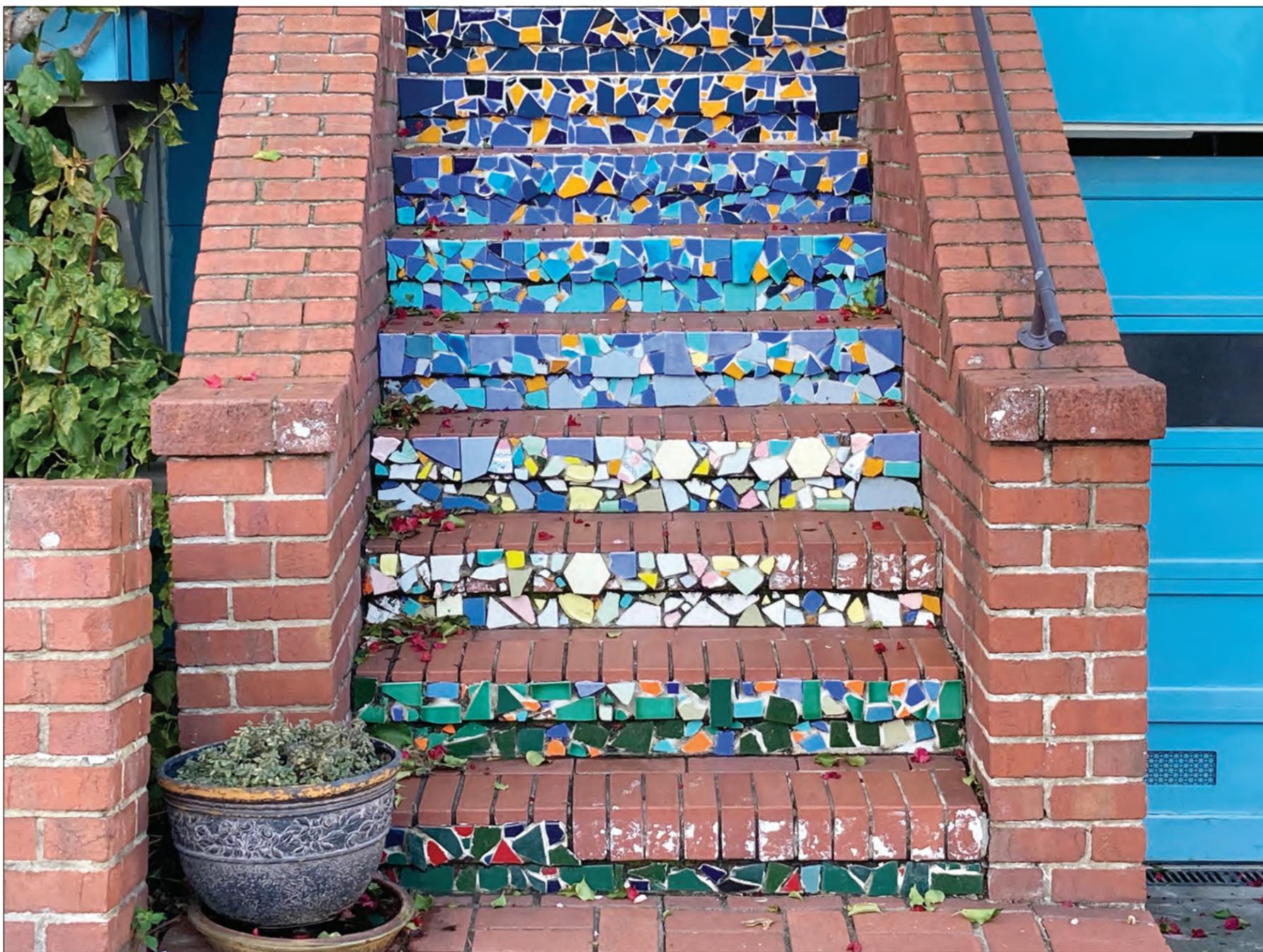


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Heavenly Steps. In Noe Valley it's quite acceptable to adorn an entrance.

Photo by Jack Tipple

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Gardening Tips for Noe's 'Front Yards'

CONTINUED FROM PAGE 1

repeat.” Lilli Lanier provides space for him in her kiln, and for bigger fish he uses the kiln at Ruby’s Clay Studio on Noe Street.

After getting a degree from the University of Oregon in architecture, Hudson Lanier went to work for his architect father as a draftsman. One year of office work was enough for the energetic young fisherman and he became a contractor. Lanier notes that his father designed the Cesar Chavez house but the younger Lanier “made some changes” to its towering design.

As you explore the driveway landscape, edged with small boulders picked up on the way to Lake Almanor, you’ll notice ceramic crabs and flounders hidden among the heads of ling cod (“good to eat,” says Lanier) sticking out from the wall.

All in all, Lanier has “close to 400 fish on the wall,” including striped bass, pompano, moonfish, bronzini, and mackerel. A little school of anchovies anchors the top left corner.

When the artwork first began swimming, Lanier contacted his uphill neighbor to ask if he could make cobblestone terraces where dirt was following gravity downhill. Then he planted some succulents and rosemary plants. They now flow over the wall onto the mural.

The effect of the paired gardens is of a succulent-framed seascape, with plants tucked into boulder-formed beds, small containers, and even pairs of shoes. “I tell people you take off your shoes at your own risk,” says Lanier. “When you come out, they might have plants in them.”



Ceramic crabs and flounders swim between boulders in Lanier’s sculpture garden on Cesar Chavez Street. *Photo by Kit Cameron*



Rick Bacon and Mark Topetcher, both architects, have complimented the palm trees in front of their home on Diamond Street with planter boxes filled with succulents and native grasses, as well as sweet flowers donated by neighbors. *Photo by Art Bodner*

The eye-popping installation generates many “wows” from people walking up and down the street. Lanier hopes to install some more ceramic fish in a public locale. Currently, he is talking to the city’s Recreation and Park Department about an installation of a few hundred fish on the outside of a building in McLaren Park. What would really charm him, he says, is to donate enough of the sculptures to fill up the wall under the Mona Caron mural on the side of Haystack Pizza in the Noe Valley Town Square. Anyone interested?

Palms Trees and Planters

Climb another hill to 28th and Diamond and you will spot twin palm trees and modernist planter boxes in front of 1543 Diamond St.

Mark Topetcher and Rick Bacon, business and life partners, designed the two streetside planters, as well as two smaller garden boxes attached to the house, as an extension of the design of their home. The materials and angles of the planters subtly reflect the finishes inside and on the front of the house.



To satisfy pedestrians’ curiosity, Cathleen Edwards has labeled the plants in her eye-catching sidewalk garden on Jersey Street. *Photo by Kit Cameron*

Bacon and Topetcher, both architects, transformed their modest mid-century residence, purchased in 2002, into a three-story modern showpiece starting in 2006. As Topetcher explains it, they did most of the finish work inside themselves and “it’s still not done.” He adds, “Plantings were low on the list. They came after we tackled everything inside.”

They planted the first palm tree on the downhill side of the driveway in 2005. A second uphill palm tree followed two years later. “The garden grew around the palm trees,” says Topetcher. Plantings reflect a “random collection between myself and Rick,” he says, and were also a community effort.

Neighbors gave them “an interesting plant with white and blue flowers grown in the garden across the street,” says Topetcher. “We nursed the cutting. It finally grew, and right now it’s taking over.” A cactus came from former neighbors on 28th Street who had lived in their house since it was built in the 1960s. “It’s nice that we had something from longtime neighbors in the neighborhood.”

California poppies pop up annually, and “we don’t have to do anything other than not pull them up as weeds,” says Topetcher. As a gesture towards his East Coast roots, he plants a few tulips each year. “We have some old

hens that come up and don’t bloom,” he notes.

The lower planter features water-sipping succulents, cacti, and a bundle of grasses that Topetcher says he often sees on city street medians, surely a proving ground for plants if ever there was one.

A ‘Cottage’ Garden on Jersey

Down the hill at 410 Jersey St., near Castro Street, theatrical costumer Cathleen Edwards and her husband, charter pilot Bennett Taber, have transformed a monolithic concrete driveway and sidewalk into a cottage (front-yard) landscape of lavender and green hues, with a climbing rose over the garage door, meandering borders, and winsome garden sculpture.

The way Edwards tells it, “When I first moved in [in 1977], I had no money. The front of the house was all cement, and the back yard wasn’t much better. A neighbor who was a city gardener wanted to put a vegetable garden in my back yard and I gave her the keys. Then she moved away and I got more confident.”

Now the kitchen garden feeds her and her husband, and she cannot imagine not being able to go out to pick lettuce for a salad. Edwards’ back garden was featured in the 2019 Noe Valley



Artist Hudson Lanier hopes some of his hundreds of colorfully painted fish may one day find a home near the Mona Caron mural at the Noe Valley Town Square. *Photo by Kit Cameron*

CONTINUED NEXT PAGE

Sidewalk Gardens a Community Effort

CONTINUED FROM PAGE 7

Garden Tour, and there is every reason to believe it will be part of this year's event, scheduled for May 7.

Help From a Designer

The driveway area at the front of Edwards' house got its day in 1998, when Edwards asked landscape gardener Janet Moyer to execute her vision. "I built a little model of the way I thought it should look. It's all built on curves, defined by rocks."

"Working with Janet is so easy," says Edwards. "She is easy to talk to and listens. As an artist, I can talk in terms of an emotional picture, but she can transpose what it means" into relatively drought-tolerant plantings such as Mexican sage, sea lavender, and a princess bush anchoring one side of the driveway.

Edwards wanted to dig up the sidewalk to continue the garden but was at first put off by the city, whose focus at the time was planting sidewalk trees. But in 2016 a sewer line cracked and the driveway was opened up. By then the city's stance on sidewalk gardens had shifted to promoting them, and she contacted Moyer again. "I really want to do this now!" she said.

The two, working together, combined the curves and rocks going downhill to create an extension of the driveway garden, continuing the drip system under the sidewalk and also an electrical connection so that low-level garden lights could be installed. "There are no street lights in this section of the block," says Edwards, and the darkness can make navigating the sidewalk difficult.

Edwards notes parenthetically that in the early days she was irked by would-be garden lamp thieves who tried to pull out the fixtures by their posts. She now emphasizes the proprietary nature of her patch of sidewalk with "Please be respectful" signs and also includes plant labels at ground level, because "people are always asking the names of plants."

Edwards was without work for 18 months of Covid and describes her gardens as a life saver. "I was doing chalk murals, painting butterflies on the fence, anything to keep myself sane."

Normal maintenance is only a couple of hours a week, and Edwards stresses that any garden is much easier with a drip-irrigation system. "A well-maintained sidewalk garden becomes an extension of your home. It's like a park." A poorly maintained one, by contrast, "becomes an eyesore and a dog-dumping ground."

The Greening of Concrete

For over a decade, San Francisco has been making it easier for homeowners to add greenery to their sidewalks, and the group Friends of the Urban Forest (FUF) has been leading the way. In 2007, the first sidewalk gardens hit the streets, so to speak, promoted and planted by FUF, long known for its robust tree-planting programs throughout the city.

Besides offering beauty and a home to birds, bugs, and butterflies, sidewalk trees and gardens soak up the rain and keep it from overwhelming storm drains during our—we hope—annual cloudbursts.

FUF, under the direction of stalwart gardener and conservationist Daniel Clarke and co-worker Kristen Jones, first finds people on a block who seem interested in sidewalk landscaping.



With the help of Friends of the Urban Forest, Chris Roblee and Jessica Farb and other neighbors planted the corner at 25th and Sanchez in 2017. Over the years, their gardens have evolved to feature orange kangaroo paws, succulents, lavender, and Mexican sage. Photo by Art Bodner

"One or a few people will drum up interest. Once we have critical mass," which is 10 to 15 properties with interested owners, "we mark out the street, have contractors take up the concrete and plant the gardens with people in the neighborhood."

Neighbors Who Plant Together

Chris Roblee and Jessica Farb are among the beneficiaries of the sidewalk garden initiative. They live upstairs from Noe Integrative Health at 1199 Sanchez at the corner of 25th Street. The first contact, according to Roblee, was when two plum trees on the 25th Street side of the building died in 2016, and "we bought two trees from Friends of the Urban Forest—two trident maples."

A year later, FUF came to the homeowners in the building and others around the intersection and offered to help organize and plant sidewalk gardens in front of their homes.

"We paid for the opening up of the sidewalk, a couple of hundred bucks. They provided all of the initial plants," said Roblee. With the help of the residents and other FUF volunteers, the intersection was transformed from concrete squares to mini oases of plantings.

Roblee and Farb added border brick to customize their sidewalk cut-outs.

Clarke notes that newbie sidewalk gardeners get to choose among 10 to 12 different species of plants recommended by FUF. "We plant only drought-tolerant plants, and we have a pretty heavy emphasis on planting natives—50 to 60 percent of our plants are California natives and not just California natives, but San Francisco natives." They source their native plants from non-profit nurseries Sutro Stewards, up on Mount Sutro, and Mission Blue Nursery on San Bruno Mountain.

The Roblee/Farb family has lived in the building for five and a half years without a back yard. So "this is our back yard," says Roblee. Farb notes that their daughter Scarlett, 4, is an enthusiastic waterer and likes to "hang out while we're gardening." She also adds, "It's easy to let it go. You have to be dedicated to it." To ensure regular maintenance, the Sanchez garden guardians schedule a quarterly weeding party.

Succulents and Natives Rule

Once a garden has gone in, Friends of the Urban Forest is off the case. "If the new owners neglect the garden, it becomes a patch of dirt," says Clarke, "It's theirs to love or neglect. Typically, people take care of them." And as is the

case at 1199 Sanchez, the garden evolves.

Vegetation now includes orange kangaroo paws, part of the original planting, aeonium succulents, which "we got for free via Nextdoor," says Roblee, and lavender, as well as luxurious bushes of Mexican sage. On the south side of the building, a lemon and a lime tree happily bask in the sun.

The two sides of the building have had two different fates, however. The 25th Street side has sun all day, and plants luxuriate there. The Sanchez Street side is slower to grow and thus has smaller plantings. It also seems to attract four-footed guests. Roblee and Farb have designed and are waiting to install a couple of benches to reroute visitors.

Non-Profit Nurseries

If you are hankering to break up that concrete and put something a little greener in front of your house, you can start by pulling up the Friends of the Urban Forest website (www.fuf.net). It will walk you through the entire process, including projected costs. Maybe you would like to add a little native flavor to your planting. (A big bonus is the capacity of native plants to withstand our dry summers without watering, once they have been established.) Both Sutro Stewards (www.sutrostewards.org) and Mission Blue Nursery (www.mountainwatch.org) sell native plants online and have annual plant sales. The next in-person plant sale at Mission Blue Nursery (3435 Bayshore Blvd.) is March 19, from 9 a.m. to 2 p.m.

Sutro Stewards offers a free online workshop, "Nature in Your Neighborhood," the second Saturday of each month (the next one is March 12). Stewardship coordinator Kelly Dodge started the program, funded with help from University of California San Francisco, to get people outdoors when Covid started in 2020. Participants learn about different types and uses of plants and how to use a very cool smartphone app called iNaturalist to build their knowledge of the native and not-so-native fauna poking up along the sidewalks of Noe Valley. ■



The 25th Street garden with more sun grows faster than the Sanchez one. To make sure the plants stay well tended, the neighbors hold quarterly weeding parties. Photo by Art Bodner

Can ‘Monster’ Homes Be Tamed?

CONTINUED FROM PAGE 1

Heights, Twin Peaks, and Eureka Valley. It would apply to any projects filed after Jan. 1 of this year. □

Mandelman has been working on the ordinance for nearly two years. He initially planned for it to apply citywide. However, the city’s planning commission advised him to narrow the scope to just District 8 neighborhoods.

He introduced his revised ordinance Jan. 25 and made technical amendments while the legislation was being reviewed at the supervisors’ Land Use and Transportation Committee.

It would require property owners who wished to build a residential unit larger than 3,000 gross square feet (including garage space) on a standard lot to seek a conditional use permit. A floor-to-area ratio would be applied. For example, a 2,000-square-foot lot would trigger a conditional-use hearing if any unit exceeded 2,400 square feet, while for lots of 2,500 square feet or larger, the threshold would be 3,000 square feet per unit.

The new zoning incorporated feedback not only from the planning commissioners, said Mandelman, but also from neighborhood activists, architects, and designers.

“The ordinance before you provides a more scaled-back and simplified approach that has the same goal, which is to make it harder to convert an existing single-family home into a much larger and much less affordable one, while ideally encouraging much more modestly sized units in the same building envelope,” said Mandelman at the land use committee hearing on Feb. 14.

Noe Called ‘Ground Zero’

Speaking in support at the meeting was Ozzie Rohm, a co-founder of the Noe Neighborhood Council.

“We in Noe Valley are ground zero for monster homes and desperately need some sort of control on out-of-scale homes,” said Rohm. “They are



Before and After

The *Voice* asked District 8 Supervisor Rafael Mandelman whether he could point to examples of “monsters” in Noe Valley, and his office supplied photos of one house Mandelman said would have been prohibited under his new zoning, had it been in effect a few years ago.

“This was a vacant commercial space and a small residential unit [in the 1600 block of Sanchez Street] that was demolished and replaced



with a 5,600-square-foot, single-family home that sold for \$9.1 million in 2020,” noted legislative aide Jacob Bintliff.

The reason the new development would have failed the test? One of its two units was larger than 4,000 square feet, Bintliff told the *Voice*.

nothing but a menace to the planet when you’re thinking about ecological impact. Who is achieving 4,000-, 5,000-square-foot homes for a family of two, a family of maybe two and one child?”

Unless a family’s pets are added to the number of residents per home, said Rohm, there is no rationale for building massive homes. “Our family size has shrunk, but then the size of homes has been super-sized for no good reason other than showing the opulence and luxury that is affordable to only a few,” she said. “Our problem is affordable housing. Our problem is providing more affordable housing for middle- and lower-income San Franciscans.”

Carolyn Kenady, chair of the Dolores Heights Improvement Club, pointed out that in the last seven years her 12-square-block neighborhood had seen more than 30 significant home demolitions or remodels. Roughly half had resulted in homes of 4,000 square feet,

with at least six in excess of 5,000 square feet, she said.

“Allowing monster homes creates a dynamic in which those with capital acquire modest-sized houses and expand them to double or triple in size,” said Kenady. “They outbid families that have saved enough to afford a modestly sized home in San Francisco, and we thank our supervisor for taking action to address this issue.”

Special District Could Expand

A special use district addressing “monster homes” is already in place in

the Corona Heights neighborhood, and more could be adopted for other areas of the city, noted Mandelman.

Additional neighborhoods could also be incorporated into the SUD being established for District 8.

“I see a steady stream of older 1,200- or 1,500-square-foot homes in neighborhoods like Noe Valley and Glen Park being converted into 5,000-square-foot mega mansions for one household that flip for \$6 or \$7 million,” Mandelman said. “If you’re building 5,000 square feet of housing, you should be building housing for two, three, or four households in that building.”

At the Feb. 14 hearing, District 7 Supervisor Myrna Melgar, who chairs the land use committee, joined her fellow members in voting to support Mandelman’s ordinance. While she questioned if such zoning controls would work in the neighborhoods west of Twin Peaks that she represents, Melgar noted her district was dealing with similar housing issues to those in District 8.

“I know in District 7 we are constantly thinking about these things, and for us it’s a different district of course than what you’re trying to deal with, but for us we do see quite a lot of neighbors who want to do intergenerational living, particularly for Chinese families that have two sets of in-laws,” said Melgar.

“We want to make sure that we are able to accommodate all families in San Francisco. We haven’t found [a solution], but I do thank you so much for your willingness to be flexible about your approach.”

The full Board of Supervisors was expected to pass the District 8 zoning at its March 1 meeting. ■

Supervisor Also Advocating for More Duplexes and Fourplexes

Besides battling “monster homes,” Supervisor Rafael Mandelman is pushing for passage of his revised “fourplex” ordinance to allow small, multi-unit buildings in areas of San Francisco that have been primarily reserved for single-family homes since the 1970s.

His new ordinance, announced Feb. 15, would allow up to four units on any lot in the city. For corner lots that conform to certain height, bulk, and open space requirements, it would allow up to six units.

“If someone is going to build what our current zoning allows in a given neighborhood, why not have four middle-class households in that same-size box rather than one very wealthy family?” said Mandelman.

The fourplex zoning is meant to work in conjunction with a new state law, Senate Bill 9, adopted in September. The statewide zoning allows owner-occupied homes in single-family zoning districts to be converted into duplexes or subdivided into two lots with two units on each. The state law grants such projects approval through a “ministerial” process, meaning they are not subject to such things as environmental review or local design standards that have been used to block the construction of such housing in the past.

Mandelman said his ordinance would provide a local alternative to SB 9 that would allow for the same or greater number of units per lot while maintaining the city’s existing environmental and design review and rear-yard open space requirements.

Todd David, a Noe Valley resident and executive director of the local Housing Action Coalition, called the legislation “a strong step toward the more equitable and inclusive housing policies our city desperately needs.”

The fourplex ordinance was expected to come before the supervisors’ Land Use and Transportation Committee in early March, before moving on to the full Board of Supervisors.

—Matthew S. Bajko

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Noe Valley Views

Last Day on The Route

Neighbors (photo at bottom) came out to greet postal carrier Nelson Portillo the morning of Dec. 31st to thank him for 36 years of service — mostly on Diamond and Elizabeth streets in downtown Noe Valley. His family, also joined the celebration. From left to right: Francisco, Jessica, Nelson, Jason, and Roxana. The kids are Ismael and Julian, both 2 years old, and Jay age 4.



Photos and reporting by Art Bodner

CITY AND COUNTY OF
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Community Outreach Public Notice

MARCH 2022

The Redistricting Task Force has begun!

Every ten years, the boundaries of San Francisco's Supervisorial Districts are redrawn to ensure that each district maintains equal numbers of residents. Members of the public are encouraged to participate in the redistricting process.

The Task Force needs your input!
Tell the **Task Force** where to draw the San Francisco Supervisorial District lines! As they convene, they will look to **YOU** and collect your opinions, ideas, and concerns around your District lines and the impacts to our communities.

- **Please visit the website for the meeting schedule:** <https://sf.gov/public-body/2020-census-redistricting-task-force>
- **Create your own map using the Mapping Tool!** Please visit the Redistricting website and look under the Mapping Section.
- **Don't have internet access? Visit your local Public Library!**
 - You can find your local library and hours by visiting the redistricting website and looking under "Information".
 - Patrons can make computer reservations at <https://pcbooking.sfppl.org/easybooking/> and entering their library card number and PIN. Bookings are available 120 minutes (2 one-hour sessions) per day.
 - The SFPL Web Services Team has added a link to the Redistricting Mapping Tool on their homepage, which will appear on all Library computers for access.

Please check with the Office of the Clerk of the Board for information regarding window flyers.

HOW TO PARTICIPATE IN THE MEETINGS:

- **Attend meetings** Please see the website for specific directions. <https://sf.gov/public-body/2020-census-redistricting-task-force>
- **Submit comments** by emailing rdtf@sfgov.org or calling (415) 554-4445
- Join the email list to receive updates issued by the Redistricting Task Force. To sign up, go to sfelections.org/rdtf
- Follow the Redistricting Task Force on Facebook and Twitter: @RedistrictSF

The City and County of San Francisco encourages public outreach. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions.

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Community Outreach Public Notice

MARCH 2022

Department Announcements

Redistricting Task Force (RDTF)
The RDTF needs your input! Visit the Redistricting website for directions on how to attend their meetings and tell them where to draw the Supervisorial District lines. Website: www.sf.gov/public-body/2020-census-redistricting-task-force. Contact the Clerk, John Carroll, at rdtf@sfgov.org for more information.

Child Support Services
Child support matters can be complicated, stressful, and confusing. The Department of Child Support Services helps parents understand the process so they know their rights and options for making and receiving support payments. The Department of Child Support Services are available to assist you in person or by phone. Call today at (866) 901-3212 or visit online at www.sfgov.org/dcss to learn how we can help you. Schedule an appointment to open your case at <https://sfgov.org/dcss/opening-case>.

San Francisco International Airport
REQUEST FOR PROPOSALS FOR OPPORTUNITY AT SAN FRANCISCO INTERNATIONAL AIRPORT
The Airport Commission is commencing a Request for Proposals (RFP) process for the Terminal 3 West Casual Dining & Bar Lease, a Small Business Enterprise Set-Aside. The proposed business terms for this opportunity are as follows:

- Casual dining & bar
- Term is 3 years, plus three 1-year options
- Rent is the higher of the Minimum Annual Guarantee of \$100,000 or 8% of gross revenues
- Proposers must be a Small Business Concern defined as an entity with annual gross receipts of not more than \$8,000,000 per year
- Proposer may not currently hold, or have previously held, a lease or permit at SFO or at any other airport

A Virtual Informational Conference and RFP Submittal Workshop will be held on February 23, 2022, via WebEx at 10 am Pacific time.

For information, please visit <http://www.flysfo.com/business-at-sfo/current-opportunities> or contact Tomasi Toki at (650) 821-4500.

Current or Upcoming Board or Commission Vacancies:

Sunshine Ordinance Task Force (SOTF)
The SOTF advises the Board of Supervisors and provides information to City departments on appropriate ways to implement the Sunshine Ordinance; to ensure that deliberations of commissions, boards, councils and other agencies of the City and County are conducted before the people and that City operations are open to the people's review.

Visit <https://sfbos.org/sunshine-ordinance-task-force> for upcoming term expirations or vacancies.

The Assessment Appeals Board (AAB)
The AAB resolves legal and value assessment issues between the Assessor's office and property owners. Board vacancies are as follows: Board 1 – two; Board 2 - three; and Board 3 – five.

Hearings are quasi-judicial, conducted in a manner similar to a court setting, with evidence and testimony presented by the parties. The Board then evaluates the evidence and testimony and renders its decision. To be eligible for seat appointment, you must have a minimum of five years professional experience in California as either a: (1) public accountant; (2) real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized organization, or certified by either the Office of Real Estate Appraiser or the State Board of Equalization.

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The smiles of Erika, Gladys, and Jacky say it all at Martha & Bros. on 24th Street. Customers stream in to the coffee shop each morning, sometimes just to bask in their glow.

Photos courtesy Martha & Bros. Coffee

We're in the Company of Great Women

Martha Lau of Danny's Cleaners

CONTINUED FROM PAGE 1

to offer her support.

"I said that's so nice, so warm, I will try my best to stay here. I'm so lucky the people around here help me a lot. I love this area. I don't treat them like my customers. They are my friends. They like to talk to me, about their families, about everything. The feeling is really good."

Then in September 2020, Lau suffered a profound loss when her husband passed away. She decided to take some time off. "But after one month, I said I need to go back to work. I never hide. I don't need to pretend I'm strong. I don't want anyone to worry about me. No matter what, I still need to do my best and be positive."

It is this combination of strength and vulnerability that has made Lau so treasured in the community and has gotten her through the last two difficult years.

Lau, who lives in the Sunset District, has long been a daily participant in the lives of her Noe families, watching children journey from toddlerhood to college. She saves all the holiday cards she has ever been given and has stacks of them pinned to her corkboard documenting the passage of time. When she retires one day, she plans to turn them into booklets so she can hold onto the memories.

Meanwhile, in December 2020 she became a grandmother and has a photo of herself and her grandson propped up in pride of place. She continues to offer standard dry cleaning in addition to a washing and ironing service, and personally mends and alters clothes at her sewing machine table by the window.

According to Lau, many dry cleaners in the city have closed during the pandemic because the only way to keep

such a business afloat is to be willing to work without profit, and even cover costs out of pocket. For her it's worth it.

She is especially fond of her four-legged regulars. "I'm lucky to have the store. So many doggies come to visit me. One Sunday, there was a line outside the door with five doggies and the owners saying, 'She's not here today!' Thirty-three years ago, I was the only one offering dog treats. Now everyone does. From the first day, I used my heart. They deserve it. They are so good to me. They never pretend."

Erika, Jacky, and Gladys of Martha & Bros. Coffee Company

Three other remarkable women who have shown adaptability, courage, and unfailing good cheer as they have served the Noe community throughout the pandemic are Erika, Gladys, and Jacky of Martha & Bros. Coffee Company at 3868 24th St. (They prefer not to give their last names.)

Erika is originally from El Salvador, while Gladys and Jacky, like the founding family behind this 35-year-old coffee shop and its younger sister outpost on Church Street, are from Nicaragua. (There is a third location in Bernal Heights.)

They had to quickly pivot and adjust to a barrage of health and safety protocols, while spending long shifts in masks starting at 5 a.m.

"We never closed, my friend," says Erika, who spoke to the *Voice* on behalf of her co-workers, whom she refers to fondly as her "mamas" (she is the youngest), adding, "They trust me a lot."

They put all the systems in place and had customers line up outside in the early days, and Erika would take their orders, quickly learning how much

sugar or cream each one preferred. She laughs, "Sometimes I get confused with names, but I know everyone's drink. It wasn't stressful, because we have a lot of friends over here. That's why I call customers friends. They are so loyal and amazing and they understand. Our boss, Martha, and all our co-workers, we all did it together. We have a really good team."

The women credit Martha Monroy, one of the founding sisters (along with Patricia) of the business, with the upbeat cheerfulness that is a trademark of the coffee shop.

Coming to work through the pandemic has been a kind of therapy, Erika says. "Old people like to talk, that's the difference. Young people don't like to talk. They are on computers the whole time and talking like that. But I love it. I love talking!"

They have missed the company of

many of their older customers who used to be regulars.

They describe Monroy as an inspirational leader who by example teaches her staff the importance of greeting and connecting with customers. In turn, Erika has seen how empowering and rewarding this model has been for herself and her co-workers, as finding one's voice is the pathway to self-esteem and confidence.

Erika declares, "That was my goal. I promised to Martha. I want to be like her. I see the change. Customers here are so nice. They say I'm pretty. I don't believe it. Imagine? How can I say I don't like working here? I hear I'm nice, I'm pretty..."

At that we all laugh, as we have laughed many times throughout the conversation, because just being in the company of these women seems to bring out the sunshine. ■

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SAT MAR 19	SHARON WONG • CHINESE INSTANT POT COOKBOOK: 60 QUICK AND EASY CLASSIC RECIPES • 3:00 P.M. FREE! Say goodbye to takeout and hello to delicious Chinese meals made at home with the push of a button on your magnificent multi-cooker..
THUR MAR 24	CATHY BARROW INTERVIEWED BY FAITH KRAMER • BAGELS, SCHMEARS, AND A NICE PIECE OF FISH: A WHOLE BRUNCH OF RECIPES TO MAKE AT HOME • 6:30 P.M. FREE! Bagel lovers rejoice over this guide to making bagels & other deli favorites at home!
SAT MAR 26	ERIN GLEESON • THE FOREST FEAST ROAD TRIP: SIMPLE VEGETARIAN RECIPES INSPIRED BY MY TRAVELS THROUGH CALIFORNIA • 3:00 P.M. FREE! Gleeson’s fifth book featuring her own charming watercolor illustrations and simple, delicious recipes.
THUR MAR 31	LINDSAY GARDNER IN CONVERSATION WITH LETICIA LANDA • WHY WE COOK: WOMEN ON FOOD, IDENTITY, AND CONNECTION • 6:30 P.M. FREE! Essays, profiles, recipes, and more from 100+ changemaking women in the food world.
SAT APR 2	ERIC KIM • KOREAN AMERICAN: FOOD THAT TASTES LIKE HOME • 3:00 P.M. FREE! The debut cookbook from a first generation Korean American and New York Times staff writer with thoughtful essays and insights, and flavorful Korean-ish recipes.
SAT APR 9	SALLY SCHMITT • SIX CALIFORNIA KITCHENS: A COLLECTION OF RECIPES, STORIES, AND COOKING LESSONS FROM A PIONEER OF CALIFORNIA CUISINE • 3:00 P.M. FREE! Recipes and stories from the original founder of the French Laundry.
THUR APR 21	TREVOR FELCH • SAN FRANCISCO COCKTAILS: AN ELEGANT COLLECTION OF OVER 100 RECIPES INSPIRED BY THE CITY BY THE BAY • 6:30 P.M. FREE! Learn about this definitive guide to drinking in SF while imbibing cocktails poured by Golden Rule Spirits!

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Welcome
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The Roots of the Palm Tree Islands Along Dolores Street

By Christopher Pollock
Historian in Residence, San Francisco
Recreation and Park Department

Dolores Street and its palm-tree-lined median carve a striking path through San Francisco's Noe Valley, Dolores Heights, and Mission Dolores neighborhoods. The median islands' signature landscape of mostly Canary Island date palm trees was the first-of-its-kind mass planting within the city.

Until 1900, the exceptionally wide street was under the jurisdiction of the Department of Streets, Sewers, and Squares. After that year's City Charter revision, the streets were administered by the Board of Public Works, and all city parks fell under the Park Department.

In March 1904, Park Commissioner Frank J. Sullivan, artist Bruce Porter, and others representing the Outdoor Art League petitioned the city for \$10,000 from the Board of Public Works to fund landscaping the Dolores Street median areas between 14th and 17th streets with palm trees.

A year later, a master plan put forward by renowned architect Daniel Burnham proposed a citywide makeover of San Francisco's streets. Due to the Earthquake and Fire of 1906, though, the plan was never carried out. Still, residents and planners began to see Dolores Street as a grand boulevard. The Burnham Plan had discussed a variety of trees that might be considered; the palm tree was the only exotic one mentioned among them. In truth, the Dolores palm project was already in the works, but its appearance in the ill-fated master plan probably gave it more credence and helped bring it to fruition.

'Parking' the Medians

In the aftermath of the devastating earthquake, rubble and rubbish of all kinds were fair game on sidewalks and in open spaces. Action toward cleaning up and "parking" (early-20th-century parlance for what we call landscaping today) the municipally owned strip into a park started to take place in 1907.

In a seeming end run, the Dolores Street Improvement Club got approval from the Board of Supervisors in January 1907 to transfer the median



Looking north from the intersection of 29th Street in 1908, one could see the grand expanse of Dolores Street before its medians were built and planted with palms. A railway trestle bridge crossed just south of Army (now Cesar Chavez) Street. SFMTA Photo | SFMTA.com/Photo

street properties between 15th and 17th streets from Public Works to the Park Department. A few months later, on Arbor Day, Parks Superintendent John McLaren oversaw the planting by neighbors of the two concrete curbed islands with palms, as well as acacia trees, next to the flanking street sidewalks. But that was only the starting point of a process that took years to play out. Jurisdiction of all the Dolores medians was turned over to the Park Department in July 1914 by order of the Board of Supervisors.

Pride in Exposition

Street-related parks were a small percentage of the Park Department's portfolio, but they became relevant when vast amounts of landscaping were involved. The department's initial involvement with this kind of property was with the Great Highway, which evolved in fits and starts from 1870 to 1929 (and even until today, as a post-pandemic slow street). Other projects included Park Presidio Boulevard (1911) and Sunset Boulevard (1931), each considered an extension of Golden Gate Park.

In 1915, the city was to host a spectacular event, the Panama-Pacific International Exposition, in the Marina District. The entire city wanted to show off its assets to the thousands of visitors

expected at the event.

Many neighborhood clubs were involved in the Dolores Street median project. Leading up to the exposition, the groups sent many demands to the Park Department to know when the improvements would be completed.

The medians had irrigation early on. In fact, as noted that same year in the minutes of the March 25 San Francisco Park Commission meeting, the Spring Valley Water Company was cited for allegedly overcharging for water it had supplied to these areas.

In the early decades, each median consisted of a shaped concrete curb, lawn infill, and a row of palms. The ends of each island were semicircular, allowing for easy vehicular turns. The only exception was the stretch where streetcar tracks were placed. This occurred between 22nd and 24th streets, where the No. 11 Mission-24th Street streetcar line turned onto Dolores at 22nd and ran two blocks on Dolores Street until 1949, when a bus was substituted and the route changed. After that time, the tracks were removed and the median infilled to match the configuration of the existing islands. The curbs added later are of a simpler design with an angled outside profile.

Fronds Donated at Easter

In 1966, the *San Francisco Examiner* newspaper published a photo of arborist Emmett O'Donnell, who was the tree-topper foreman for the Recreation and Park Department. The photo's caption noted that the palm trees were routinely trimmed during the Easter season to provide palm fronds to local churches on Palm Sunday.

In April 1984, the *Noe Valley Voice* ran an article about the palms. At that time, Jim Lucey, an assistant superintendent for the Recreation and Park Department, talked about his 17 years tending the palms. One issue he discussed was the value of planting trees of various ages. "Even-aged stands may be better from an aesthetic point of view," he said, "but in the long run they're not worth it. If the trees are all the same age, they'll all die at the same time, which would obviously be a disaster."

In 1998, resident Mark Bittner sent a letter to the *Voice* noting his observations about wild parrots in the city and how they were nesting in the Dolores Street palm trees at the time. This

obsession would be the basis of Bittner's 2004 book *The Wild Parrots of Telegraph Hill* and the following year, a movie by the same name.

Over the years, the Canary date palms have been joined by fan palms and other members of the palm family. A few of the trees have received city landmark status based on a 2005 law. They are two cliff date palms in the 700 block and a grove of Guadalupe palms within the 1600 block.

Today the medians, with their total count of almost 200 exotic palms, are under the jurisdiction of the San Francisco Department of Public Works. The trees march south all the way to 30th Street.

As a visitor to the boulevard, one can't help but notice the monumentally scaled sculpture that has as its focal point a figure on a winged horse at Market and Dolores streets. The bronze on granite pedestal work, titled *California Volunteers* (in honor of volunteers in the Spanish American War of 1898), was sculpted by Berkeley artist Douglas Tilden (1860-1935) and initially dedicated at Van Ness and Market streets in 1906.

According to contemporary newspaper accounts, the statue depicted mounted Minerva, the Roman goddess of war, with a soldier standing below holding the tools of war. The piece was moved from its original location and rededicated in 1926 at Market and Dolores. It is administered by the San Francisco Arts Commission. ■

Christopher Pollock, a 43-year resident of San Francisco, has been the first historian-in-residence for the Recreation and Park Department since 2016. His publications include San Francisco's Golden Gate Park: A Thousand and Seventeen Acres of Stories (which celebrated the park's 150th anniversary in 2020) and Reel San Francisco Stories: An Annotated Filmography of the Bay Area.



Present-day Dolores Street has more than 200 palm trees, in various stages of growth. This view north from 27th Street shows specimens on the 1400 block. Photo by Jack Tipple

LETTERS TO THE EDITOR

THE VOICE welcomes your letters to the editor. Write *Noe Valley Voice* Letters, P.O. Box 460249, San Francisco, CA 94146. Or email editor@noevalleyvoice.com. Please include your name 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.



Vicki Merrill

Pete Brannigan

Silvia Zeng



What Can You Expect During The Spring Market?

The Spring Market started strong in early January and trends have continued into February. The general theme of San Francisco's current real estate market: there are not enough homes to satisfy the number of buyers flooding the market. Historically, inventory ticks up from February through late May. We continue to see a trend of multiple offers on homes, and buyer attendance at open houses increasing. More than ever, supply and demand is dictating our market. It appears that the fear of interest rates and inflation rising have spurred a "buy now" mentality. If you have considered selling your home this year, we would be happy talk with you about how to maximize your value in today's market.

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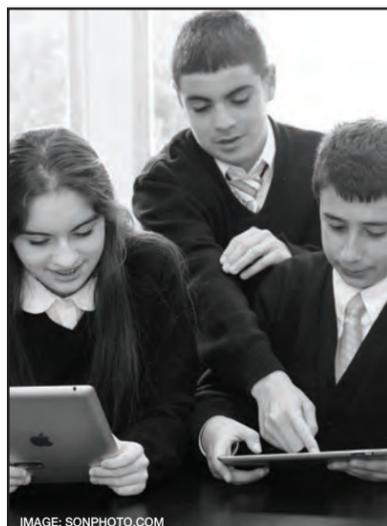


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The Cost of Living in Noe

January Slowdown

By Corrie M. Anders

Though the sun was shining, anxiety over the Omicron variant put a damper on real estate activity in Noe Valley in January, adding a few extra weeks to the industry's usual winter hibernation.

Buyers purchased just five single-family homes and four condominiums in the neighborhood during the first month of 2022, according to data supplied to the *Noe Valley Voice* by Corcoran Global Living San Francisco.

By contrast, in January of 2021, people bought eight houses and six condos—and the year before that, pre pandemic, the numbers were 10 and 21, respectively.



This renovated house on 27th Street sold in January for \$4,425,000. In addition to the requisite chef's kitchen, the three-story home featured three bedrooms, radiant heat, a gas fireplace, floor-to-ceiling glass, and a tree-filled back yard.

"I suspect some sellers were saying, 'I'm going to wait for this to blow over,'" and opted not to put their homes up for sale, said Corcoran President Randall Kostick.

"If there is no product to buy, then no one buys," he said.

Two of the five houses that did sell this January garnered \$4 million plus. Though similar in price, the pair couldn't have been more different.

The most expensive one was a three-bedroom, 3.5-bath dwelling in the 600 block of 27th Street, between Castro and Diamond streets. A buyer snapped up the house the day it became available, paying \$4,425,000, or 3 percent more than its list price (\$4,295,000).

Originally built in 1948, the now renovated three-story home offered 2,825 square feet of space, a modern kitchen, radiant heat, a gas fireplace, a sliding glass wall opening onto a south-facing deck, a tree-filled yard, and a one-car garage.

The other home, an elegant Stick-style Victorian with 4,453 square feet of living space, was on the market for 175 days before it got an offer. (That protracted period pushed to 80 days the



A four-bedroom condominium on Sanchez Street was Noe Valley's priciest attached home in January. The price was \$2,001,000 for the property, which came with a galley-style kitchen, a fireplace, and one-car parking. Photos by Corrie M. Anders

Total Sales	No.	Low Price (\$)	High Price (\$)	Average Price (\$)	Avg. Days on Market	Sale Price as % of List Price
Single-family homes						
January 2022	5	\$1,970,000	\$4,425,000	\$3,012,300	80	110%
December 2021	9	\$1,875,000	\$4,200,000	\$2,749,111	17	110%
January 2021	8	\$1,905,000	\$6,195,000	\$3,153,375	53	100%
Condominiums/TICs						
January 2022	4	\$880,000	\$2,001,000	\$1,587,750	45	102%
December 2021	11	\$1,050,000	\$2,510,000	\$1,673,636	28	110%
January 2021	6	\$768,000	\$1,400,000	\$1,111,917	62	102%
2- to 4-unit buildings						
January 2022	3	\$1,850,000	\$4,266,500	\$2,748,833	121	98%
December 2021	4	\$1,900,000	\$3,200,000	\$2,506,250	24	109%
January 2021	1	\$7,250,000	\$7,250,000	\$7,250,000	0	100%
5+-unit buildings						
January 2022	0	—	—	—	—	—
December 2021	0	—	—	—	—	—
January 2021	0	—	—	—	—	—

*This survey includes all Noe Valley home sales completed during the month. Noe Valley is loosely defined as the area bordered by Grand View, 22nd, Guerrero, and 30th streets. The *Noe Valley Voice* thanks Corcoran Global Living San Francisco for providing sales data. NVV3/2022

average time it took for a buyer to make an offer in January.)

Located in the 200 block of Fair Oaks Street between 23rd and 24th streets, the house featured eight bedrooms and space for four cars (and EV charging).

Still, it sold for \$4,266,000 — 7.3 percent less than its asking price (\$4.6 million).

Noe Valley's most expensive condominium in January was a four-bedroom, three-bath residence in the 1300 block of Sanchez Street, between 26th and Cesar Chavez streets. The two-level unit, with 1,598 square feet of space, a galley-style kitchen, fireplace, and one-car garage, sold for \$2,001,000, 7 percent over asking (\$1,870,000).

Ironically, the cheapest single-family home sold in Noe Valley in January was the one that achieved the greatest notoriety. The property, a boarded-up 122-year-old Victorian on Day Street between Sanchez and Noe streets, was advertised as "the worst house on the best block in San Francisco."

Probably because of that phrase, the 2,158-square-foot property sold at auction for \$1,970,000, double its suggested asking price (\$995,000). News media, from the U.K.'s *Independent* to KRON-4 to Zillowgonewild, went crazy and branded the sale an emblem of the city's inflated home values.

The house, by the way, will likely be torn down and replaced by a new home—one worth millions more. ■

Unit	No. in Sample	Range February 2022	Average February 2022	Average January 2022	Average February 2021
Studio	12	\$1,795 – \$2,595	\$2,051 / mo.	\$1,937 / mo.	\$1,864 / mo.
1-bdrm	44	\$2,200 – \$3,950	\$2,842 / mo.	\$2,750 / mo.	\$2,610 / mo.
2-bdrm	35	\$2,975 – \$5,500	\$3,904 / mo.	\$3,717 / mo.	\$3,418 / mo.
3-bdrm	13	\$4,200 – \$13,000	\$5,823 / mo.	\$5,861 / mo.	\$5,066 / mo.
4+-bdrm	5	\$5,199 – \$18,500	\$8,719 / mo.	\$8,730 / mo.	\$8,877 / mo.

**This survey is based on a sample of 109 Noe Valley rental listings appearing on Craigslist.org from Feb. 2 to 9, 2022. In February 2021, there were 224 listings. NVV3/2022

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Tots revel at the return of the popular triple slide to the children's playground at Upper Noe Recreation Center. When the custom-molded replacement arrived in mid-February, eager children set upon it immediately. Workers regularly inspect playground equipment for safety but appreciate your help. If anything causes concern, please notify 311. Photo by Chris Faust

It's Spring at Upper Noe Rec

Spring Session registration for classes at Upper Noe Rec Center will begin **March 5** at 10 a.m. To pick your courses, from Karate Kidz to Yoga Hatha to Boot Camp, go to <https://sfrecpark.org>.

Note that masks continue to be required for everyone inside the building and while in proximity to children. ID and proof of vaccination are required for anyone 12 and over.

Check www.uppernoerecreationcenter.com or call the center at **415-970-8061** for updates on the class schedule.

The park grounds, at 295 Day St. between Sanchez and Church streets, are open every day, 7 a.m. to 10 p.m. Get out and play!

—Chris Faust, Chair, Friends of Upper Noe Recreation Center

Upper Noe Spring Schedule March 28 to May 19, 2022

Rec Center Hours: Tues.–Fri., 10 a.m. to 8 p.m.; Sat., 9 a.m. to 5 p.m.
Park Grounds: Daily, 7 a.m. to 10 p.m.

Auditorium Free Play

10 to 11:30 a.m. weekdays
11 a.m. to 4 p.m. Saturday

Monday

5 to 6 p.m. Tennis Beginning
6 to 7 p.m. Tennis Intermediate

Tuesday

10 a.m. to 1 p.m. Pickleball FREE
Noon to 1 p.m. Pilates (all levels)
3:30 to 7:30 p.m. Open Gym
5 to 6 p.m. Tennis Beginning
6 to 7 p.m. Tennis Intermediate
6:30 to 7:30 p.m. Yoga Hatha

Wednesday

10 a.m. to 2 p.m. Open Gym (Adult)
Noon to 1 p.m. Feldenkrais FREE
4 to 5 p.m. Girls Volleyball
5:30 to 7:30 p.m. Adult Drop-in Volleyball (advanced only)

Thursday

10 a.m. to 1 p.m. Adult Pickleball FREE
Noon to 1 p.m. Pilates
2 to 5 p.m. Open Gym (Youth)
4 to 5 p.m. Karate Kidz – Little Kickers
5:15 to 6:15 p.m. Karate Kidz
5:30 to 7:30 p.m. Open Gym (Adult)
6:30 to 7:30 p.m. Boot Camp

Friday

10 a.m. to 2 p.m. Open Gym (Adult)
1 to 4 p.m. Argentine Tango 55+ FREE
2 to 5 p.m. Open Gym (Youth)
3:45 to 5:15 p.m. Shred and Butter
5:30 to 7:30 p.m. Adult Drop-in Volleyball (advanced only)

Saturday

9:30 a.m. to 4 p.m. Open Gym
9:30 to 10:30 a.m. Family Zumba FREE
5 to 6 p.m. Tennis Beginning
6 to 7 p.m. Tennis Intermediate

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NVV3/2022

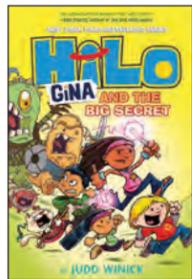
- San Francisco Information Line** www.sf311.org 311 or 415-701-2311
- Covid-19** Text "COVID19SF" to 888-777, see sf.gov/topics/coronavirus-covid-19, or call . . . 311
- Burned-Out Streetlights**, city owned (wooden poles call PG&E) 311
- District 8 Supervisor** Rafael Mandelman, mandelmanstaff@sfgov.org 415-554-6968
- District 8 Community Liaison for Crime Prevention** Dave.Burke@sfgov.org
- Graffiti Removal, Tree Removal, Street Cleaning (DPW)** 415-695-2017
- Homeless Services** Street Outreach Services (SOS) 415-355-2250
- Lost or Injured Animals** Animal Care and Control 415-554-6364
- Mayor's Office of Neighborhood Services** sfmayor.org 415-554-7111
- NERT** (SFFD Neighborhood Emergency Response Teams) 415-970-2022
- Parking Enforcement** DPT Dispatch 415-553-1200
- PG&E** Gas or electrical issues 1-800-743-5000
- Pothole Repairs** potholes@sfdpw.org 415-554-5810
- Recycling** Recology San Francisco (free pickup bulky items) 415-330-1300
- Rent Board San Francisco** phone counseling 415-252-4600
- Sewer Problems, Overflows** 415-695-2096
- SFMTA or Muni** Call 311 or email MTABoard@sfmta.com 415-701-2311
- Tree Planting** urbanforestry@sfdpw.org 415-554-6700
- 24th Street Community Benefit District (Noe Valley Association)** 415-519-0093
- Water Leaks, Water Pressure** 415-554-3289

"Never wrestle with a pig. You both get dirty, and the pig likes it."
—George Bernard Shaw (1856–1950), Irish playwright and critic

SHORT TAKES

Three Afternoons of Words

On March 4 to 6, local writers and their friends will discuss and read children's books, fiction, and poetry; perform spoken word; and sing original songs during Noe Valley's first Word Weekend. Three free events will be held live in the sanctuary at Bethany United Methodist Church, 1270 Sanchez St.



Judd Winick and the characters in his Hilo comic series will appear March 4 at Word Weekend.

The weekend, which is sponsored by Folio Books and Friends of Noe Valley, begins Friday, March 4, at 5 p.m., with best-selling children's author Judd Winick discussing his latest Hilo book, *Gina and the Big Secret*. Besides writing numerous comic book series (*Batman*, *Green Lantern*, *Star Wars*, to name a few), Winick has appeared in the MTV series *Real World: San Francisco* and won acclaim for his graphic novel *Pedro and Me*, about his TV roommate, AIDS activist Pedro Zamora.

The next afternoon, Saturday, March 5, at 4 p.m., a group of Bay Area luminaries will come together to celebrate Women's History Month, in poetry, song, and spoken word.

Among those presenting "Her Stories" will be Susana Praver-Pérez, winner of the San Francisco Foundation/Nomadic Press Literary Press for 2021; artist and writer Mimi Tempestt, known for her 2020 work *the monumental misrememberings*; Kim Shuck, an author of eight books and San Francisco's seventh poet laureate; and Kimi Sugioka, the current poet laureate of Alameda, Calif., whose most recent collection is *Wile & Wing*.

Chris Kammler, who wrote and directed the play *Bone Talk*, and poet, performer, and teacher Susan Dambroff, author of *A Chair Keeps the Floor Down*, will take the stage to unveil their latest Spoken Duets. An open mic will follow the presentations.

Authors Leslie Kirk Campbell and Allison Hoover Bartlett will conclude the weekend Sunday, March 6, at 5 p.m., with a discussion of "body memory and ways we carry our pasts on our skin—bruises, tattoos, scars, etc.," according to Campbell, author of the award-winning short story collection *The Man With Eight Pairs of Legs*.

Bartlett, journalist and author of the novel *The Man Who Loved Books Too Much*, notes, although both writers live in Noe Valley, "Leslie and I have met only virtually. Looking forward to our in-person meeting!"

Seating space is limited for all three events. Be sure to RSVP at www.foliosf.com/events.

Dolores Park Playground Reopens

The children's playground at Dolores Park is open again after a three-month repair and upgrade project doubled into a six-month job. Safety has been improved with the addition of artificial-grass-covered play surfaces, improved lighting, and a return to sand for slide landing zones.

Two slides are available, the shorter wide slide and a 45-foot winding slide for those who dare. Kids can scabble

up the astroturf or climb the stairs or rocks to the top of the longer slide. A climbing wall has been added to the play mound as well, and for kids who aren't climbed out, there's also a climbing net.

More consideration for other-abled children has been made, including accessible parking and a path to the playground and a wheelchair-accessible level on the popular shipwreck.

Other features include a sound garden, where kids can make a joyful noise with chimes, rain sticks, and drums; a new sandbox; and swings with a view of downtown San Francisco.

The facility, known officially as the Helen Diller Playground, is in the park's southeast corner, near 20th and Dolores streets.



Mahsa Vahdat sings classical pieces "From Persia to Iberia" at Noe Music on Sunday, March 20, at 4 p.m. The concert is dedicated to Dr. Bahman Sheikh, a longtime supporter of Noe Music, who passed away in 2020.

Music in Person—Twice!

Our homegrown music series Noe Music—now in its 31st year—presents two concerts in March, one each for Noe Music Kids and Sundays at Four.

"Swish, Pluck, Snap!" is the kids concert Saturday, March 19. From 10:30 to 11:30 a.m., harpist Bridget Kibbey and percussionist John Hadfield will lead the audience on a noisy trip to Percussionland. Besides music, there will be coloring and interactive music activities. Tickets are \$15 if you're at least 3, free if you're not yet there.

Kibbey and Hadfield team with celebrity Persian singer Mahsa Vahdat for "From Persia to Iberia" on Sunday, March 20, at 4 p.m. Vahdat, born in Tehran, has an individual singing style based on classical and regional Persian musical traditions.

Meena Bhasin, Noe Music's co-artistic director, says, "This unique program

will span a range of music from famed classical Spanish composers to Iranian traditional songs and improvisations. The concert is taking place on Nowruz," she adds, "the first day of spring and Iranian New Year!"

This performance is dedicated to Dr. Bahman Sheikh, longtime Noe Music supporter, who died in 2020. Tickets are \$40.

Both concerts will take place in the upstairs sanctuary at the Noe Valley Ministry, 1021 Sanchez St. For information, visit www.noemusic.org.

A Literary St. Patrick's

Irish and Irish-American literature is the focus for the March Odd Mondays gathering online. Fiction and nonfiction authors will read from new work Monday, March 7, from 7 to 8 p.m.

Brooklyn Irish-American novelist Kathleen Donohoe will start off with excerpts from her novel *Ghosts of the Missing*, about the loss of a child, sister, and friend. Then Berkeley professor Catherine Flynn will discuss her biography of James Joyce's years in Paris and her upcoming annotated edition of his perplexing novel *Ulysses*.

Finally, local favorite Bill Vlach will read from *The Guns of Santa Muerte*, his new historical novel on the San Patricios, Irish immigrants who chose to fight for Mexico during the Mexican-American War.

The Zoom link to this free event is available via oddmondaysnoevalley@gmail.com. Copies of the books can be found at Folio Books, 3957 24th St., or online at www.foliosf.com/odd-mondays.

De Young Free for Families

The de Young Museum in Golden Gate Park is hosting a free family day—De Youngsters Day Out—Saturday, March 5. Basically, from 9:30 a.m. to 5:15



Bill Vlach, author of *The Guns of Santa Muerte*, will join two other experts on Irish history and culture at the Odd Mondays reading series Monday, March 7, at 7 p.m.

City Planning Approves Diamond Project

24-Home Development With Public View Deck and Stairway

By Matthew S. Bajko

A 24-unit family housing project in Diamond Heights easily won approval from the San Francisco Planning Commission after its developer struck a deal with neighborhood leaders who had initially objected to the proposal. The city will add \$3 million to its affordable-housing fund due to the development.

The seven commissioners unanimously voted Feb. 3 for the market-rate development at 1900 Diamond St., by On Diamond LLC, an affiliate of the San Francisco-based Emerald Fund. It will be the first sizeable family housing project built in the area in decades.

A new public stairway and daytime viewing deck will also be constructed on the hillside where Diamond Street

meets Diamond Heights Boulevard. The developer is purchasing the site from the Cesar Chavez Foundation, which plans to use the proceeds for its own below-market-rate housing projects in California.

The new homes, estimated to cost \$2 million or more, will be pushed back from the Diamond Street sidewalk in order to preserve 10 Monterey cypress trees. The development will include 14 residential buildings, 10 of which will be duplexes and four single-family residences. Most will have two to three bedrooms.

Nearby residents had argued that the entire project should be affordable housing and voiced criticism about its impact on the site's flora and scenic views. Planning commissioner Theresa Imperial also expressed "disappointment" at not seeing affordable housing at the in-fill site but voted in support. ■



The Flowers That Bloom In May

The glass half full of having no rain is that there's an early spring, with weeding, digging, and planting going on when usually we're inside drying our shoes and trying not to let the umbrella drip onto the carpet.

Another half full is the return of the Noe Valley Garden Tour, after a two years' absence due to the pandemic. It's set for Saturday, May 7, which co-organizer Peggy Cling mentions is right next door to Mother's Day (May 8). "Celebrate early and take a mom on the tour!" she suggests.

Your ticket will allow you entry to eight to 10 gardens around the neighborhood at your own pace from 10 a.m. to 4 p.m. Proceeds will go to a local beautification project.

More about ticket sales in May. For now, the Friends of Noe Valley committee organizing the tour would like to see your flower patch—or your neighbor's. If you'd like to nominate your garden—or theirs—as a 2022 tour stop, contact Linda Lockyer at lindalockyer3@gmail.com. You can also contact Lockyer if you'd like to help choose the gardens or volunteer with the tour.

Also, if you know of a public project in need of beautification funds, email Peggy Cling at mpcling@gmail.com.

—Richard May

p.m., parents or other adult guardians will get in free. People under 18 always do. Besides the galleries being open for strolling, special art-related activities are planned, including painting a flower inspired by artists Hung Liu and Patrick Kelly, whose work is on display in exhibits at the de Young, and the Great Tortilla Conspiracy, during which you are encouraged to "make art you can eat!"

Local creatives will lead "art activations" on sketching, mixed-media abstract art, and portraiture. Mixed-media artist Ranu Mukherjee will work with families to create a two-dimensional forest of trees based on their memories or feelings.

Live music and dance will happen all day in the Wilsey Court, with movement training by Hip Hop for Change and the Cuicacalli Dance Company, known for its ballet folklorico.

Tickets, though free, require reservations at <https://deyoung.famsf.org/calendar/de-youngsters-day-out>. Enjoy free art and return home with some new dance moves.

Short Takes are compiled and written by Richard May

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STORE TREK

Store Trek is a regular Voice feature introducing new stores and businesses in Noe Valley. This month, we profile a restaurant that caters to Russian tastes, both traditional and new.

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The décor and name of chef/owner Anya El-Wattar's new restaurant Birch & Rye are meant to evoke the white birch forests and ubiquitous grain of her native Russia. Elements of the trees and rye wheat also inspire the menu and drink offerings at the eatery, which opened its doors on Feb. 9.

Birch & Rye replaced Mahila at 1320 Castro St., the Malaysian restaurant that chef Azalina Eusope opened in the summer of 2019. Unfortunately, that restaurant was burglarized and impacted by the Covid pandemic, leading Eusope to shutter it last March.

Jim Maxwell and Cindy Beckman of Architects II gave the interior space, which seats 49, and an outdoor patio that can accommodate 15 people, a refresh in terms of ambience, lighting, and furnishings. The back yard sports a new Sunbrella canvas covering and a birch mural picturing a Russian woodland.

The main difference is the food, which now celebrates Russian cuisine. El-Wattar describes it as nourishment you'd find in a "modern Russian kitchen," taking inspiration both from the dining habits of wealthy czarist rulers and the simpler fare served during Soviet times.

The former is represented under the small plates or zakuski (Russian for "little bites") section of the dinner menu by a caviar service that includes



Anya El-Wattar opened her "modern Russian kitchen" to a crowd of expectant diners on Feb. 9. Photo courtesy Birch & Rye



The back patio at Birch & Rye now has a canvas covering and a mural of birch trees, graced with ferns and stacked wood. Photo by Art Bodner

einkorn blinis, smetana (sour cream), sieved eggs, and chives. The caviar service, in sizes ranging from 28g to 250g, was going for \$140 to \$1,600 in the restaurant's first weeks.

Another decadent option is the Olivier, an upscale potato salad made with lobster, heirloom potatoes, cured egg yolks, and pea tendrils (\$19).

An order of petite rye breads comes with smetana butter and pink fleur de sel (\$14), while the borscht soup is prepared with beet coulis, root vegetables, and smetana (\$16).

Large plates include a vegetarian stroganoff with einkorn noodles, wild mushroom coulis, and fennel oil (\$33); ukha, a seafood consommé featuring black cod and salmon roe (\$37); and golubtsi wagyu, made with wood-fired beef, cabbage, spiced tomato, and buckwheat (\$48).

A special Sunday brunch menu includes rye waffles with hazelnuts, sour cherry compote, whipped smetana, and maple syrup (\$18). Winning raves for its Instagrammable resemblance to a forest tableau is the buckwheat nest made with nameko mushrooms, winter squash, chestnuts, and jammy eggs (\$17).

Bowing to czarist tastes is the fabergé duck egg with maison nico

brioche, kaluga caviar, salmon roe, and pickled cucumber (\$27). A simple dish counterpoint is the savory sauerkraut cabbage with carrot and pink rock salt (\$8).

The drinks menu is heavy on specialty vodkas, such as Polugar Classic Rye Vodka based on a 19th-century Russian recipe, and Barr Hill Vodka, distilled in Vermont from raw honey. The wine list features several from the country of Georgia, such as a sparkling dakishvili (\$13 glass, \$57 bottle) and a gotsa unfiltered rosé (\$13 glass, \$57 bottle).

Rather than the normal tipping model, Birch & Rye adds a 22 percent service charge to diners' bills. Proceeds are shared equally among the restaurant staff.

Based on the fact that reservations are already hard to come by, the new eatery is off to a successful start.

"We've received positive feedback from our diners, who express their excitement over the unique style of modern Russian food we serve," El-Wattar told the Voice. "There has been a lot of demand for reservations, and diners indicate that they plan to return in the future. We're really looking forward to building off of our strong opening."

In March, El-Wattar plans to set aside some seating for walk-ins to

ensure Noe Valley residents have a chance to sample her food.

"We're grateful for the warm welcome we've received from locals. People have been curious to find out more about the restaurant," she said.

A Moscovite who first came to the U.S. at age 18, El-Wattar graduated from Columbia University with degrees in Russian literature and philosophy. She also studied at the Ayurvedic Institute in New Mexico and at New York's Natural Gourmet Institute.

She worked in the kitchen of acclaimed vegetarian restaurant Greens at Fort Mason on San Francisco's northern waterfront and launched in 2016 her Project Butterfly, a catering company mainly for nonprofit events.

The Presidio resident said she had looked throughout the city for the right space to open her first restaurant.

"After touring numerous locations, I fell in love with the space and light-filled interior of 1320 Castro," El-Wattar said. "Noe Valley is calm and laid back with a sense of community. I had a good feeling that it would be the best future home of Birch & Rye."

Birch & Rye is open Wednesday through Saturday, 5 to 9 p.m., and on Sundays, 10 a.m. to 3 p.m.

—Matthew S. Bajko

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FEFU AND HER FRIENDS

by **María Irene Fornés**
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Hailed as game-changing, provocative, and genius, *Fefu and Her Friends* is one of the most influential—and invisible—plays of the 20th century. An innovation of immersive theater, nine-time Obie Award winner María Irene Fornés's rapturous comedy-drama allows the audience to be a fly on many walls in this unconventional tale of eight women gathering at a New England country home in 1935.

Utilizing the multi-storied, multi-roomed Strand Theater as non-traditional theater space, audiences will be broken up into four groups that independently tour Fefu's home. Stories and histories come into play as you happen across conversations as Fefu's bohemian and raucous cohorts gossip, question, flirt, provoke, and ultimately reveal (or hide?) the universal understandings between women. As muscular and searing in its deliberate use of language as Albee and Miller at their best; as acidic as Clare Boothe Luce's iconic play *The Women*; and patron saint to blockbuster hits like *Sleep No More*—Fornés's *Fefu and Her Friends* is an invitation to a theatrical experience like none other.

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March 1-12: "Hanford Reach," a solo EXHIBIT by artist Glenna Cole Allee, is on view at the Chung | Namont Gallery. Closing reception March 12, 2-4 pm; Wed., 1-5 pm; Thurs.-Sat., 1-6 pm. 4071 24th. 795-1643; chungnamont.com.

March 1-31: LOLA's Gallery showcases local artists. Tues.-Sun., noon-6 pm. 1250 Sanchez. 642-4875, lolasanfrancisco.com.

March 3-31: Bethany United Methodist Church offers in-person AL-ANON meetings Thurs., 7:15 to 8:30 pm. 1270 Sanchez (use Clipper Street door). 845-3203.

March 4-6: WORD WEEKEND features children's author Judd Winick March 4 at 5 pm; "Her Story," celebrating women's history; March 5, 4 pm; and Leslie Kirk Campbell in conversation with Allison Hoover Bartlett March 6 at 5 pm. Bethany Church, 1270 Sanchez. 647-8393; bit.ly/nvww0305.

March 5, 12, 19 & 26: The Randall Museum holds drop-in WORKSHOPS for families (kids under 8 with an adult). 199 Museum Way. 554-9600; randallmuseum.org.

March 5-26: Noe Valley FARMERS MARKET has produce 8 am to 1 pm (8 to 9 am for seniors). 3861 24th. 248-1332; noevalleyfarmersmarket.com.

March 6: ACTION SF hosts virtual meetings, open to all, from 12:30 to 2 pm. Email actionsolidarity@gmail.com for the link.

March 6: ACOUSTIC SUNDAY features accordion and viola da gamba music by Innuendo and Big Lou. 2 to 4 pm. 3861 24th. noevalleytownsquare.com.

March 6 & 27: Join a free class of Moxie YOGA. 11 am-noon. 3861 24th. noevalleytownsquare.com.

March 7: ODD MONDAYS spotlights Irish and Irish-American literature. 7-8 pm. To Zoom, see Odd Mondays on Facebook or email oddmondaysnoevalley@gmail.com.

March 8 & 22: The Glen Park Library's KNITTING CLUB meets on second and fourth Tuesdays; bring supplies. 1-2:30 pm. 2825 Diamond. 355-2858; sfpl.org.

March 10-17: The Mostly British FILM FESTIVAL screens at the Vogue Theater, 3290 Sacramento. See mostlybritish.org.

March 10-May 20: See "The ART of Disability Culture," an exhibit at Ruth's Table, 3160 21st. Tues.-Fri., 10 am-5 pm. 642-1000; creativityexplored.org.

March 13: The Noe Valley Town Square hosts GAME DAY, with board games, cards, chess, and checkers, noon to 3 pm; bingo with prizes, 1 to 2 pm. 3861 24th. noevalleytownsquare.com.

March 16-May 7: Artist LIZ HICKOK exhibits work in "Ground Waters" at the Chung | Namont Gallery. 4071 24th. 795-1643; chungnamont.com.

March 17: Robert V. Camuto introduces *South of Somewhere: Wine, Food, and the Soul of ITALY*. 6:30 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712.

March 19: Noe Music Kids hosts a live concert, "Swish, Pluck, Snap! Fun with Harp and PERCUSSION." 10:30-11:30 am. Noe Valley Ministry, 1021 Sanchez. noemusic.org.

March 19: Sharon Wong discusses her *Chinese INSTANT POT Cookbook*. 3 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712.

March 19: Bring LED props to EQUINOX GLOW, an immersive music experience at the Noe Valley Town Square. 7:30-9 pm. 3861 24th. noevalleytownsquare.com.

March 20: NOE MUSIC hosts a live concert, "From Persia to Iberia," with singer Mahsa Vahdat. 4-6 pm. Noe Valley Ministry, 1021 Sanchez. noemusic.org.

March 24: Cathy Barrow introduces *BAGELS, Schmears, and a Nice Piece of Fish*. 6:30 pm. 3885A Cesar Chavez. 282-4712.

March 26: Erin Gleeson discusses *The Forest Feast Road Trip: Simple VEGETARIAN Recipes....* 3 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712.

March 26: LIEDER Alive! presents a live concert of Bach and Beethoven. 6 pm. 1021 Sanchez. liederalive.org.

March 31: Lindsay Gardner discusses *Why We Cook: Women on FOOD, Identity, and Connection*, with Leticia Landa. 6:30 pm. Omnivore Books, 3885A Cesar Chavez. 282-4712.

Send items to Calendar@NoeValleyVoice.com

and now for the RUMORS behind the news

Marching Forth

By Mazook

AS WE RECALL: San Francisco's special election on Feb. 15 made national news when a majority of voters chose to recall three school board members. When Mayor London Breed was interviewed on NBC's *Meet the Press* on Feb. 20, she told Chuck Todd that the school board allowed politics to become a "distraction" during the pandemic, rather than "doing their fundamental job, which is to make sure that our children are getting educated, that they get back into the classroom."

San Francisco voters cast their ballots overwhelmingly in favor of recalling all three members: Alison Collins, Gabriela López, and Faauga Moliga. The citywide turnout was 179,981, which was 36 percent of our 499,771 registered voters.

The Department of Election tally of Noe Valley voters showed our neighborhood vote went along with the rest of the city. Noe has a total of 13,678 registered voters, and 6,073 voted. That's a 44.4 percent turnout.

To break down the numbers, Alison Collins got 4,346 yes-recall-her votes (73.3%) and 1,580 no's (26.7%). For Gabriela López, the yes vote was 3,999 (67.7%) and the no vote 1,910 (32.3%). Faauga Moliga received yes votes from 3,735 (63.3%) voters, and no's from 2,169 (36.7%).

In the race for State Assembly, David Campos got 35.4 percent of the Noe vote, and Matt Haney garnered 33.3 percent. They will be headed for a runoff election in June.

According to Todd David, the local politico who joined forces with the recall movement and, starting a year ago, got petitions signed in front of the Farmers Market on Saturdays, "There was a grassroots organizing that was well received by thousands upon thousands of Noe Valley residents, and gives me hope that voters will start paying attention to the school board elections and vote for their choices. I was ecstatic with the results."

☎☎☎

GHOSTS AND BONES: Out on the Downtown Noe Valley street beat, I started at the top, 24th and Diamond. The first thing I saw was a new 20 mph speed limit sign. Hopefully, we will abide by the posted limit. If not, expect the SFPD to hand out tickets. The new signs are on both sides of 24th, all the way down, from Diamond to Chattanooga.

Looking north on Diamond, I noticed some activity at the formerly unnamed ghost kitchen that has occupied the storefront (741 Diamond) next to Diamond Café for the past two years. It's been preparing meals to go, in a large kitchen, for orders from the menus of various Bay Area restaurants.

Well, the culinary delights have come out of the dark, so to speak, and the ghost spot is now named All Day Kitchens. It has a user-friendly electronic kiosk in front, where you can place your order and wait for it to be delivered from the kitchen through a serving gate.

Says manager Taylor Barragan, "We have top local restaurants, all in one easy menu. Plus ice cream, drinks, snacks, and more. Our mission is to make digital delivery and takeout better—for everyone involved. With just a couple clicks, your order will be placed and ready to go at the pickup counter." All Day says orders can be ready in 10 to 15 minutes. There are even a couple of tables where you can sit down and eat.

Barragan gives the clincher for many of you late-night eaters: "We are open for

delivery and takeout from 11 a.m. to 2 a.m., every day. We look forward to feeding the Noe Valley community!"

Many of us are already visiting AllDayKitchens.com or stopping by on foot, she reports. "Many come up 24th Street from the bars closing down the street," Barragan reports.

Speaking of eats to go, soon Trad Bone Broth will open at 3903 24th, near the corner of Sanchez, for pickup only. The broth dispensary is the brainchild of two broth fanatics (and brothers), David and Jonathan Kim. By the way, "Trad" in the current vernacular means "traditional."

"We have been making and studying the integrative health benefits of the many bone broths made in different countries, for the past 10 years," says David Kim. "It has become very powerful for us, and we have met some amazing people over broth."

He continues, "We will have a variety of beef and chicken broths and broth dinners, which will come in 8-, 12-, and 16-ounce containers, for pickup only because we want to meet people face to face."

The store hours will be daily 9 a.m. to 7 p.m. One of the broth brothers will likely be there in person to fill your order.

☎☎☎

CLOTHES MAKE THE MAN: Last month, local clothier Basil Racuk closed his second pop-up 24th Street store, the one located next to Moe's Barber Shop & Beauty Parlor, at 4008 24th. He moved all his garments and accessories back down to 3980 24th, to his store and studio next to Just for Fun.

"It was fun," says Racuk, "and I am very happy I did it for the holiday season." As you might know, he creates all the clothes and accessories himself, and most of the items are fitted and tailored.

One thing he found surprising was how few men shopped in his store, but he attributed that in part to the lack of any men's clothing stores in Downtown Noe Valley. "I still make, fit, and sell men's jackets, hoodies, and Hawaiian shirts and pants, and have some on the shelves."

Meanwhile, Moe's is expanding its shop into the 4008 space, and the annex should open by the end of this month.

The saga of the Stroller Spa pop-up store up at 4037 24th continues, and the rumor that it would become a pizza parlor was only partially true. Stroller Spa should be gone by the time you read this, but they hope to reopen soon somewhere else.

The owners of the property, Dharma Partners, have placed their sign on the store window again, and according to their spokesperson, Van (who preferred not to give a last name), "have decided to go to the marketplace and have had inquiries from a wide variety of people that have proposed a variety of kinds of uses.

"We bought that property almost 30 years ago and have made improvements over the years and made it ADA-compliant," he says, "and want to have a tenant who sells retail goods and is not a 'formula retail store,' which has not been too popular in the community."

Van was tight-lipped about who was interested, except for one inquiry: "I had to laugh when a group wanted to open a Covid testing site, and when we checked them out, we found they had no license."

Do you remember what used to be in that space years ago? Yep: The Cork and Bottle, a gritty bar popular in the mid-1970s where many locals would meet and "have a cocktail."

You might have noticed that the second floor of the building on the southeast corner of 24th and Castro (where Cotton Basics was, and a bridal shop is now), occupied by five offices of psychologists and other health care providers for the past roughly 40 years, is empty and very much for rent.

According to the real estate broker, Jack Herzog, the asking rent for each 1,450-square-foot office space is \$4,200 per month, on a three- to five-year lease. Once upon a time, that floor was used as

a doctor's office and "operatory," and also a dentist's office.

☎☎☎

GHOSTS AND SPIRITS: The Peaks, at 1316 Castro St., is now hosting pop-up eats in front of the bar on Wednesdays and Fridays, featuring barbecue catered by MJ Smoked Fried. (This is the first BBQ cuisine I know of in Noe Valley.)

The bar is also tracing its history and putting together a book of stories about the local tavern.

Says owner Keli Leal, "[The Peaks] opened up in 1938, and before that, during Prohibition. It was an ice house when it was built in 1923, and after Prohibition was repealed in 1933, it became a bar," she says. "Dick Woods was the owner of the bar back in the early 1970s. I came to work at The Peaks in 1998 and was one of the first women bartenders there."

Leal says locals have many tales to share about "The Ghost of Dick Woods."

"People who have worked here, including myself, have told stories about experiencing strange things happening from time to time after the bar closes at 2 a.m. Then comes the cleanup for the next hour, and people say they have heard banging noises in the back or the radio we turn on for music after hours all of a sudden becomes nothing but static noise, which then shortly disappears, or the lights start to flicker," says Leal.

There is even a story about Woods' ghost appearing above the bar. Also, a picture of Woods was posted on the outside wall of The Peaks, next to the bar's front window. And it's still a mystery.

☎☎☎

WOOF AND MEOW: The latest word on the veterinary hospital that will open in the long-empty space at 3820 24th near Church Street, is that the goal for opening is "by the end of summer," according to Curo Pet Care spokesperson Oliver Schulze. It will be called, appropriately,

Noe Animal Hospital. Schulze says, "We are very excited to help support the group of veterinarians who will open the hospital in Noe Valley."

☎☎☎

SMOKE AND MIRRORS: The word on the long-awaited opening date of the pot dispensary The Mill on the corner of 24th and Chattanooga is: there is no word.

Sharon Cassidy, who is part owner of the dispensary, says, "We are still waiting for the state license to be issued, which will take, for this type of license, another four to six months. And then we have to get a city conditional use permit, and even get a building permit, even though there is no interior work needed."

She says she doesn't know The Mill's timetable, "since it seems like we have to go through every city department for permission to open our doors."

☎☎☎

THAT'S ALL, YOU ALL: Hats off to Jack Epstein, owner and proprietor of Chocolate Covered. The boutique chocolate shop, at 4069 24th, was the subject of a YouTube video produced by Hearsay Media.

They noted on the video, "Epstein has run the Noe Valley chocolate shop for 27 years. While he carries a plethora of chocolate with a multitude of flavors and origins, he boasts an even more impressive collection of handmade tin boxes representing the people, places, streets, and eccentricities of San Francisco."

Check it out on YouTube, at "San Francisco's Chocolate Merchant." Good show, Jack.

And before I leave, apologies to Hans Kolbe for misspelling his name last month by inadvertently dropping the "e" from his name. Kolbe, you might remember, organizes the string ensembles that play in the courtyard at Saturday mornings at 11 a.m.

Ciao for now. Happy St. Patrick's Day. ■



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Books – Adult Fiction

A homicide detective searches for a killer who is seeking vengeance in *Abandoned in Death*, the 54th in a mystery series by J.D. Robb.

In *Black Cake* by Charmaine Wilkerson, once estranged siblings travel from the Caribbean to London to California to unlock secrets following their mother's death.

Five characters in three different places and times—15th-century Constantinople, present-day Idaho, and on a spaceship to the stars—face heroic challenges in *Cloud Cuckoo Land* by Anthony Doerr.

Violeta by Isabel Allende is a “love and war” story about a South American woman who survives the 1920s flu epidemic to live to be 100.

A young woman who has her life all figured out has to reevaluate when she gets stranded in the Galapagos Islands, in *Wish You Were Here* by Jodi Picoult.

eBooks – Adult Fiction

In Elizabeth George's latest Inspector Lynley mystery, *Something to Hide*, the Scotland Yard detective seeks a killer in North London's Nigerian community.

To Paradise by Hanya Yanagihara creates alternate histories of America, set in 1893, 1993, and 2093.

Books Adult Nonfiction

In *The Betrayal of Anne Frank: A Cold-Case Investigation*, Rosemary Sullivan tries to solve the mystery of how the Frank family was turned in to the Nazis.

Journalist Carl Bernstein's memoir *Chasing History: A Kid in the Newsroom* recounts the beginnings of his career in the 1960s.

In *The Nutmeg's Curse: Parables for a Planet in Crisis*, Amitav Ghosh searches for the origins of our climate crisis.

CROSSWORD SOLUTION

What Me Worry by Michael Blake

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ALPO	THETA	OLIN
WELCOM	WAGONS	
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SPINE	NIA	SLY
WHEN	MODERN	WAS
IONA	DIDIN	BEEF
STET	DEICE	BULL
SORE	STEER	ASIA

MORE BOOKS TO READ

For Your Eyes Only

You're already going to Word Weekend March 4-6, featuring local authors at Bethany Church (see *Voice* Short Takes and Calendar). And now Jack Tilney and Catherine Starr, the librarians in charge of adult and children's services at the Noe Valley/Sally Brunn Library, invite you to feast your eyes on three dozen books and films, newly arrived at the San Francisco Library. So many good choices.

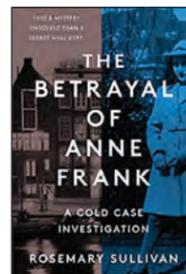
You might have to read *Out of Office*, a book about the pros and cons of working from home, or *The Betrayal of Anne Frank*, an investigation into one of the most iconic and tragic losses of the Holocaust. After reading those books, you could seek a moment of reflection in *A Smile*, a new illustration of the classic poem by humanitarian Raoul Follereau.



To place a hold on these or other materials, log on to sfpl.org and arrange for a pickup at at the branch of your choice. The Noe Valley Library is a hop, skip, or a #24 or #35 bus ride away at 451 Jersey St., between Castro and Diamond streets. If you need assistance, call Noe Valley at 415-355-5707 or email info@sfpl.org. Our branch, including the deck and garden, is open

Tuesday through Saturday, 10 a.m. to 6 p.m.

If you saunter over, remember to bring your mask. The county still requires library visitors ages 2 years and up to wear face coverings.



Ottolenghi Test Kitchen: Shelf Love, by Yotam Ottolenghi and Noor Murad, is a cookbook with 85 recipes for food in your pantry, fridge, or freezer.

Charlie Warzel and Anne Helen Petersen analyze working remotely, in *Out of Office: The Big Problem and Bigger Promise of Working From Home*.

Adult eBook Nonfiction

In *Atlas of the Heart: Mapping Meaningful Connections and the Language of Human Experience*, Brené Brown lists the emotions that define what it is to be human.

Chris Herring relates the New York Knickerbockers basketball team in *Blood in the Garden: The Flagrant History of the 1990s New York Knicks*.

Films – Adult DVD/Blu-Ray

The 2022 movie version of Frank Herbert's sci-fi novel *Dune* stars Timothée Chalamet as the hero who must travel to the most dangerous planet in the universe.

Wes Anderson's *The French Dispatch* (2021) stars Benicio Del Toro, Adrien Brody, Tilda Swinton, Bill Murray, and Frances McDormand.

Will Smith plays the father of Venus and Serena Williams in the 2022 film of Shakespeare's *King Richard*.

The 2020 documentary *MLK/FBI* is based on recently declassified files

detailing the surveillance and harassment of Dr. Martin Luther King Jr.

Spencer looks at the last years of the marriage between Prince Charles and Diana, Princess of Wales, played by Oscar nominee Kristen Stewart.

Children's Fiction

A young girl thinks that her future options are endless, in the picture book *What Will My Story Be?* by Nidhi Chanani. Ages 2 to 6.

Illustrator Hoda Hadadi re-draws *A Smile*, a 1920 poem by French author Raoul Follereau that has been translated into many languages. Ages 4 to 7.

In *A Sky-Blue Bench*, written by Bahram Rahman and illustrated by Peggy Collins, an Afghani girl with a new prosthetic leg faces her first day back at school. Ages 4 to 8.

Wildfire! by Ashley Wolff is a fact-based picture book that shows the causes and aftermath of a forest fire. Ages 5 to 8.

In *Beauty Woke*, by NoNieqa Ramos with illustrations by Paola Escobar, a Puerto Rican girl's community helps her appreciate her heritage. Ages 6 to 10.

Black Boy Joy: 17 Stories Celebrating Black Boyhood includes tales, comics, and poems, edited by Kwame Mbalia. Ages 9 to 12.

The children of the Orphan House search for one who has gone missing, in

Kelly Barnhill's fantasy *The Ogress and the Orphans*. Ages 9 and up.

Children's Nonfiction

Joey: A Baby Koala and His Mother, written and photographed by Nic Bishop, shows a newborn koala in his native habitat. Ages 4 to 8.

All Things Change: Nature's Rhythms From Sprouting Seeds to Shining Stars by Anna Claybourne with illustrations by Sarah Edmonds, explores the cycles of the natural world. Ages 6 to 12.

A follow-up to *I Have the Right to Be a Child* and *I Have the Right to Save My Planet*, *I Have the Right to Culture*, by Alain Serres and Aurélie Fronty, takes on the arts, history, and daily life. Ages 7 to 10.

Tom Sullivan describes the 1962 escape of three men from San Francisco's closest maximum-security prison in *Unsolved Case Files: Jailbreak at Alcatraz*. Ages 8 to 12.

In *Stitch by Stitch: Cleve Jones and the AIDS Memorial Quilt*, Rob Sanders traces the history of the quilt, first started in 1987. Jamey Christoph illustrates the book. Ages 9 to 12.

Children's eBooks, Fiction and Nonfiction

A star falls to earth and becomes a baby, in *The Tiny Star*, written by Mem Fox, illustrated by Freya Blackwood. Ages 4 to 8.

What If Bees Disappeared?, a Baby Professor publication, examines the many contributions of the insect best known for its honey. Ages 7 to 11.

Bana Alabed tells what it was like as a girl of 7 to live in war-torn Syria in *My Name Is Bana*. Illustrations by Nez Riaz. Ages 7 to 12.

In *Liars' Room* by Dan Poblocki, siblings discover that their family's new home, once a school for misbehaved boys, may be haunted. Ages 8 to 12.

This Is Our Rainbow: 16 Stories of Her, Him, Them, and Us is an LGBTQA+ anthology edited by Katherine Locke and Nicole Melleby. Ages 8 to 13.

A boy confronts an unfair system at his boarding school, in *Omar Rising* by Aisha Saeed. Ages 9 to 13.

Annotations by Voice bookworm Karol Barske

BRANCH HOURS*

Noe Valley/Sally Brunn Branch Library				
451 Jersey St., 355-5707				
Tues	Wed	Thurs	Fri	Sat
10-6	10-6	10-6	10-6	10-6



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Best Initial Contact: CharlesSpiegelLaw@gmail.com

CharlesSpiegelLaw.com • KidsTurn: SafeAndSound.org
Action-SF.com - Special Kick Off Meetings Mar. 6., April 3.

Action SF, the National Movement in Your Neighborhood

Websites: <http://www.action-sf.com/> or <https://m.facebook.com/ActionSFactivism/>
 Email: ActionSFsolidarity@gmail.com
 Meetings: Usually first Sundays, 12:30-2 p.m.
 Virtual meeting. All welcome.

Al-Anon Noe Valley

Contact: 834-9940
 Website: 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)

Castro Community on Patrol

Website: castropatrol.org
 Email: info@castropatrol.org

Castro Merchants

Contacts: Masood Samereie, President;
 Dave Karraker, 415-710-0245
 Email: Dave@mx3fitness.com
 Address: 584 Castro St. #333, SF, CA 94114
 Meetings: Email info@CastroMerchants.com

Diamond Heights Community Association

Contact: Betsy Eddy, 867-5774
 Address: P.O. Box 31529, SF, CA 94131
 Website: www.dhcasf.org. Meetings: Second Thursday, 7 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: Deanna Mooney, 821-4045;
 Diane McCarney, 824-0303; or Sally Chew,
 821-6235. Address: 560 Duncan St., SF, CA
 94131. Meetings: Call for details.

Eureka Valley Neighborhood Association

Website: <https://evna.org>
 Address: P.O. Box 14137, SF, CA 94114
 Meetings: See website calendar. Castro Meeting Room, 501 Castro St., 7 p.m.

Fair Oaks Neighbors

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

MORE GROUPS TO JOIN

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: friendsofdolorespark.org

Friends of Glen Canyon Park

Contact: Jean Conner, 584-8576
 Address: 140 Turquoise Way, SF, CA 94131
 Plant restoration work parties, Wednesday mornings and third Saturday of the month.

Friends of Noe Courts Playground

Contact: Laura Norman
 Email: lauranor@yahoo.com
 Address: 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: friendsofnoevalley.com
 Meetings: Two or three annually.

Friends of Upper Noe Recreation Center

Contact: Chris Faust
 Email: info@uppernoerecreationcenter.com
 Website: uppernoerecreationcenter.com
 Meetings: Email or check website.

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: meetup.com/Juri-Commoners
 Meetings: Most last Saturdays, 9-noon.

Liberty Hill Neighborhood Association

Contact: Dr. Lisa Fromer, president
 Email: efromer3@gmail.com
 Meetings: Quarterly. Email for details.

Noe Neighborhood Council

Contact: Ozzie Rohm or Matt McCabe,
 Co-founders
 Email: info@noeneighborhoodcouncil.com
 Website: noeneighborhoodcouncil.com
 Meetings: Quarterly at Sally Brunn Library,
 451 Jersey St., with date publicized on
 website and Nextdoor.com.

Noe Valley Association-24th Street Community Benefit District

Contact: Debra Niemann, 519-0093
 Dispatch: To report spills or debris on 24th
 Street, call Billy Dinnell, 802-4461.
 Email: info@noevalleyassociation.org.
 Website: noevalleyassociation.org
 Board meetings: Quarterly. See website.

Noe Valley Democratic Club

Contact: Carrie Barnes, President
 E-mail: noevalleydemocrats@gmail.com
 Website: www.noevalleydemocrats.org
 Meetings: Monthly at the Valley Tavern, 4054
 24th St., with dates publicized on website.
 Email: info@noevalleyfarmersmarket.com

Noe Valley Farmers Market

Open Saturdays, 8 a.m. to 1 p.m., and
 Tuesdays, 3 to 7 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: Rachel Swann, 225-7743
 Meetings: Last Thursdays, Old Republic,
 4045A 24th St., 9 a.m. Call to confirm.
 Website: www.NoValleyMerchants.com

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-](mailto:noevalleyparent-owner@yahoogroups.com)

owner@yahoogroups.com. Subscribe:
noevalleyparentssubscribe@yahoogroups.com

Progress Noe Valley

Facebook: facebook.com/ProgressNoeValley
 Email: progressnoe@gmail.com
 Website: progressnoe.com
 Meetings: Check Facebook page for current
 meeting and event schedule.

Resilient Noe Valley

Contact: Antoinette
 Email: resilientnoevalley@gmail.com
 Newsletter: <http://eepurl.com/gYuCD5>
 Website: www.resilientnoevalley.com

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
 Website: <https://SF-fire.org>
 New classes will be commencing soon. Visit
 the SF NERT website for more information.

San Jose/Guerrero Coalition to Save Our Streets

Contact: Don Oshiro, 285-8188
 Email: contact@sanjoseguerrero.com
 Website: sanjoseguerrero.com
 Meetings: See website.

Friends of Slow Sanchez

Contacts: Christopher Keene, Andrew
 Casteel
 Email: info@SlowSanchez.com
 Website: SlowSanchez.com

Upper Noe Merchants

Contact: Info@UpperNoeNeighbors.com
<https://uppernoeneighbors.com/merchants/>

Upper Noe Neighbors

Contact: Olga Milan-Howells, 756-4455
 Email: President@UpperNoeNeighbors.com
 Meetings: Bi-monthly on third Wednesday.
 Upper Noe Recreation Center, 295 Day St.
 Call to confirm.

THE NOE VALLEY VOICE
editor@noevalleyvoice.com
 All phone numbers are in the 415 area
 code, unless otherwise noted.



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5 BED | 4.5 BATH | 4,303 SF

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An entertainer's oasis with modern architecture and panoramic views. Set behind a Victorian facade, lies an exquisite modern home with incredible ceiling height, open concept living with luxurious upgrades. The true heart of the home is the kitchen, which features a waterfall counter island with dining area, and is fit for a chef with built-in Miele appliances.



1019 Guerrero Street

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Gorgeous, newly remodeled top floor residence nestled perfectly on the border of Noe Valley and the Mission's Valencia Street corridor - offering the best of both worlds and all these fabulous neighborhoods have to offer. This condo residence recently went under a cosmetic refresh and features a gorgeous deck, in-unit laundry, parking, a new kitchen, refinished floors, is newly painted and so much more. Currently rented at \$5k per month - instant ROI or owner move in.



3428 22nd Street

3 BED | 2 BATH | Offered at \$1,749,000

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Sophistication and luxury combine to create this top floor, entertainer's dream - a visual masterpiece framed by 3 bedrooms, one en-suite, 2 bathrooms and impeccable finishes with custom design throughout. The space is generous, with 11 foot soaring ceilings and multiple skylights allow for incredible light. The unit also offers a large attic and 2 car parking.



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