

THE NOE VALLEY VOICE

Ring in the Season in Noel Valley

From Christmas and Holiday Fests to Chanukah Wonderland

By Kit Cameron

There's all kinds of merry going on in the 'hood for the holiday season in December.

Starting off the month, on Saturday, Dec. 3, you will get to sashay your Santa groove at the Noe Valley Town Square, starting at 5 p.m. Jaime's Martial Arts students will bust some moves, and the vocal group the Loosies will get you to warm up those pipes with some Christmas carols as the Mission High cheerleading squad counts down to the tree lighting at 5:30. But the biggest sparkle of all will come when Flow Arts gets us to trip the LED light fantastic. Wear UV-reactive clothes to take advantage of the black light flooding the square.

You won't want to miss the Baltic Christmas Fair that same day at Latvian Hall, 425 Hoffman Ave., from 10 a.m. to 3 p.m. Neighbors of the 60-plus-year-old church are always glad for the opportunity to see inside the ballroom, with its 25-foot ceilings of pressed tin, glimmering chandeliers, and ornately carved walls. And there is no charge for admission!

This joyous event will give you a chance to do some holiday shopping—vendors from the Baltic community will be selling everything from knitted goods, ceramics, woodwork, toys, and dolls to jam and other traditional food. The Estonian, Latvian, and



Miles of Smiles. Fadi Shatara shows his approval after receiving news that the convenience store he manages at 1001 Castro St. sold a million-dollar-plus winner in the California Lottery. See story on page 9. *Photo by Corrie M. Anders*

Lithuanian-American communities have been putting on this event for eight years and were thrilled, after being downed by Covid, to be back again in full force last year. The organizers bring all their energy and love to this fair, with the Estonian Community Choir singing at 11 a.m. and additional cultural programming throughout the afternoon. Santa promises to make a visit. And you can get a delicious lunch made by the ladies of the church. Be sure early, as the lunch always sells out.

Before you head over to the Town Square, stop by Chung 24 Gallery at 4071 24th St. (between the bakery and the chocolate store)) for the reception of "Perceptions," featuring the fine-art photography of Icelandic artist Charlotte Hauksdottir from 2 to 5 p.m.

Then comes Sunday, Dec. 4, also known as the Second Sunday of Advent in our local churches. And nothing says Advent, the season of waiting and contemplation, like a vocal chamber ensemble with a repertoire of sacred (and secular) music spanning a thousand years.

In "Sweet Was the Song," the men of Clerestory will evoke the joy and mystery of the season with a performance at 7:30 p.m. at the Noe Valley Ministry Presbyterian Church. As they put it, "From Renaissance masters like Tallis, Josquin, and Lassus, to 20th-century choral craftsmen Britten, Howells, and Rutter...the Christmas story is brought to life through music. You can get

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Caution Rules As Citizens Adapt To Covid

Dr. Wachter Offers His Forecast On Our Winter Vulnerability

By Liz Highleyman

Covid cases are rising in San Francisco, now accompanied by an upsurge of flu and respiratory syncytial virus (RSV) in kids, but experts don't foresee a huge winter wave like last year's Omicron surge. Nevertheless, they warn, the coronavirus could take us by surprise again.

Speaking at his final White House Covid briefing on Nov. 22, Dr. Anthony Fauci said the administration hoped that enough people had immunity from vaccination or previous infection that "we're not going to see a repeat of what we saw last year at this time."

At this time last year, cases were at a low ebb and many experts thought we could avoid a big winter upswing. But the highly transmissible Omicron variant, first detected in San Francisco at the start of December, changed everything, leading to the largest wave yet in January and February.

But how much should we worry about what lies ahead? For a look at where we are now and where we might be headed, the *Noe Valley Voice* once again turned to longtime Noe Valley resident Dr. Bob Wachter, chairman of the Department of Medicine at the University of California, San Francisco.

San Francisco is now seeing a "mild surge" in cases and a small increase in

CONTINUED ON PAGE 11

Residents Contend With Glut of Gophers

Critters Having a Field Day in Diamond Heights

By Matthew S. Bajko

Residents concerned about a housing development slated to be built on a hillside near the border of Noe Valley and Diamond Heights hired ecologist Shawn Smallwood, Ph.D., to do an environmental assessment of the property. During his visits over two days in July last year, Smallwood was struck by the telltale signs of a small furry animal at the site, *Thomomys bottae*.

Commonly known as Botta's pocket gopher—named for 19th-century California naturalist Paul-Émile Botta—the burrowing mammal had left its holes and mounds all across the sloped parcel at 1900 Diamond St. Smallwood snapped several photos of them and included them in his report.

"Pocket gophers turn the soil over,



A Proliferation of "Pocket Gophers" on the hillside called Topaz Open Space has prompted a group (of humans) to ask the city to assess the damage caused by extensive burrowing near where Diamond Street meets Diamond Heights Boulevard. *Photo by Art Bodner*

CONTINUED ON PAGE 13



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CO-PUBLISHERS/EDITORS
 Sally Smith, Jack Tipple

CONTRIBUTING WRITERS AND EDITORS

Corrie M. Anders, Associate Editor
 Heidi Anderson, Matthew S. Bajko, Owen Baker-Flynn, Karol Barske, Michael Blake, Olivia Boler, Kit Cameron, Gabe Castro-Root, Chris Faust, Suzanne Herel, Liz Highleyman, Jeff Kaliss, Charlotte Kane, Doug Konecky, Richard May, Roger Rubin, Tom Ruiz, Tim Simmers, Megan Wetherall, Julie Zigoris

CONTRIBUTING PHOTOGRAPHERS
 Art Bodner, Pamela Gerard, Najib Joe Hakim, Beverly Tharp

ACCOUNTING
 Jennifer O. Viereck

PRODUCTION
 Jack Tipple, André Thélémaque

DISTRIBUTION
 Jack Tipple

WEB GURU
 Jon Elkin

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 Pat Rose, Jack Tipple

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THE CARTOON BY OWEN BAKER-FLYNN

That moment when you realize you left your list on the kitchen counter.



LETTERS

How to Deal With Taggers? Fines and Restitution

Editor:
 I used to contract in graffiti abatement, and I've personally helped to remove a share of graffiti from Noe Valley. It plays out like a game of ping-pong: constant back and forth, unfortunately. One aggressive tagger defaced well over 50 surfaces along Church Street. You've probably never seen an active tagger. A lot of graffiti in an area suggests there aren't many eyes monitoring the street. That's what attracts unwanted attention.

One solution that comes to mind relies on a system of consequence, accountability, and social reparation.

Suspects apprehended for defacing, or vandalizing, public or private property—whether engaged in graffiti or smashing bus shelter partitions, car

windows, or windows on homes and businesses—should be fined and given a relatively brief period in which to pay the amount, lest it compound.

They should be afforded the option of attending community beautification projects, planting bulbs, shrubs, or trees in our parks or alongside our streets, for example, to make restitution, making good on a social debt.

The alternative to paying a hefty fine should either be jail time or, preferentially, a contribution of labor. If they're willing to go to jail for relatively petty "quality of life" crimes, being unwilling or unable to pay a fine, then they should be billed for their time in jail and given the opportunity to work off their debt.

That is particularly true, given that the community is increasingly becoming a judicial holding facility, as well as an open-air psychiatric ward.

Permitting people who are habitually committing "quality of life" crimes to pass their days idly by without supervision, accountability, or consequence is a recipe for the social malaise and discontent we've been experiencing as a community.

There is rehabilitation in working directly with nature, there is pride in beautifying the community, and there is restitution in actively compensating for petty crime and wrongdoing.

Kenneth Richard

New Bookcase for Little Library

Editor:
 Thanks for sharing the news of our Little Library ["The Case of the Stolen Little Library," page 13, October 2022 Voice]. A new one is now happily sunk in cement and permanently planted on our corner at 23rd and Eureka streets.

We're thinking of naming it Fontaine (fountain of books) and having a little welcoming ceremony during the week of Thanksgiving.

Also, Ben Fong-Torres has mentioned the story (and your coverage of

it) on his Moonalice Radio Show at Live365.com. The article got a little shout-out!

Rachel Garlin
 23rd Street



The new Little Library cabinet at 23rd and Eureka is protected by spirits from all over the neighborhood. Photo courtesy Rachel Garlin



Mila and Rich Yee, sharing a happy day at AT&T (Oracle) Park. Photo courtesy Sabrina Yee

Rest in Peace, Richard Yee

Richard Yee, the proprietor of Noe Valley Auto Works in Noe Valley, passed away of natural causes on Sept. 22, 2022. This was one year, to the day, after the passing of Mila Marie Yee, his wife of 38 years.

Rich's face has been a familiar sight in Noe Valley since he took over the shop at 4050 24th St. in August 1985. It has been a family business, with Mila doing accounting work, and daughter Sabrina hands-on in the shop. We are delighted to know that Sabrina is taking over to continue the family business.

Noe Valley Auto Works has been a pillar of the community, offering name brand tires, wheels, auto repair, and brake services for customers throughout Noe Valley, the Castro, Diamond Heights, Glen Park, Twin Peaks, and beyond. Those of us who have been taking our cars in to be seen by Rich through the years have gotten to know him and Sabrina well. We were pleased that he always seemed to recall the idiosyncrasies of each vehicle that came through and would offer recommendations to those of us needing help picking out the next car.

Rich was born in San Francisco on October 11, 1949. He and his five sisters grew up on Turk Street, where the family owned a dry cleaning establishment. He attended George Washington High School and was inspired to go into the automotive trade while working in a gas station on 19th Avenue. He is survived by his two daughters, Sabrina Yee and Tina Del-Rosario, and two grandchildren. He will be missed.

—Bill Yenne and family



Noe Valley's Charlie Spiegel writes that prior to the Nov. 8 midterm election, he and two partners went to Reno "and knocked on 275 doors over three days on two weekends" to get out the vote to help protect women's health rights in Nevada. Whew! Let's hope the SF activists took enough Noe Valley Voices to fan one another after all that exertion. Photo by Betsy Johnsen



Happy Holidays from Generation Real Estate!

As a local company, we strive to endorse and support organizations throughout our community that uplift, empower, and serve those in need. This season, we have donated over \$35,000 to establishments including *Jamestown, the Mosaic Project, Support for Families, LYRIC, Felton Institutes, Oasis for Girls, Planned Parenthood, SF Jewish Community Center, Noe Valley Girls Film Festival, Challenged Athletes Foundation, and the Afghan Coalition.* We feel these organizations directly contribute to the greater good of this city we call home and are so appreciative of their work.

If you would like more information about these organizations, please visit our website. **DroubiTeam.com**

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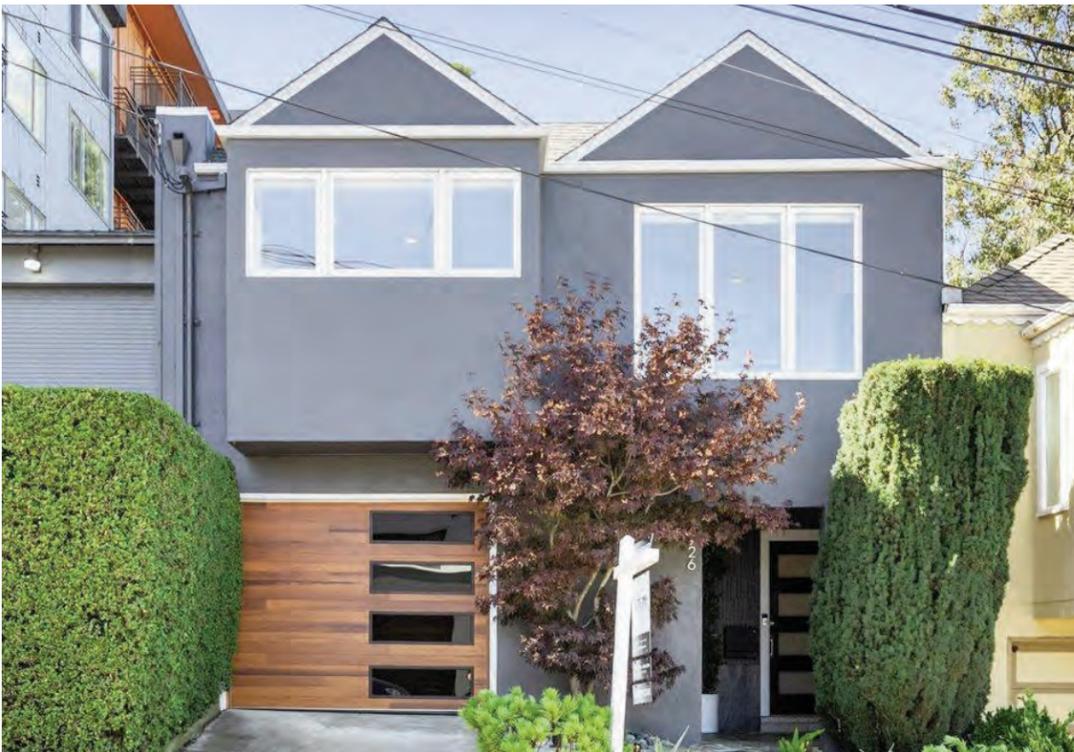
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CRIME SNAPSHOT

According to the San Francisco Police Department's digital map of incident reports, there were 107 incidents reported in Noe Valley during October, the highest monthly total so far this year.

As usual, the crime category—among the 10 the *Voice* monitors—with the most incidents was Larceny/Theft. Residents reported 41 such thefts, including 24 smash-and-grab thefts from cars, six stripped vehicles, and two stolen license plates.

Under Motor Vehicle Thefts, police noted that six cars, five trucks, one motorcycle, and one unidentified vehicle were stolen during the month.

Perhaps the most concerning categories, however, were those involving attacks on persons.

There were seven assaults and four street robberies reported to police. One robbery, on Oct. 30, at 12:35 a.m. near 24th Street and Hoffman Avenue, involved the use of a gun. Three others occurred on three different days in the vicinity of 28th and Douglass streets.

The data also showed 26 burglaries—25 at residential addresses and one at a store.

At least one of those crimes was foiled. Police arrested two suspects in a reported home invasion Oct. 22 at 10:19 p.m. at a building under construction in the 100 block of Duncan Street between Dolores and Guerrero streets.

According to an account in the Oct. 28 Ingleside Police Station newsletter,

the homeowner had received an alert via his security cameras that someone was inside the vacant property. "Police officers arrived in time to find two subjects exiting the house through the garage. Upon seeing the officers, one of the subjects attempted to conceal a burglary tool. Both subjects were immediately detained," the newsletter reported, "and subsequently booked on numerous charges, including burglary, conspiracy, and vandalism...."

The *Voice* culled the data on Nov. 17, 2022, from the "Digital Map of San Francisco Police Department Incident Reports: 2018 to Present" under Public Safety at Data.sfgov.org. "Noe Valley" in the dataset is an area bounded by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard.

To report an emergency, call 911. Otherwise, call the non-emergency line, 415-553-0123. To file a police report, go to www.sanfranciscopolice.org.

—Corrie M. Anders and Sally Smith

Noe Valley Incident Reports January to October 2022

Incident Type	Jan22	Feb22	Mar22	Apr22	May22	Jun22	Jul22	Aug22	Sep22	Oct22
Larceny/Theft	38	28	24	22	41	45	37	43	28	41
Burglary	18	9	21	25	17	28	18	20	16	25
Malicious Mischief	16	3	8	12	10	4	0	5	10	7
Motor Vehicle Theft	18	16	7	6	7	11	14	13	16	13
Assault	0	3	2	0	5	0	0	3	5	7
Robbery	0	3	1	0	0	1	3	0	1	4
Other Misc.	7	0	0	9	2	3	5	4	5	10
Fraud	8	4	3	4	2	2	5	1	0	0
Family D.Violence	0	0	1	0	0	0	8	2	0	0
Vandalism	1	1	1	0	0	0	0	2	2	0
Totals	106	67	68	78	84	94	90	93	83	107

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. 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.

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Kate B.

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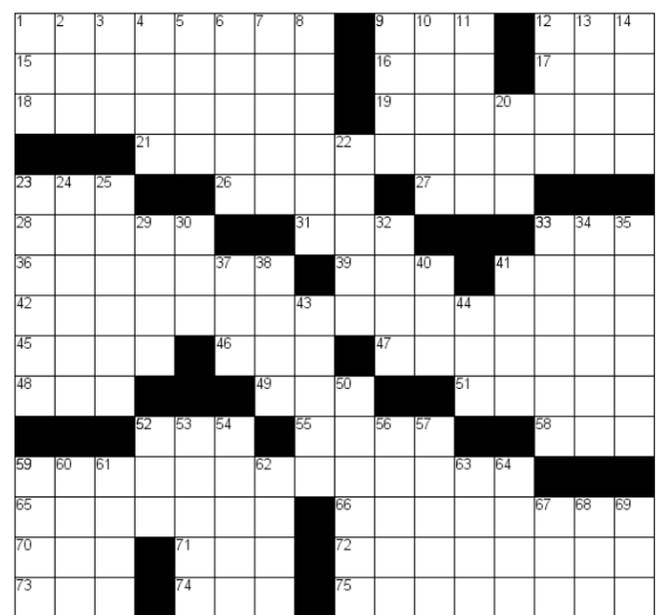
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THE CROSSWORD BY MICHAEL BLAKE

Double Dipping

ACROSS

- *Salty twists or sticks
- Kick ___; whup
- Degree offered at Berkeley's Haas School
- Word for a teaching-by-questioning technique
- Police officer
- ___ Lingus (Irish carrier)
- Connect with Velcro, say to
- 1931 vampire film
- *Fruity liqueur
- Part of SFMOMA
- "The Biggest Little City in the World"
- Do what eyes do
- All in the Family spinoff
- Big __, Calif.
- Former Pan Am rival
- Thinks highly of
- French designer's monogram
- Noe Valley's Cocoon Day ___
- *Oblong double-baked Italian almond cookies



DOWN

- Unpaid ad on KQED, e.g., for short
- Go bad
- Ending for perf or dial
- ___ II (Gillette razor)
- Between Two Ferns comic Galifianakis
- Inhalant anesthetic of the past
- Londoner's petrol purchase
- Shows contempt
- Band with a voltage symbol in its logo
- Hungarian-born philanthropist George
- Success on a second roll, at the
- alley
- Molokai neighbor
- Lugosi who played 19-Across
- Asia's diminishing ___ Sea
- B-F connection
- "___ No Good" (Ronstadt hit)
- Actor Don of Cocoon
- Allergic reactions, maybe
- Private instructors
- Art ___; Coit Tower style
- Fair-hiring initials
- Almond ___ (candy)
- 1960s-'70s Ford named for an Italian city
- State Senator Scott
- Birch family trees
- Giants' and Athletics' org.
- Window part
- Windows predecessor
- Marshy areas
- Fitness program
- popularized in the 1990s
- By way of
- Commotion
- Spherical object
- Previous occupant of Target building on Geary
- Chart often with insets of Alaska and Hawaii
- Madam Secretary actress Tea
- Loses hair
- "Buy It Now" website
- Wise ___ Jewish Deli
- Kind of hall that meant trouble in River City
- Epic story
- One sixty-billionth of a minute: Abbr.
- Houston ballplayer, for short
- Brand with blue and pink test results
- Be a squealer
- ___ Lanka

Solution on Page 22



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December 3rd from 5-7pm
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Beksan Jewelry Trunk Show at Two Birds

December 17th from 1-6pm
1309 Castro Street



Raffle at When Modern Was & Wink SF with Purchase

December 12th and 13th all day
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24 Holidays Treasure Hunt on 24th Street

December 18th from 10am-12pm
Hosted by Noe Valley Merchants Association Organization



Holiday Happy Hour at Mr. Digby's

December 13th-23rd
Tuesday through Thursday from 5-6pm
1199 Church Street



Chanukah Wonderland

December 18th from 3:30-5:30pm
Chabad Noe Valley at Noe Valley Town Square
Menorah Lighting each night (Dec. 19th - 22nd & 25th) at 5:15pm



Wine tasting for a Cause AT NOVY RESTAURANT

December 13th from 5-7pm
4000 24th Street



Vodka and Latkes with The Swann Group

December 18th from 4-6pm
3927 24th Street



Holiday Cookies at Small Frys

December 15th and 22nd
from 3-6pm
3985 24th Street



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December 20th from 1-5 PM
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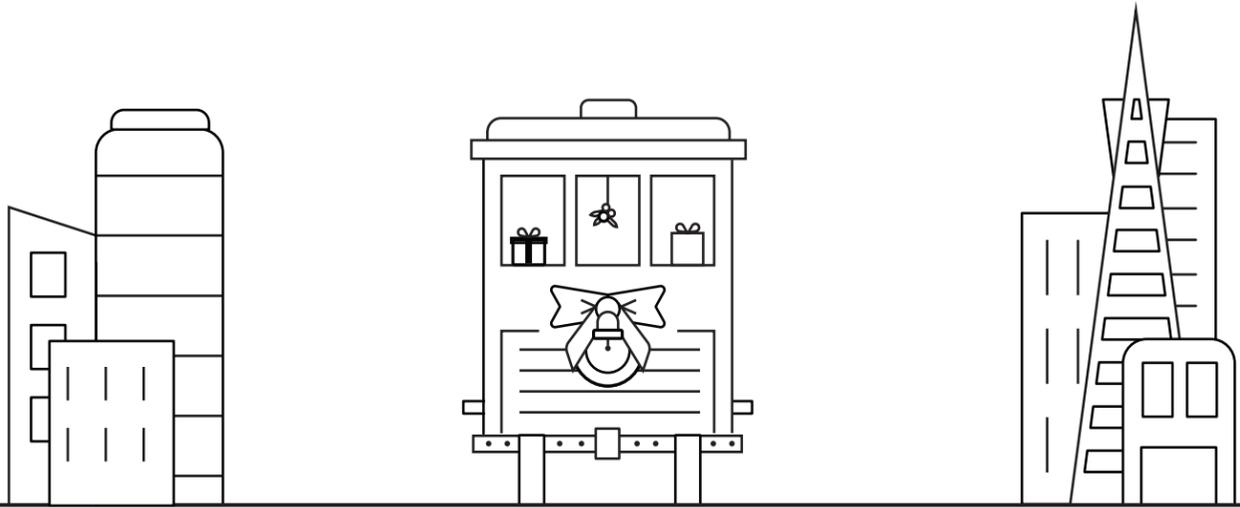


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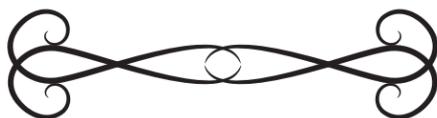
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Holiday Happenings In Noel Valley

CONTINUED FROM PAGE 1

tickets through the website Clerestory.org.

The Noe Valley Ministry also sponsors monthly Labyrinth walks in the church's sanctuary, accompanied by meditative music and candlelight, open to all. Join in the tradition, modeled on the labyrinth of Chartres cathedral, in France, on Thursday, Dec. 8 at 6:30 p.m. There is no charge and no reservations required.

And Noe Valley Ministry is currently the home of "Through the Years," a show of watercolors by the Golden Gate Artists, up through Jan. 8. If you would like to see the exhibit, contact Marci Mills at sf.marcimills@gmail.com for a viewing appointment.

Also, on Dec. 4, up the hill at St. Aidan's Episcopal Church, the Music on the Hill series offers a concert of classical music by the Bay Area group Town Quartet. The four musicians, Mal Bella D'Augelli, Core Mike, Jacob Hansen-Joseph, and Lewis Palzner, have been playing pieces from the 17th century to the present on both sides of the bay since 2011. The concert starts at 7:30 p.m. and tickets are available at musiconthehill.org.

Or enjoy a concert of hand bells by Bell Appeal, the ensemble at Bethany Methodist Church at 12:15 p.m. on Sunday, Dec. 18. There is no charge for admission, and refreshments will be served.

If Your Puppy Likes to Pose

Just in time for that holiday portrait, Ted Weinstein, of Puppyporraits.org, will be photographing dressed-up (or not) Buddys or Bellas at Noe Café

Peaceful Sanctuaries

Bethany Methodist Church
1270 Sanchez St.
bethanysf.org

Chabad of Noe Valley
3771 Cesar Chavez St.
chabadnoevalley.org

Holy Innocents Episcopal Church
455 Fair Oaks St.
holynsf.org

Latvian Lutheran Church of San Francisco
425 Hoffman Ave. (no website)

Noe Valley Ministry Presbyterian Church
1021 Sanchez St.
noevalleyministry.org

St. Aidan's Episcopal Church
101 Gold Mine Drive
staidansf.org

St. Paul's Catholic Church
221 Valley St.
stpaulsf.org

St. Philip the Apostle Catholic Church
725 Diamond St.
saintphilipparish.org

And also:

Noe Courts, Douglass Playground, Upper Douglass Dog Park, Upper Noe Recreation Center, Billy Goat Hill, Slow Sanchez, Noe Valley Library, and Noe Valley Town Square

the 25th at 10:30 a.m. St. Aidan's has a 5 p.m. Christmas Eve service, as well as one on Christmas morning at 9 a.m.

The Latvian Lutheran Church at 425 Hoffman presents a Latvian language Christmas Eve service at 2 p.m. on Saturday the 24th. And St. Paul's Catholic Church offers a Christmas Eve Vigil mass with pageant on Christmas Eve at 4:30 followed by its regular schedule of masses at 8 and 9:30 a.m. on Christmas Day.

Bethany offers services throughout Advent, including "a contemplative time to reset the soul for the season" at evening prayer on Wednesday, Dec. 14 at 7 p.m. The family Christmas Eve service takes place at 4 p.m., and a service of lessons and carols is at 7 pm.

The schedule for services at Holy Innocents Episcopal Church and St. Philip's Catholic Church can be found on their websites.

Jingle Those Bells

Looking for a way to burn off some holiday calories? Join the folks in the Bethany Kitchen on Dec. 26 and 27 to help cook the 80 meals they will transfer to the Interfaith Shelter at St. Mary's Cathedral. Contact bethansoffice@gmail.com for more information and to sign up.

And by the time you read this, Lehr's German Specialties should be open again. Last September, customer Hannah Seyfert bought the store and promised to have all the usual Christmas goodies (think multiple kinds of stollen, advent calendars, chocolates, and, of course, sauerkraut) in place by the holidays.

When we peeked in during last-minute renovations at Lehr's last month, the first words Seyfert said were, "We'll open by the end of November!" Stop by the store at 1581 Church St. and welcome our newest shopkeeper! ■

(26th and Sanchez streets) on Saturday, Dec. 10, from 10 a.m. to noon. It's a first-time event for Weinstein, who is known for his snaps of neighborhood dogs.

Unlike the casual street shots he posts on Instagram, these pix will have a backdrop, and each doggie will get a single free high-res digital portrait. There's a suggested donation for Wonderdog Rescue.

Speaking of Sanchez, the organizers of the local Slow Street are looking for more volunteers to help water the pretty planters in the middle of the street. Contact yuko.shah@slowsanchez.org if you would like to get up close and personal with some street blooms.

Chanukah Wonderland

Lighting the menorah on the first night of Chanukah returns to the Town Square on Sunday, Dec. 18, 3:30 to

5:30 p.m., with a Chanukah Wonderland of arts and crafts, live music, and, yes, hot latkes, doughnuts, and hot chocolate. The all-important gelt drop will take place with the help of our own San Francisco Fire Department, and the menorah will be lit at 5 p.m.

Rabbi Gedalia Potash, of Chabad of Noe Valley, which is among several sponsors of the event, reminds us Chabad will be lighting the menorah every night of Chanukah (except Friday and Saturday) at 5:15 p.m.

A Pageant of Christmas Services

Christmas Eve and Christmas Day services by churches of various denominations occupy the weekend of Dec. 24 and 25. The Noe Valley Ministry invites you to a special Christmas Eve family service at 5 p.m. on Dec. 24, as well as Christmas Communion and Carols on



Hannah Seyfert shows a sample of the hundreds of stollen—Christmas goodies—she will be offering in her new Lehr's at 1581 Church St., set to open this month. Photo Kit Cameron

Winning Ticket Sold at Castro Street Store

By Corrie M. Anders

The commotion and excitement over November's huge Powerball jackpot have died down, but Fadi Shatara still wears a million-dollar smile.

The Noe Valley convenience store that Shatara manages for his family's business sold a winning runner-up ticket worth \$1,149,661 in the Nov. 7 drawing.

"It was exciting," Shatara said. "I didn't believe it at first."

It wasn't the top prize. Honors for that life-changing pot worth \$2 billion—the largest in U.S. lottery history—went to a single purchaser in Altadena, Calif.

But the ticket that rolled out of the Lotto machine at Shatara's store at Castro and Alvarado streets was the largest prize ever sold in Noe Valley, according to California State Lottery spokesman Jorge De La Cruz.

Normally, lottery officials are the first to notify operators who sell a significant winning ticket. But the media beat them to it this time.

"It wasn't until the news stations called to let us know," Shatara said, that he let himself picture dollar signs.

Then the commotion started. TV news trucks rolled up to the corner store, neighbors showed up to offer congratulations, and hopeful locals stopped by to check their own tickets.

The hubbub died down a few days later, and life returned to normal.

Shatara said he had been working with his father for more than 30 years and for the last 10 years at the store with a number in its name: 1001 Castro Street Market.

There have been a handful of incidental winners during that time. "Maybe a couple of hundred dollars in Lotto or \$1,000 on a Scratcher," he said. "But nothing of this amount."

Shatara said he played the lottery occasionally but not on a regular basis.

He rolls the dice "just when it's the big ones. You want to try your luck. You can always dream," he said, though he's never won more than "a couple of bucks."

His store, however, will claim a bit of compensation—\$5,748, according to lottery officials—for selling one of three second-place tickets that guessed five of six numbers correctly.

Shatara said he had no idea who purchased the lucky ticket with the winning numbers 10, 33, 41, 47, and 56. A neighbor? A passerby? A tourist? "That's the million-dollar question, isn't it?" quipped Shatara.

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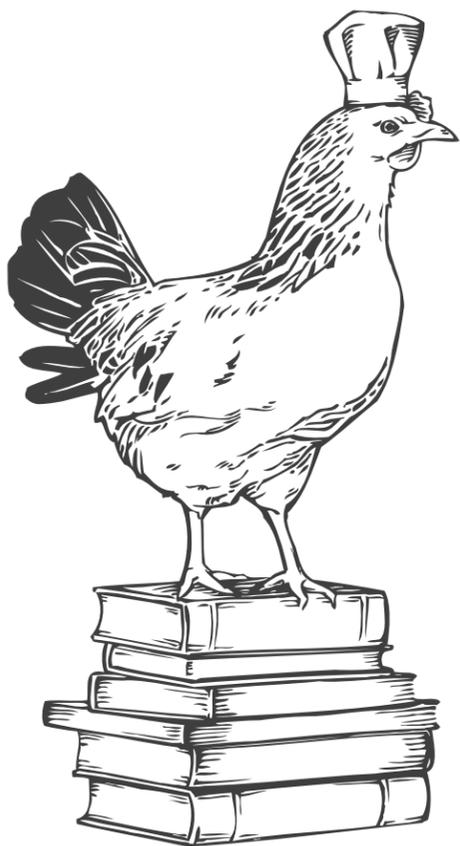
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Dr. Bob Wachter's Thoughts on Covid This Winter

CONTINUED FROM PAGE 1

hospitalizations after “a pretty benign” last six months, “but it’s nowhere near what we saw last January,” Wachter said in a late November interview.

On Nov. 22, the number of new cases averaged 115 per day, Covid hospitalizations stood at 79, and only one death had been reported thus far during the month, according to the San Francisco Department of Public Health.

Wachter attributed the rise to “new and somewhat more immune-evasive variants and less cautious behavior.”

Since July, the BA.5 Omicron variant has been the dominant strain in the U.S., but now two descendants, BQ.1 and BQ.1.1, have taken over.

These variants are “a little bit better at evading immunity,” Wachter said, but so far they are “not any more severe than the prior ones, and they still seem to be held in check fairly well by the amazing amount of immunity in the population. People have either been vaccinated or gotten infected or both.”

While vaccines and natural immunity are not as good at preventing infection with the newer variants, they still dramatically lower the risk of severe illness and death.

What's Safe to Do Now?

Since early in the pandemic, Wachter's Twitter followers—now numbering more than 270,000—have eagerly awaited his tweets on how he assesses the risk of certain activities, such as indoor dining, shopping, or hosting a poker game, one of his rou-

tine pleasures. As far as he knows, he still hasn't had Covid.

At age 65, in generally good health, and up to date with boosters, Wachter has set his personal risk threshold at 10 new cases per 100,000 people per day. As the number goes up or down, he adjusts his behavior accordingly.

San Francisco fell below Wachter's threshold in early October, but by late November, the number was back up to 14 cases per 100,000.

“The risk two months ago got down to where I was comfortable doing indoor dining, comfortable with my poker games, but now the case numbers in San Francisco are about twice what they were in early October,” he said. “It's now crossed my indoor dining threshold. It's just a little too risky for me.”

Fortunately, Noe Valley and surrounding neighborhoods have plenty of heated outdoor dining options.

“I still wear a mask in crowded public places, including airplanes or on a bus,” Wachter continued. “If I don't need to be inside in a poorly ventilated space without a mask, then I'm going to choose not to [be inside].”

He noted he was comfortable having a small number of vaccinated people at his house if everyone had been tested. He also said he hosted 12 guests for Thanksgiving dinner—mostly outside, but as the temperature got chillier, the group came inside for dessert. He estimated that testing before an event lowered risk by about 50 percent.

Get Your Shots

Like Wachter, Noe Valley residents seem to be calibrating their behavior as cases rise. More people on 24th Street are wearing masks now—indoors and out—than they were a month ago.

In addition to behavior changes,



November walkers and bakery-goers on 24th Street seem confident of the future, despite nearing a fourth year of Covid health precautions. Photo by Jan Brittonson

Wachter encourages people to get the updated Pfizer or Moderna bivalent boosters, which contain both the original Covid variant and BA.5. The Centers for Disease Control and Prevention recommends the new boosters for people ages 5 and up.

“There's just no question that if your last booster or infection was more than six months ago, then your immunity has waned significantly, and you're at much higher risk than you could be if you got this booster,” Wachter said.

For those who do come down with Covid, particularly older people, he recommends the antiviral drug Paxlovid, which lowers the risk of severe outcomes.

On top of Covid, San Francisco is having “a moderate surge in flu, which we haven't seen for three years,” and a “severe outbreak of RSV, which is nearly overwhelming children's hospitals,”

he said. Wachter recommends the flu shot for both adults and children—it's available for ages 6 months and up. There are no RSV vaccines yet, but that could change next year.

“I have huge sympathy for parents trying to navigate this,” Wachter said. “I wouldn't say parents can't take their kids to the grocery store, but if I had a little baby, I would be careful about being in crowded spaces with bad ventilation. A lot of RSV spread is from touching, so hand-washing is more important for RSV than it is for Covid.”

Long Covid Still a Concern

Wachter said he is not currently concerned about severe acute Covid or death, but he worries about the long-term consequences, both the persistent symptoms known as long Covid and an elevated long-term risk of heart attacks and other health problems.

On TV and social media, Wachter and his wife, journalist and author Katie Hafner, have discussed the lingering symptoms she experienced after a bout of Covid in May.

She's “about 80 to 90 percent back to normal,” said Wachter, but still she gets fatigued more easily and “feels like her brain is a little foggy.” She's now careful to avoid another case of Covid because it could get worse again, he said.

“The possibility that I'm going to die if I get Covid almost doesn't factor into my thinking anymore. It's really all about long Covid,” Wachter said. “In 2020, I didn't want to be in the intensive-care unit on a ventilator or die. Today, it's the long-term risks.”

“It's no longer a situation where it feels reasonable to me to be isolated, but it does feel reasonable to take the precautions that really don't compromise my quality of life,” he said. ■

Mastering the Art of Aging

By Suzanne Herel

Research shows that we're living up to 20 years longer than previous generations. So how do we make the most of that “extra” time?

On Lok, which operates an array of senior services at 30th Street Senior Center, has one of the answers: enroll in the Aging Mastery Program (AMP).

AMP is a 10-week curriculum that explores a different topic each session, such as exercise, medication, food choices, or relationships. The next course is set to kick off Jan. 10, 2:30 to 4:30 p.m.

Valorie Vilella, senior program development director for On Lok, said the organization is the only licensed provider in San Francisco offering the program, which was developed by the National Council on Aging.

Prospective enrollees are asked to take a half-hour orientation, so they know what to expect, Vilella said. Those sessions are set for Dec. 8, Dec. 15, and Dec. 29, from 3 to 3:30 p.m.

“There's not a ‘how to grow older’ book,” Vilella said. “This is a comprehensive bunch of topics that you usually have to go to different seminars to find.”

The course emphasizes lifestyle changes that can enhance your health, financial security, and sense of well-being.

Started during Covid, the AMP workshop is virtual and open to any Bay Area resident 55 or older who can navigate Zoom. Tuition is \$100, but those experiencing hardship can request the program be subsidized by On Lok.

Since January 2021, On Lok has



Graduates of On Lok's Aging Mastery Program give the course a high-five. The next 10-week course starts in January. Photo courtesy Valorie Vilella

graduated 172 participants, many from Noe Valley.

One of the first was Kevin Wallace, a retired remodeling contractor who lives at Noe and Day streets.

“I considered it just a good light-weight primer for things that affect people in my age group,” said Wallace, who is 71.

“When you're in high school and college, it's kind of laid out. There's nothing laid out when you are older,” he said. “The main thing is that it corroborated what I'd already been doing—my big thing is eat right, sleep, exercise, and socialize.”

Charles Hostetter, a retired medical consultant who lives on 26th Street

between Church and Sanchez streets, said he enrolled after being intrigued by some of the topics on the flyer a friend showed him. At 82, he felt he was on the right track, but also thought he could learn a thing or two.

One of the takeaways for him was the importance of maintaining relationships.

“It caused me to reassess for myself that I do have a few relationships that are close and ongoing, but that I should probably make greater efforts to expand the scope of my relationships,” Hostetter said.

“One of the things I've been more attentive to is being more open to even talking to people in the coffee shop. I

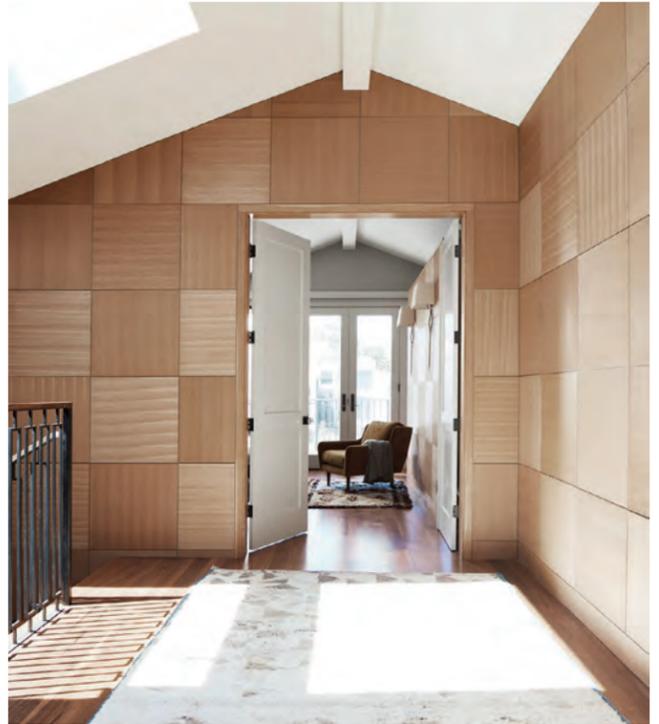
tend to be a closed-in person, but I learned all I need to do is say hello and, ‘I love your dog,’” he said with a laugh.

Vilella said the program draws on the rich field of experts in the Bay Area and includes guest speakers for half of the sessions. But she stresses that it is workshop-based and interactive.

“One of the goals is to create, as much as we can, a sense of community and connectedness and to give people tools for this stage,” she said.

Following graduation, “we're keeping tabs on these people,” she said, in part through an alumni network.

Those interested in signing up for the orientation can contact Vilella at 415-439-9364 or valorie@onlok.org. ■



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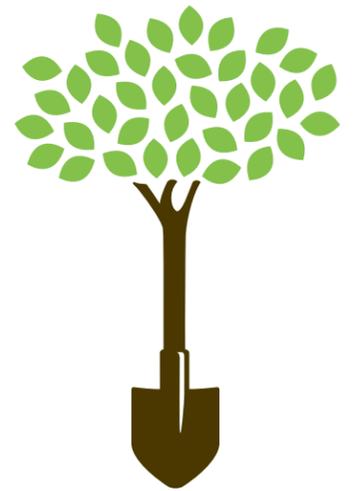
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Gophers in Mounds of Trouble On Local Hillside

CONTINUED FROM PAGE 1

and their excavated mounds cover the site (visible in Photos 1 & 2),” he wrote. “The high density of pocket gophers is significant because pocket gophers are important prey items to multiple species of raptors and mammalian carnivores, and their burrows provide habitat for many other animal species.”

Speaking recently to the *Voice*, Smallwood said he was surprised to discover so much gopher activity at the triangular site, since it was separated from other natural areas by an adjacent housing development and roadways that border it on two sides.

“I have been to hundreds of sites and done fieldwork where gophers are common. Compared to other project sites, I can say that site has a lot of gopher activity,” said Smallwood. “I was surprised because it is disconnected from everything. The gophers have to go over the streets and a sidewalk to get to the place, so I was surprised to see so many there.”

Smallwood has done research on gophers for decades in areas all over California. He has authored several scientific papers about them.

“I love gophers. I have been studying them since 1998,” he said. “I have come to really respect them.”

But not everyone is as enthralled with the critters, particularly in an urban environment. Gophers’ excavations are easy to trip over, and their appetite for the roots and tubers of plants is the bane of backyard gardeners.

They’re ‘Everywhere’

Gophers have been an ongoing issue for neighbors who have been sprucing up the median along Diamond Heights Boulevard, near where the new housing is slated to be built, by planting lavenders, sundrops, aloes, and ice plant shrubbery.

Michael Davis, who began helping out with the project last year, said the resident gardeners had been using wire mesh baskets to protect the new plants from being eaten by the gophers.

“The plants have been okay. It is the gophers digging up or disrupting the area we’ve got landscaped and weeded,” said Davis, who lives on Gold Mine Drive. “We will see big piles of dirt where the gophers have come in and obliterated all that. There is a big area of mud there right now, because of the recent rain. It makes it hard to weed and maintain the median and keep the grass out.”

The gophers also fill up the concrete boxes used for the irrigation system, with dirt that the gardeners then have to clean out.

“In the course of a couple months, they took over some of the boxes,” said Davis. “We had to shovel the dirt out to get to the control valves.”

Davis said he had reached out to the San Francisco Public Works department for assistance, as the city agency had been called in to repair the water irrigation system.

“In talking to them, they say it is endemic to the entire city. Gophers are everywhere,” recalled Davis. “There is not a treatment they proposed that would be effective. No one wants to use poison or do anything that would affect other species that prey on the gophers themselves, so that is out.



Longtime residents Carolyn Faget and Betsy Eddy (right) have noticed an increase in gopher tunnels on nearby hillsides in recent years. Under the banner of the Diamond Heights Community Association, they have asked the city to assess the chances of a landslide or other damage stemming from the small mammals’ prodigious excavations. Photo by Art Bodner

Using the wire baskets is pretty much what they told us to do.”

A Danger to Hill’s Stability?

Carolyn Faget, a 25-year resident of Diamond Heights, can be seen most days caring for the jade and geranium plants along Diamond Heights Boulevard. She has noticed an increase in gopher holes in the area, which includes the Topaz Open Space, an undeveloped part of the hill above Walter Haas Dog Park reaching almost to Topaz Way.

She contacted the city’s Recreation and Park Department to raise concerns about the damage the animals might be doing to the hillside.

“The dirt really began sliding down a year ago,” said Faget, as she pointed out the land in question in early November. “The problem is it’s a hill. My main concern is we are going to have a big slide.”

As gophers are fossorial, meaning they live mostly in underground burrows, Faget told the *Voice* she had yet to see one on the hillside while she tended the plants below. But their presence there was impossible to miss, she said, due to all the loose soil excavated during their burrowing that had slid to the base of the hill.

“It falls all through here. I dig it up and use it to fill in the holes in the median,” said Faget. “It never used to



There are numerous gopher holes and mounds but rare sightings of gophers themselves, say the neighbors. The creatures are adept at burrowing deep tunnels and staying hidden from hawks and other predators. Photo by Art Bodner

be like that. With the rains, I don’t know what is going to happen.”

Neighbor Betsy Eddy, president of the Diamond Heights Community Association, agrees with Faget that “the holes have gotten bigger.” She made clear, however, “we don’t want to kill the gophers. We want an assessment.”

In mid-November, Eddy formally requested on behalf of the neighborhood group that Rec and Park assess the gopher damage on the hillside along the 5300 and 5400 blocks of Diamond Heights Boulevard.

“Two neighbors have brought to our attention that gopher tunnels have increased considerably in the last year. The two neighbors are concerned that landslide conditions might exist. In a Google search, there are some indications that gophers can undermine a hillside and cause a landslide,” wrote Eddy in an email she shared with the *Voice*.

Still, Faget was skeptical the city would be able to control the gopher population.

“It’s useless. They have given up. The gophers have won,” she said. “We don’t know what to do about the problem.”

Park Gardeners Use Traps

Rec and Park spokesperson Tamara Aparton told the *Voice* the department was reviewing the request to assess slope damage at Topaz Open Space. But only about a third of the hillside is owned by the city as open space, she noted, with the land on either side of the city property owned privately.

“It is important to note that on these types of hillsides, soil is often shedding from high to low areas, and the presence of gophers does not mean they are destabilizing the hill,” said Aparton. “Our portion of the open space is vegetated, which tends to result in more stable soil due to the roots.”

As for how the city agency contends with gophers on parkland, Aparton said it was mainly the gardeners assigned to the different park sites who set out traps, which catch and kill the animals. She added that the agency had found two traps, sold under the brand names Gophinator and Gopherhawk, that

seemed to work best.

“Trapping is not only the most effective method of gopher abatement, but the safest and most eco-friendly,” said Aparton. “We prioritize areas in which the gopher holes and mounds pose a tripping hazard, so most of our trapping is done on athletic fields and well-traveled lawns.”

She also stressed that Rec and Park was not using poison to control gophers, since the chemicals could cause secondary poisoning in raptors, which are natural predators of gophers. The agency also advised against homeowners using poison on their property.

“Hawks and other birds of prey also provide a natural and effective form of gopher control, particularly in open spaces where the birds have an open view for hunting,” said Aparton.

Christopher Heredia, a spokesperson for the city’s Bureau of Urban Forestry, says his agency has not had to contend with gophers in Noe Valley or Diamond Heights. But the bureau has mitigated holes created by the creatures along the Sunset Boulevard promenade on the city’s west side, as they are tripping hazards for pedestrians who walk along the greenspace. “It has lovely landscaping, and the gophers love it,” said Heredia.

In dealing with gophers, he said, the gardeners use snap traps.

“It is disheartening, to say the least, to have to kill an animal. We don’t have the resources to relocate these creatures,” he said. “They are in such great numbers we can’t put them on someone else’s property. It would be illegal and immoral to perpetuate that problem.”

Dig and Let Dig

As for advice to homeowners dealing with gophers in their yards, the forestry agency recommends people use their own traps or hire a pest management company. It also advises them to take steps to keep gophers off their property in the first place:

- Use rodent-proof planter boxes and situate them so they are easily inspected.

- Use wire-mesh baskets to cover plants and vegetables you want to protect.

- Make sure your waste bins are properly secured.

“Gophers aren’t going away, but residents can safely coexist with them by employing preventative measures such as identifying the pest problem early on, seeking a professional assessment, and acknowledging this is a work in progress,” said DeShelia Mixon, the senior integrated pest management specialist for the Bureau of Urban Forestry. “This is a citywide issue not specific to one neighborhood, but we can tackle it together.”

In Diamond Heights, Davis tries to purchase plants that gophers don’t find appetizing, such as lavenders and salvias (sage), based on what he has been able to learn. But like the others, he accepts the animals cannot be eliminated from the city. “We just have to learn to live with the gophers,” said Davis.

Smallwood agrees, saying people should “learn to live with them and let wildlife deal with them.”

In 2009, the San Francisco Environment Department banned the use of gopher baits that contained strychnine or some other rodenticide, to protect raptors. For a landscaping guide and other resources on gopher control, go to <https://sfenvironment.org/pest-management-for-city-departments>. ■

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The Cost of Living in Noe

Still Holding Our Breath

By Corrie M. Anders

Noe Valley's real estate market remained unsettled in October, the future clouded by a new 7 percent interest rate for a 30-year fixed loan, the highest since 2002. (The rate has since declined to 6.85 percent.)

A few buyers braved the conditions, however, and closed escrow on eight single-family detached homes in the neighborhood, according to data supplied to the *Noe Valley Voice* by Corcoran Global Living San Francisco.

Still, that was half the number of October a year ago, and on average shoppers were less enthusiastic, paying 6 percent as opposed to 17 percent over the asking price to capture a piece of San Francisco. The result for this small sample of houses was a decline in values year over year, from \$2.9 million



This 1910 classic on Fair Oaks Street, offering four bedrooms, numerous decks, and parking for three cars, sold in October for \$4,712,500.

to \$2.5 million.

Condominium buyers were reserved as well. They bought 11 units in October, as compared with 16 the same month last year. Also, on average they paid the list price—no more, no less—while their counterparts in October 2021 offered a bounty of 15 percent. This year's condos increased in value, though, rising from an average \$1.56 million to \$1.67 million.

The spotty sales were no surprise.

"There has been a noticeable slowdown in the real estate business," said Corcoran President Randall Kostick. "People are worried," about high inflation, a depressed stock market, and the scaling-back of jobs at a number of Bay Area companies, including Salesforce, Facebook, and Twitter.

"It's got to have had an effect on Noe Valley," Kostick said, a neighborhood with a high concentration of workers in tech fields.

Buyers have been more hesitant in their house-hunting all fall, he noted. That reluctance has prompted sellers to do repairs or make other concessions, and lower their prices. Three of the eight sellers in October reduced their original asking prices to get an offer.

That was the case for the month's most expensive home, a four-bedroom, three-bath abode in the 400 block of Fair Oaks Street, at 25th Street. The property, boasting 2,490 square feet of living space terraced on a large corner lot, sold for \$4,712,500—1.2 percent below its sticker price (\$4,789,000).



Buyers paid \$2.3 million for a four-bedroom, three-bath condominium in this 1992 building, located on a cul de sac on Duncan Street. 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						
October 2022	8	\$1,600,000	\$4,712,500	\$2,495,813	13	106%
September 2022	4	\$2,850,000	\$4,050,000	\$3,362,500	7	108%
October 2021	16	\$1,590,000	\$4,995,000	\$2,895,625	12	117%
Condominiums/TICs						
October 2022	11	\$918,000	\$2,300,000	\$1,669,636	24	100%
September 2022	8	\$1,050,000	\$1,850,000	\$1,500,000	22	102%
October 2021	16	\$934,000	\$2,400,000	\$1,553,438	15	115%
2- to 4-unit buildings						
October 2022	4	\$1,300,000	\$2,700,000	\$2,050,000	110	98%
September 2022	5	\$1,550,000	\$2,650,000	\$2,250,000	26	118%
October 2021	1	\$2,160,000	\$2,160,000	\$2,160,000	43	100%
5+-unit buildings						
October 2022	1	\$2,310,500	\$2,310,500	\$2,310,500	82	122%
September 2022	0	—	—	—	—	—
October 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. NWV12/2022

Built in 1910, the tree-encircled Edwardian had been remodeled in phases over the past decade to blend its classic and contemporary styles. Amenities included a chef's kitchen with quartz countertops and high-end appliances, hardwood floors, high ceilings, a master bedroom bath with a rainfall shower and marble walls, a double-level rear yard, and four other decks and/or patios. The home also had three-car parking and views of San Francisco and the East Bay.

October's most expensive condo sold for \$2.3 million, or 3.2 percent below its list price (\$2,375,000). The 30-year-old, two-level property, located at the

end of a cul de sac in the 500 block of Duncan Street between Castro and Noe streets, featured four bedrooms and three baths in 2,575 square feet of living space, an open-air living/dining area, a kitchen with wraparound bar seating, three balconies with downtown views, and parking for two cars.

Are home prices expected to rebound, or slide further? It's anybody's guess, said Kostick. "I think we will still have some challenges in the market for the next 12 to 18 months."

Nevertheless, laid-off employees should be able to find new opportunities in the area. "The job market is still pretty good in a lot of places." ■

Noe Valley Rents**

Unit	No. in Sample	Range November 2022	Average November 2022	Average October 2022	Average November 2021
Studio	8	\$1,700 – \$2,795	\$2,329 / mo.	\$2,338 / mo.	\$1,997 / mo.
1-bdrm	46	\$2,200 – \$6,000	\$2,982 / mo.	\$3,229 / mo.	\$2,638 / mo.
2-bdrm	60	\$2,750 – \$7,000	\$4,175 / mo.	\$4,182 / mo.	\$3,774 / mo.
3-bdrm	36	\$4,300 – \$10,950	\$6,558 / mo.	\$6,447 / mo.	\$5,686 / mo.
4+-bdrm	15	\$4,975 – \$20,000	\$9,718 / mo.	\$8,550 / mo.	\$8,805 / mo.

**This survey is based on a sample of 165 Noe Valley rental listings appearing on Craigslist.org from Oct. 14. to Nov. 10, 2022. In November 2021, there were 138 listings. NWV12/2022



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What's Up in Upper Noe

By Kit Cameron

On Nov. 16, a score of community members had a chance to catch up on neighborhood events and get a tantalizing glimpse of what Upper Noe Valley might look like in years to come. The regularly scheduled Upper Noe Neighbors meeting at the Upper Noe Recreation Center also featured a report on the Nov. 8 election by District 8 legislative aide Jackie Prager.

In an upbeat address, President Chris Faust hit the highlights of group activity over the past few months: the highly successful block party in September, with broad support from Upper Noe merchants, who provided \$3,800 in prizes and donations; the awarding of a \$10,000 grant for much needed acoustic improvements at the recreation center; the hugely popular Concerts in the Park series, which will resume next year; and finally some movement by the city to move stop signs to increase pedestrian safety on Church Street. He also revealed that UNN had completed the process to become a non-profit, which will allow the group to apply for grants and tax-deductible donations.

Prager introduced fellow legislative aide Heather World, who recently took up her new post as neighborhood liaison for Supervisor Rafael Mandelman.

World, who can be reached at heather.world@sfgov.org or 415-554-7743, said she wanted to hear from Noe Valley residents about quality-of-life issues and reminded the crowd that 311 was an important tool in reporting safety or maintenance problems.

"Call 311 and then email me," World said, pointing out that the 311 log gives the supervisor concrete evidence of requests and complaints.

Vice President Tony Harris then

walked the crowd through a 10-point proposal to give a more cohesive sense of Church Street from Cesar Chavez to 30th Street as a shopping and dining destination. Thematic key words such as Welcoming, Branding, and Greening gave the audience a chance to respond to the speculative site plan, developed by architect Andy Levine.

UNN members responded enthusiastically to project ideas, which could be as simple as festive strings of lights or banners identifying the neighborhood by name. Murals and street graphics would welcome J-Church riders and drivers; historical medallions, street furniture, and kiosks would invite visitors to slow down to take a closer look.

Harris also noted hopeful signs of new life on Church in the re-opening of Lehr's German Foods, a new flower shop called Love and Stem at 28th Street and a new wine bar going into the old Pomelo space.

Karen Kennard reported on the success of the Restore the J Workgroup, which ultimately forced the SFMTA to abandon the termination of the J-Church streetcar at Market. Riders can once again go all the way from 30th Street to downtown, but Kennard warned, "The work is not done."

Important goals, she said, were "to maintain the J in the subway, to improve reliability, and to increase the schedule," currently set at 15-minute intervals. Kennard noted that SFMTA states there is low ridership on the J compared to other lines and encouraged everyone to "ride the J! Ride the J!"

Faust hopes people who want to know more about the neighborhood and get involved in neighborhood projects, will continue to attend the live monthly meetings (although they are skipping December). You can find more on the website uppernoeneighbors.com. ■



Kids scamper without a care across the blue turf in the playground at Upper Noe Recreation Center. Some users worry the surface needs repair. Photo by Chris Faust

Winter Warmups

The December schedule is light on classes, but the Upper Noe Recreation Center will remain busy with free activities like A Place to Play (formerly called Auditorium Free Play), pickleball, Zumba, and an expanded open gym schedule. Beginning and novice volleyball players will welcome the addition of Drop-in Adult Volleyball for all levels on Fridays from 5:30 to 7:30 p.m.

Winter Session Registration begins Dec 17. The class schedule resumes on Jan. 3 with one new course, Shaolin Kung Fu for 13- to 17-year-olds on Fridays at 4:30 p.m., and the return of Petite Bakers on Thursdays at 10 a.m. for 3- to 5-year-olds. Note that Open Gym will not be available on Saturdays during Winter Session as the gym is scheduled for Junior Warriors League games.

Are you concerned about the deteriorating playground surface? Do you want to see faster fixes to equipment? The most effective way to improve park conditions is to contact 311 either by phone, web, or the super-easy-to-use phone app. Even if a problem is brought to the attention of park management, they rely on your 311 reports to support service requests.

For more information, visit www.uppernoerecreationcenter.com or call the office at 415-970-8061. The rec center is at 295 Day St., at Sanchez Street.

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

Upper Noe December 2022 Break Schedule

Rec Center Hours: Tues.–Fri., 10 a.m. to 8 p.m.; Sat., 9 a.m. to 5 p.m.
Sun. & Mon. closed; outside activities only. Park Grounds: Daily, 7 a.m. to 10 p.m.
ALL ACTIVITIES ARE FREE!

A Place to Play (formerly Auditorium Free Play)

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

Tuesday

9 a.m. to 10 a.m. Zumba (outside)
10 a.m. to 1 p.m. Pickleball
2 to 5 p.m. Open Gym (Youth)
5:30 to 7:30 p.m. Open Gym (Adult)

Wednesday

10 a.m. to 2 p.m. Open Gym (Adult)
2 to 5 p.m. Open Gym (Youth)
5:30 to 7:30 p.m. Adult Drop-in Volleyball (advanced only)

Thursday

10 a.m. to 1 p.m. Adult Pickleball
2 to 5 p.m. Open Gym (Youth)
5:30 to 7:30 p.m. Open Gym (Adult)

Friday

9 a.m. to 10 a.m. Zumba (outside)
10 a.m. to 2 p.m. Open Gym (Adult)
2 to 5 p.m. Open Gym (Youth)
5:30 to 7:30 p.m. Drop-in Volleyball (all levels)

Saturday

9:30 a.m. to 4 p.m. Open Gym (All Ages)
9:30 to 10:30 a.m. Family Zumba

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December 8th
5-8 p.m.
3980 24th Street

BASIL RACUK

MICHELLE PENDER

STORE TREK

Store Trek is a regular Voice feature profiling new stores and businesses in Noe Valley. This month, we spotlight a business that has been warming the cockles of customers' hearts with both chili and consommé.

TRAD BONE BROTH

3903 24th St. near Sanchez Street
628-688-0118
www.tradbonebroth.com

There is no one named Trad behind the new broth business that opened in Noe Valley four months ago. Siblings Jonathan and David Kim are the proprietors, while Jonathan's good friend from college, Edwin Gonzales, moved out from Chicago to help them oversee the operation.

"We get a lot of people who come in and ask, 'Who is Trad?' Some people are thinking it is short for Trevor and Brad. We are the furthest from being a Trevor and a Brad as possible," joked David Kim, 32, to the Voice during a joint interview in October with his younger brother.

Jonathan Kim, 29, explained that Trad Bone Broth is shorthand for "traditional bone broth"—a thin soup made by simmering chicken or beef bones in water from 10 to 48 hours.

The Kims started making broth over a decade ago while attending college in Minnesota. They befriended the local farmers of Swedish and German descent from whom they were buying their groceries. Rather than throw out bones in their cooking, the farmers used them to make broth.

"They were so connected to the land and all about regenerating the soil," said David Kim, who has a degree in economics from Bethel University in Arden Hills, Minn. "They don't waste any part of the animal."

Jonathan Kim, who graduated from the University of Minnesota, also with an economics degree, said he and his brother both adopted broth as a part of their diet. "It has really impacted our health, just from the nourishment that came with it. Bone broth made the most difference in terms of helping us feel healthy," he said.

David Kim incorporated it into a fast-ing routine, often choosing broth instead of dinner, he said.

Broth also tied into their Asian ancestry. While their mother's side of the family is Scottish, their father's is



Trad Bone Broth founders David and Jonathan Kim (right) have tested and seasoned their broth recipes not only in San Francisco, but in Minnesota, Korea, and Japan. Photo by Art Bodner

Korean and Okinawan.

Wanting to connect with their roots, Jonathan and David Kim each departed for Asia after college. Jonathan spent six years living in Seoul, South Korea, learning to speak Korean and working in ecommerce fashion, while David relocated to the Japanese island of Okinawa, where he studied karate and became fluent in Japanese.

"Korea has an amazing bone broth culture," said Jonathan Kim.

Before he returned to the U.S., he asked the master chef at his favorite soup shop for tips on the stocks and broths. "He ended up giving me their whole recipes."

One of the most popular items at Trad, the brothers say, is their Immunity Broth, which is chicken stock seasoned with ginger, turmeric, black pepper, garlic, and ginseng. (It comes in three sizes, priced \$12 to \$14.) Their spicy Tom Kha Broth, made with chicken stock, coconut milk, Thai spices, and lime, is another top seller.

Among the sweet options, the Sweet Serenity Broth is a favorite. It is made with their Seoul Broth—a creamy-white broth made from organic, grass-fed beef bones—plus coconut milk, raw honey, lavender, and vanilla.

"People are also coming in to replace their coffee in the morning with our Matcha Focus Broth," said David Kim, adding that the mix of Seoul Broth, coconut milk, matcha (green tea), raw honey, and vanilla "is mind-blowing."

They also offer three soups—chicken wild rice, Korean beef, and spicy beef chili (\$20 per bowl)—and are working on perfecting a seaweed-based vegetable broth.

The Kims moved to Noe Valley in

late summer, shortly after opening Trad on Aug. 13. They had spent the last year living in the Mission, but they'd frequented the weekly farmers market at the Noe Valley Town Square. One day they happened to walk by 3903 24th St., and saw it was for lease.

"We were looking for a cute spot where we could have a space for people to gather, but also to just grab some bone broth and go," said Jonathan Kim.

They are not sure of the square footage of their new storefront, which used to be the home of the French Tulip flower shop (it has moved next door). "It is really small," said David Kim. For now, there is no indoor seating.

Lines formed immediately.

"We thought it would take a minute

for this concept to be understood or embraced. But Noe Valley seems to have already understood or wanted this thing before we got here," David Kim said, noting that customers were drinking cups daily for lunch, adding broth to their detox regimens, or using it in a broth cleanse, as they might in a juice cleanse. "A lot of doctors are prescribing bone broth to their pregnant or post-partum patients," he said. "It is super healthy for women during pregnancy and super healthy rebuilding the body after pregnancy."

Although consumers have embraced bone broth in recent years, there have been few scientific studies looking at its nutritional benefits for particular health issues. Nonetheless, there is "good evidence" that because bone broth has various nutrients, "drinking it might be a good idea," according to the Canadian Digestive Health Foundation. The CDHF notes on its website, however, that "most of the nutrients in broths and stocks come from the vegetables used to flavour it and not from the bones."

The brothers make their broth at an offsite commercial kitchen. To keep up with demand, Jonathan Kim said, "we are continuously making broth, it seems." One brother works evenings until 3 a.m. at their commissary, and the other comes in at 4 or 5 a.m.

"We just alternate, so you don't have to stay up all night. There is a lot of tender loving care that goes into that broth," said David Kim, who also owns a homeopathy practice called Chimu. "It is quite a labor of love."

Trad Bone Broth is open from 9 a.m. to 7 p.m. Tuesdays through Sundays and closed on Mondays.

—Matthew S. Bajko

Happy HOLIDAYS

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Ron Stenger (left) and Buck Melton of Eureka Steet snapped this selfie at the Prinsengracht (Prince's Canal) in Amsterdam.

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Chris Walgren, proprietor of **Nomad Rugs** on 24th Street, poses with daughter **Elodie** in front of the Roman aqueduct at Pont du Gard, France.

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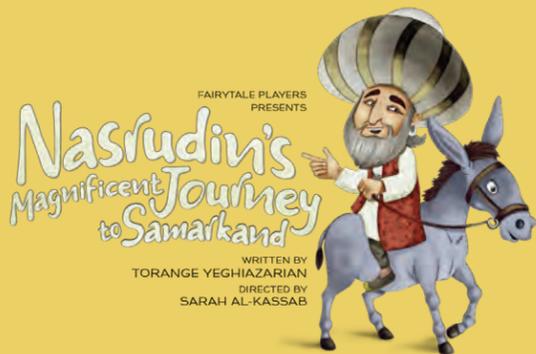
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DECEMBER CALENDAR

Dec. 1, 8, 15, 22 & 29: Noe Valley Library offers children's STORYTIMES on Thursdays, 10:15 and 11 am. 451 Jersey. 355-5707.

Dec. 1-Jan. 8: Golden Gate Artists exhibit watercolors, in "Through the Years" at the Noe Valley Ministry, 1021 Sanchez. Email marcimills@gmail.com for an appointment.

Dec. 1-Jan. 21: Chung 24 Gallery displays "Perceptions," a solo exhibit of PHOTOGRAPHS by Icelandic artist Charlotta Hauksdóttir. Reception Dec. 3, 2-5 pm. Wed.-Sat., 1-6 pm. 4071 24th. chungnamont.com

Dec. 3: Knit and crochet at the Noe Valley KNITTING Circle. 10 am-12:30 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Dec. 3: The BALTIC CHRISTMAS Fair offers knitted goods, toys, and food. 10 am-3 pm. Latvian Hall, 425 Hoffman.

Dec. 3: A holiday TREE LIGHTING at the Noe Valley Town Square includes performances by the Loosies and Flow Arts. 5-7 pm. 3861 24th. noevalleytownsquare.com

Dec. 3-31: Noe Valley FARMERS MARKET is open Saturdays 8 am to 1 pm. 3861 24th. 248-1332; noevalleyfarmersmarket.com

Dec. 3-31: NOEWALKS strolls around the neighborhood on Saturdays, starting at 10 am. Meet at 24th and Sanchez.

Dec. 4: Sign up for a WORKSHOP to create a unique ceramic tile. 2-3 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Dec. 4: Music on the Hill hosts a CONCERT by the Town Quartet, with composer/violinist Alisa Rose. 7 pm. St. Aidan's Church, 101 Gold Mine. musiconthehill.org

Dec. 4: Clerestory men's CHORUS performs "Sweet Was the Song" at the Noe Valley Ministry. 7:30 pm. 1021 Sanchez.

Dec. 5: ODD MONDAYS hosts readings from Peter Kupfer, Genny Lim, and Michael David Lucas. 5-7 pm. Bethany UMC, 1270 Sanchez. facebook.com/OddMondays

Dec. 6: The Noe Valley Library offers drop-in TECH HELP. 11 am-noon. 451 Jersey. 355-5707; sfpl.org.

Dec. 8: The Noe Valley Ministry hosts LABYRINTH walks accompanied by meditative music. 6:30 pm. 1021 Sanchez.

Dec. 9: The Noe Valley Library screens the 1954 FILM *On the Waterfront*, starring Marlon Brando. 2-4 pm. 451 Jersey. 355-5707.

Dec. 10: The Randall Museum hosts a free HOLIDAY CRAFTS day, for kids to 12 years, with their parents. 10 am-2 pm. 199 Museum Way. 554-9600; randallmuseum.org

Dec. 10: Shaping San Francisco offers a WALKING TOUR of Mission Bay, "King Tide/Sea Level Rise." Noon. RSVP to shaping@foundsf.org.

Dec. 11: ACTION SF invites all to its virtual monthly meeting at 1 pm. Email actionsolidarity@gmail.com for the link.

Dec. 11: The World Literature BOOK CLUB discusses *Eleanor Oliphant is Completely Fine* by Gail Honeyman. 2-3 pm. Noe Valley Library, 451 Jersey. 355-5707.

Dec. 17: Upper Noe Rec Center offers WINTER SESSION registration for classes beginning Jan. 3, 2023. 10 am. 295 Day. uppernoerecreationcenter.com

Dec. 17: Two Birds holds a Beksan Designs jewelry TRUNK SHOW from 1 to 6 pm. 1309 Castro. 285-1840; 2birds1store.com

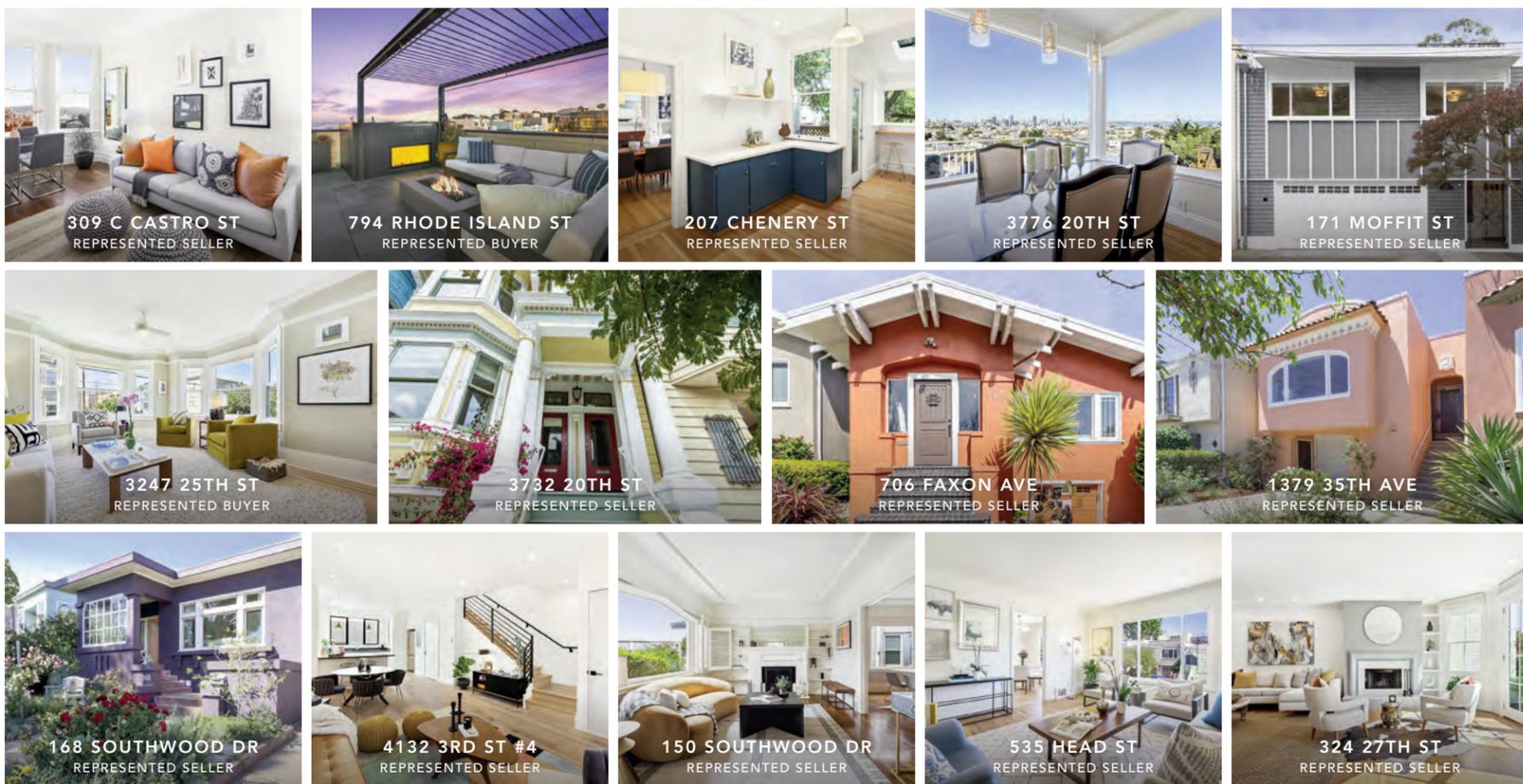
Dec. 17: Rhythm & Motion offers a free DANCE workout, 4-5 pm. Town Square, 3861 24th. noevalleytownsquare.com

Dec. 18: The Bell Appeal at Bethany Church performs a HANDBELL concert at 12:15 pm. 1270 Sanchez. bethanysf.org

Dec. 18: CHANUKAH Wonderland at the Noe Valley Town Square includes a 5 pm menorah lighting, arts and crafts, and a gelt drop. 3:30-5:30 pm. 3861 24th. noevalleytownsquare.com

Dec. 26: KWANZAA Family Game Day at the Main Library runs from 2 to 4 pm. 100 Larkin. 557-4400; sfpl.org

Email your listings for 2023 to Calendar@NoeValleyVoice.com. Thank you.



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CHILDREN'S FICTION

In *Mary Had a Little Plan*, written by Tammi Sauer, illustrated by Vanessa Brantley-Newton, the girl from *Mary Had a Little Glam* decides to spruce up a vacant lot. Ages 3-7.

Ava reacts to a lockdown drill at school in *One Thursday Afternoon* by Barbara Dilorenzo. Ages 3-7.

Chad Otis' picture book *A Little Ferry Tale* shows it pays to be careful and always on time. Ages 4-8.

In *Rick the Rock of Room 214* by Julie Falatko, with illustrations by Ruth Chan, a stone on a classroom's nature shelf dreams of seeing the outside world. Ages 4-8.

An eighth-grade boy feels pressure from his parents, his dance crew, and his friends, in *Freestyle*, a graphic novel by Gale Galligan. Ages 8-12.

In *The Tryout*, a graphic novel by Christina Soontornvat with illustrations by Joanna Cacao, two girls of color vie to join the cheerleading squad. Ages 8-12.

A brother and sister learn to work together against a sinister force in *Team Chu and the Battle of Blackwood Arena*, by Julie C. Dao. Ages 8-12.

Twelve-year-old Adela learns about the legendary *luchadores* wrestlers in her family tree in *Tumble* by Celia C. Pérez. Ages 9-14.

CHILDREN'S NONFICTION

In *Courage Like Kate: The True Story of a Girl Lighthouse Keeper*, Anna Crowley Redding tells how a 12-year-old helped save the lives of 23 sailors. Illustrations are by Emily Sutton. Ages 4-8.

Hiders Seekers Finders Keepers: How Animals Adapt in Winter, written by Jessica Kulekjian and illustrated by Salini Perera, shows how various creatures respond to the changing seasons. Ages 4-8.

Kids will enjoy exploring the underground dwellings in *Caves*, by Nell

CROSSWORD SOLUTION

Double Dipping by Michael Blake

P	R	E	T	Z	E	L	S	A	S	S	M	B	A
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Y	S	L		S	P	A		B	I	S	C	O	T

Attention Writers!

The January 2023 edition of The Noe Valley Voice wants your work and the deadline is approaching fast.

Please email your poetry, short fiction or non-fiction of 750 words or less to editor@noevalleyvoice.com by December 15 or soon thereafter.

No payment, but if accepted, your work will be exposed to thousands of new readers.

Thank you!

THE NOE VALLEY VOICE
The Voice of Noe Valley Since 1977

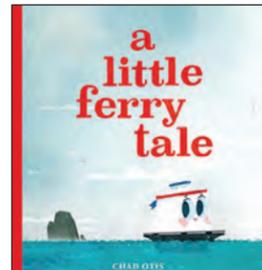
MORE BOOKS TO READ

Season's Readings

Adult Services Librarian Julieanne Randolph and Branch Manager Jack Tilney have come up with a feast of books and movies to devour over the holidays.

In children's fiction, you will find many choices, including a book about a shy ferryboat and another about a rock on a classroom shelf who yearns to see the outside world. There's even a mouth-watering adventure called *Digestion! The Musical*.

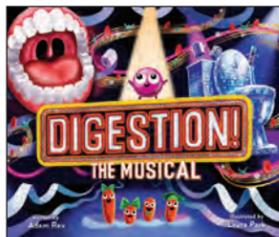
Among the adult titles at the Noe Valley/Sally Brunn Library are best-sellers by Cormac McCarthy and Barbara Kingsolver, a biography of dancer Martha Graham, and Charlayne Hunter-Gault's memoir about chronicling the experiences of Black people.



Some local readers might see their families reflected in *Seen and Unseen: What Dorothea Lange, Toyo Miyatake, and Ansel Adams' Photographs Reveal About the Japanese American Incarceration*.

You can put these books on hold at sfpl.org and arrange for pickup at the Noe Valley branch. If you need assistance, call the Noe Valley branch at 415-355-5707 or email info@sfpl.org. Or visit your librarians at 451 Jersey St., between Castro and Diamond streets. (Masks are still recommended but not required.)

You will be quizzed on the branch hours later: Monday noon to 6 p.m., Tuesday 10 a.m. to 8 p.m., Wednesday noon to 8 p.m., Thursday 10 a.m. to 6 p.m., Friday 1 to 6 p.m., Saturday 10 a.m. to 6 p.m., and Sunday 1 to 5 p.m.



Cross Beckerman, with illustrations by Kalen Chock. Ages 4-8.

In *Symphony for a Broken Orchestra*, written by Amy Ignatow and illustrated by Gwen Millward, a community in Philadelphia comes together to make music. Ages 6-9.

Elizabeth Partridge and Lauren Tamaki weave text and images in *Seen and Unseen: What Dorothea Lange, Toyo Miyatake, and Ansel Adams' Photographs Reveal About the Japanese American Incarceration*. Ages 10-14.

CHILDREN'S EBOOKS

Kyo Maclear explains the forms a city can take, in *If You Were a City*, illustrated by Francesca Sanna. Ages 3-5.

There's a Greek chorus of baby carrots in the picture book *Digestion! The Musical*, written by Adam Rex and illustrated by Laura Park. Ages 5-8.

Journalist Laura Krantz collects evidence to test whether Bigfoot is real in *The Search for Sasquatch*. Ages 8-12.

Barbara Binns' biography *Unlawful Orders* is about Tuskegee Airman James "JB" Buchanan and his lifelong battle for racial justice. Ages 8-12.

ADULT FICTION

The hero of Percival Everett's novel *Dr. No* is a math professor, "an expert on nothing," who tries to foil an attempt to rob Fort Knox.

In *Ghost Town* by Kevin Chen, a young Taiwanese gay man runs away to find a new life in Berlin.

Celeste Ng's *Our Missing Hearts* follows a boy's search for his mother, whose poetry has been banned as unpatriotic.

A salvage diver tries to make sense of a mysterious plane crash in *The Passenger*, the first volume of two by Cormac McCarthy.

In *Station Eternity* by Mur Lafferty, an amateur detective living on a space station investigates the deaths of both humans and extraterrestrials.

ADULT FICTION EBOOKS

The Dickens classic *David Copperfield* inspired *Demon Copperhead*, Barbara Kingsolver's story of a boy who grew up poor in southern Appalachia.

In *The Whalebone Theatre* by Joanna Quinn, siblings become British secret agents during World War II.

ADULT NONFICTION

Kerri K. Grenidge recounts the history of a South Carolina clan in *The Grimkes: The Legacy of Slavery in an American Family*.

In *Heretic: A Memoir*, Jeanna Kadlec describes leaving the evangelical church after questioning its values.

Neil Baldwin's biography *Martha Graham: When Dance Became Modern* tells the story of the American choreographer and "dancer of the century."

Siddhartha Mukherjee zeroes in on the cell and its use and manipulation, in *The Song of the Cell: An Exploration of Medicine and the New Human*.

Investigative journalists Walt Bogdanich and Michael Forsythe collaborate on the exposé *When McKinsey Comes to Town: The Hidden Influence of the World's Most Powerful Consulting Firm*.

LIBRARY EVENTS

The Noe Valley Library offers **Family Storytimes** on Thursdays, Dec. 1, 8, 15, 22, and 29, at 10:15 a.m. and 11 a.m. Space is limited, so go early.

Come knit or crochet with the **Noe Valley Knitting Circle** on Saturday, Dec. 3, 10 a.m. to 12:30 p.m. The library has supplies, but bring your own yarn and needles if you're working on a special project.

A **Ceramic Tile Painting Workshop** will use tools from Noe Valley's Terra Mia Studio. Sunday, Dec. 4, 2-3 p.m. Call to reserve a spot: 355-5707.

Get **Drop-In Tech Help** from the library staff, including downloading ebooks, using electronic resources, and basic computer tasks; bring your own device or use a library computer. Tuesday, Dec. 6, 11 a.m. to noon.

The **World Literature Book Club** meets Sunday, Dec. 11, 2 to 3 p.m., to read *Eleanor Oliphant Is Completely Fine* by Gail Honeyman. Copies of the book are held at the Noe Valley Circulation Desk for checkout.

On Dec. 9, the Noe Library's **Friday Matinee** features the 1954 film *On the Waterfront*, starring Marlon Brando and directed by Elia Kazan. 2 to 4 p.m.

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

ADULT NONFICTION EBOOKS

Who wouldn't like *Justice of the Pies: Sweet and Savory Pies, Quiches, and Tarts, Plus Inspirational Stories From Exceptional People*, by Maya Camille Broussard, star of Netflix's *Bake Squad*.

Reporter Charlayne Hunter-Gault describes her life's work in *My People: Five Decades of Writing About Black Lives*.

ADULT BLU-RAY / DVD

The 2022 drama *Both Sides of the Blade*, a French subtitled film featuring actor Juliette Binoche, is about a love triangle.

Moonage Daydream (2022) follows the creative and musical work of the late David Bowie.

Penelope Cruz and Antonio Banderas star in the 2021 comedy *Official Competition*, about a wealthy businessman who tries to make a hit film.

Two rancher brothers experience conflicts in *The Power of the Dog*, a film by Jane Campion that is set in 1925 Montana.

Tom Cruise returns as a naval aviator in the action adventure *Top Gun: Maverick* (2022).



Annotations by Voice bookworm Karol Barske

BRANCH HOURS

Noe Valley/Sally Brunn Branch Library 451 Jersey St., 355-5707							
Sun	Mon	Tues	Wed	Thurs	Fri	Sat	
1-5	12-6	10-8	12-8	10-6	1-6	10-6	
Mission Branch Library 1234 Valencia St., 355-2800							
Sun	Mon	Tues	Wed	Thurs	Fri	Sat	
1-5	10-6	10-8	10-8	10-8	1-6	10-6	
Glen Park Branch Library 2825 Diamond St., 355-2858							
Sun	Mon	Tues	Wed	Thurs	Fri	Sat	
1-5	10-6	10-6	12-8	10-7	1-6	10-6	
Eureka Valley-Harvey Milk Branch Library 1 José Sarria Ct. (3555 16th St.), 355-5616							
Sun	Mon	Tues	Wed	Thurs	Fri	Sat	
1-5	10-6	10-8	10-8	10-6	1-6	10-6	

Noe Sights

It may be a slow day on Sanchez Street. The sidewalks are empty at least. But it still good to keep an eye on things. There are an awful lot of dogs around for one thing.

Photo by Jack Tipple



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(on the corner of 24th near Church Street)

WHO TO CALL AT CITY HALL

NV12/2022

- 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 Safety Liaison** Dave.Burke@sfgov.org
- Graffiti Removal, Tree Removal, Street Cleaning (DPW)** 415-695-2017
- Homeless Services** Street Outreach Services (SOS) medical care 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

"Before you marry a person, first make them use a computer with slow Internet to see who they really are."
—Will Ferrell, American actor (b. 1967)



Perceptions

NOVEMBER 30, 2022 — JANUARY 21, 2023





CHUNG 24 GALLERY
4071 24th Street
San Francisco
California
94114

CHARLOTTA HAUKSDÓTTIR
solo exhibition



Our Story And Yours

In the summer of 1977 a group of friends congregated at Finnegan's Wake, a 24th Street bar (now The Valley Tavern) and decided to create and launch a newspaper. Among the gang was a speedy typist who also held a Journalism MA degree and a professional San Francisco journalist who used a pen name for this fledgling effort.

Noe Valley was fertile ground and their creation found support from readers and local merchants.

In the decades that followed other "community newspapers" came and went. And those that hung on evaporated with the dawn of the Internet and advertisers looking for the next shiny thing.

The Noe Valley Voice rolled on and even thrived. Reader loyalty and even affection has buoyed the spirits of the editors and contributors who continue to tell the world what's going on in this unique neighborhood—in many ways a small town—within the larger city of San Francisco.

And those who own and manage businesses here gladly contribute their dollars for the opportunity to be associated with their Voice. Their trust is also what makes our product possible.

...

Will you add your help to this grassroots effort by giving us a financial donation? Many already have and sent encouraging notes such as those pictured below. Thank you Katherine, Dale and Patty and Anonymous. Your words and faith are the gift wrap we'll keep.

At right is an image of one of our front pages from 2002.

THE NOE VALLEY VOICE

Noe Brims with Holiday Spirit

By Laura McHale Holland

Holiday gatherings, volunteer opportunities, musical and dramatic events, Christmas pageants, Santa visits, collection barrels for toys, food, and clothes—they're all here in Noe Valley this season. So, come on out and catch some spirit.

Hanukkah comes early this year, but it's not too late for you to help celebrate what Rabbi Michael Lerner of the Beyt Tikkun Community Synagogue calls "the first national liberation struggle." (Hanukkah commemorates the victory in 165 B.C. of the Maccabees over the occupying forces of Antiochus Epiphanes.) Neighbors—Jews and non-Jews, children and adults—are invited to not one, but two celebrations on Friday evening, Dec. 6.

The Hanukkah bash sponsored by the Jewish orthodox group Chabad of Noe Valley starts at 6 p.m. and takes place at 889 Elizabeth Street. "Everyone's welcome. You can expect a very lively and enthusiastic Jewish experience. It's not to be missed," says Rabbi Gedalia Potash. For more details, call Potash at 821-7046.

The Beyt Tikkun celebration will begin at 7 p.m. at the Noe Valley Ministry, 1021 Sanchez Street, at 23rd Street. There will be a candle-lighting ceremony, followed by a telling of the Hanukkah story, singing, dancing, a Shabbat service, and a vegetarian potluck. Admission is a main course veggie dish to share. For more information about Beyt Tikkun, call 575-1432 or e-mail rabbilerner@tikkun.org. A week later, Santa's sleigh will be



A blustery storm splayed branches and stored up the leaves on 25th Street in early November; but the air was crisp and dry in Noe Valley by Thanksgiving. Temperatures were so balmy, in fact, some folks worried that Santa's reindeer might pass us by. Photo by Pamela Gerard

pulling into town—for a whirlwind visit to 24th Street. On Saturday, Dec. 14, old St. Nick will listen to children's wishes at the Bank of America (corner of 24th and Castro streets) from 10 a.m. to 3 p.m., as a favor to the Noe Valley Merchants and Professionals Association. Incredibly, on that same day, from 11 a.m. to 2 p.m., Santa will also hold forth at Zephyr Real Estate, a half a block down the street at

CONTINUED ON PAGE 5

What Every Neighborhood Should Have: A Book Designer or Two

By Olivia Buler

Admit it—it's unavoidable. If you take part in, to put it in a p.c. way, "December gift-giving rituals," and you also spend time on 24th Street, chances are you are going to make a pit stop at either Just for Fun, Cover to Cover Book-

sellors, or both. If and when you do, be sure to look for a little square book, approximately 7 by 7 inches, titled *What Every Woman Should Have*. Do this because underneath the title is a photo of women's garments hanging on a clothesline, or because you truly want to know what every woman should have, or for no other reason than that this gift/humor book was designed by two women one block up on Elizabeth Street at Herter Studio.

Caroline Herter, 48, is the owner and founder of Herter Studio, a self-described independent publishing studio for which Herter wears a variety of hats. The company, run out of Herter's flat, consists of

CONTINUED ON PAGE 7

Jingle Bell Time Is a Swell Time

The Voice staff is grabbing the reins and shouting "Giddyup!" We're set to travel east and north of our fair valley in search of the best seats at holiday feasts. After that, there's a couch with our name on it—perfect for a long winter's nap in between 49er games. We think we've earned a break. This is the 10th issue of our 25th year of producing your favorite community newspaper. We love the work, but it wouldn't feel like December if we didn't do some goofing off.

We'll return refreshed and fattened in January and put together your February 2003 issue, due on the streets Feb. 1. Your deadline for all things of an editorial nature is Wednesday, Jan. 15. Your display ads need to be in by Friday, Jan. 17. (Call Steve at 239-1114.)

Maybe we'll see you during our mixing and mingling. If not, we wish you the best with a cheery jingling beat. ☐

CONTINUED ON PAGE 9

Street People Leery of 'Care Not Cash'

By Heidi Anderson

If you've heard the election results, then you know that Supervisor Gavin Newsom's "Care Not Cash" measure, known as Prop. N on the Nov. 5 ballot, was approved by 60 percent of San Francisco voters. (In Noe Valley, the vote was 59 percent.) Prop. N's passage means that

cash grants to the close to 3,000 homeless adults who now receive general assistance in San Francisco will be cut from \$395 to \$59 a month, starting as early as July 1. To make up for the cash reduction, the city has promised to provide vouchers for housing, food, and treatment programs.

It's clear that Newsom and a majority of the electorate are looking forward to this overhaul of homeless services. But what do the homeless think of this "end to welfare as we've known it"? To find out the local reaction, the Voice checked in with some of the street people who frequent Noe Valley's commercial strip.

Will There Be Enough Hotel Rooms?

On a recent weekend in November, when the weather swung back and forth between storm and sun, several panhandlers stood at their usual posts on the sidewalks of 24th and Castro streets.

Among them was Anthony, a 50-year-old man who has been homeless for more than two years. Anthony, who preferred not to give his last name (like several others in this story), gets money by selling the *Street Sheet*, a newspaper put out by the Coalition on Homelessness. Like most of the people we talked to, he is skeptical of the new law.

"I'm just hoping the hotels will accept the vouchers we get," he says, while watching the pedestrian traffic outside Walgreen's on Castro Street.

Ironically, Anthony was set to receive his first government assistance check in November. "I start this week getting gov-



Albert Mioduszewski is not directly affected by the passage of "Care Not Cash," since his veteran's benefits help pay his rent. However, he has sold the Street Sheet long enough to know that the city needs to provide more housing for the homeless. Photo by Heidi Anderson

CONTINUED ON PAGE 9

Washington University in St. Louis

You are such a key part of creating, maintaining, and strengthening this community and I am so grateful for all you do. I am giddy with excitement every time there's a new issue to pick up!

Katherine

You can join your neighbors in support of this paper by mailing a check to

The Noe Valley Voice
PO Box 460249
San Francisco, CA 94146

Thank you! We wish you a healthy and happy Holiday Season.

11/8/22
Dear Noe Valley Voice,
My wife and I have lived in Noe Valley for 30 years. Our stay has been so much richer because of the "Voice" - we feel connected to the community up to date about things going on, and we have sent in travel photos, articles, and letters - which you have published.
Thank you for all you do for all of us!!
Best regards,
Dale Fehring
Patty McGray

and now for the RUMORS behind the news

Holidays of Our Lives

By Mazook

IN WITH THE NEW: The winter solstice will arrive at 1:48 p.m. on Wednesday, Dec. 21, 2022. That will be the longest night of the year in Noe Valley. But if we're lucky, the sun will shine on holidays before and after.

Downtown Noe Valley is starting to look spruce, with most storefronts occupied or being renovated for new commercial ventures. There are only a few vacancies.

While the For Rent sign is still posted on the window of the space recently vacated by Umpqua Bank (3938 24th), the word on the street is that it will be renovated soon so that First Republic Bank can move its Noe Valley branch, which currently on the corner of Castro and Jersey, into the prime 24th Street spot.

Neighborhood pet owners will be relieved to learn the Noe Animal Hospital finally opened its doors last month, at 3818 24th. The wait was long for the final city inspection, and for many years the space had been offered for lease.

Two blocks up the street, Josephine Tchang, a clothing designer with three decades in the fashion industry, has opened Purple Maroon, a gallery and boutique at 4089 24th, in the space occupied for many years by Gallery of Jewels. She hopes it will become a place for artists and community members to congregate.

The office space directly above Purple Maroon has been rented to psychiatrist Sidney Edsall, M.D., owner of Quantum Integral Healing Arts. She and her medical group practice integrative psychiatry—balancing eastern and western medicine—and also have an office in the Castro, on 18th Street.

And, after jewelry artist Gilbertina Guarini closed her store Qoio (4068 24th) in October, her daughter, Natalie, took over the space. On Nov. 25, she opened a retail store, Loved Again, which features women's clothing and accessories, both vintage and new.



EATNIKS AND HEP CATS: Indreni Indian Kitchen opened on Nov. 9, in the spot where Bon Appetikka was, at 4166 24th. Chef Ram Poudel offers a wide selection of appetizers both vegetarian and non, including items from the Himalayas, and soups and salads, breads, rice and biryani, chutney and raita, clay oven and vegan entrees, and chicken, lamb, and seafood specialties.

Poudel's business partner and maître d' Sunny Amigu says they are delighted to find this location and they love the neighborhood. He says the most popular items on the menu so far are Chicken Tikka Masala and Classic Lamb Curry. Indreni will be open daily from 10 a.m. to 10 p.m.

Now under construction, and hopefully opening early next year, will be a unique Chinese-American restaurant called Mamahuhu. It will fill the space vacated in 2019 by Toast (and before that Herb's Find Foods) at 3991 24th, next to Starbucks in the Elvira Building. The restaurant is co-owned by Ben Noore, who lives in the Panhandle, Brandon Jew, who lives in

the Richmond, and Anmao Sun, who resides in Noe Valley.

Jew is the chef, and he is described by *SF Eater* as "one of the country's foremost innovators of forward-thinking, California-inflected, Chinese American cuisine." Jew's restaurant in Chinatown, Mister Jiu's is a Michelin star winner. Mamahuhu currently has a restaurant on Clement Street.

Says Noore, "Our menu is Chinese-American, with all-organic vegetables from local farmers, with a very casual atmosphere." He says, "Diners will give us their order up front, find a table, and then pick up their food at the counter."

By the way, Mamahuhu means "so-so" in Chinese slang.

In quasi-foodie news, on Nov. 16, Noe Valley Whole Foods opened up six self-service checkout stands. Says the store's Team Leader, Jack Douglas, "We have already shortened the time for customers to wait in lines, and our goal is to have about 50 percent of the transactions go through the six self-serve checkout stations!"

Douglas also reports that during Thanksgiving week, "Over 500 Whole Foods customers came to pick up their turkey orders made online. One thing we noticed this year was that we were selling a lot more red meat roasts (e.g., tri-tip and brisket) and a big jump in shrimp sales than in previous years."



THE UPPER LOWDOWN: Upper Noe Valley seems to be reviving too. La Ciccio Italian Restaurant at 291 30th at Church is applying for a Type 87 on-sale liquor license, which authorizes the sale of beer, wine which is currently available there, but also distilled spirits for consumption on the premises.

The new Malaysian restaurant at 1781 Church, Damansara, opened at the beginning of last month to a crowd of dine-in patrons (no take-outs).

Writes food critic Shoshi Parks in the Nov. 22 issue of *7x7* magazine, "It's a route chef Tracey Goh could have taken with her first brick-and-mortar restaurant Damansara, fetching top dollar for her comforting laksas and bright satays. But the proprietress of the wildly popular Malaysian pop-ups that have been feeding the city for almost a decade opted for a more accessible approach, instead. From the uncomplicated, low-key space with an open kitchen in Noe Valley, the La Cocina alum crafts food

that is anything but—with prices so low, they're almost criminal (for San Francisco, at least)."

Florists Venus Hijada and Darlene Gutierrez are opening the shop Love and Stem in the former Key Kraft at 1585 Church, at 28th. It's their first venture in retailing flowers.

"We just opened the door while we were finishing the remodel and have been quite surprised so many people stopped by to say hello to us," says Gutierrez. "Many bought flowers, and we have had orders for deliveries from all over the Bay Area." She smiles, "Everybody and their dogs have been so friendly—what a wonderful neighborhood."

They are stocking not only flowers, but also gift cards, vases, candles, incense, and other gift items.

Big news in Upper Noe at the end of November was the pending reopening of Lehr's German Specialties shop at 1581 Church St. Owner Hannah Seyfert is bent on preserving the legacy of Brigitte Lehr and her husband Boris. She has created a special wall display of the memorabilia from the shop's 40-year history, complete with the framed first dollar spent there. The display might bring tears to the eyes of Lehr's longtime regulars.

The shop will focus on German food imports like Käsekrainer Brühwurst, Nürnberger Bockwurst, and Landjaeger salami, and lunch meats like Liverwurst sausage, Bierwurst, and cheese. "We currently are offering non-alcoholic beers and wines and sugar-free soft drinks," says Seyfert, "and should have our ABC beer and wine license in the beginning of next year, for a variety of German beers and wines."

Also, there will be fresh baked goods from San Francisco's Hahdough Bakery, which specializes in traditional German cakes and pastries, "delivered to us twice a week."

She promises that, of course, "German magazines *Die Zeit* and *Der Spiegel* will be in a rack, as well as artisan, small-batch chocolates from Goldhelm Schokoladen, which should be available as soon as they get FDA approval."



IT WAS A LOVE FEST at the Noe Valley Town Square on Saturday, Nov. 12, celebrating the square's restored mural, originally painted in 2008 by world-renowned muralist Mona Caron.

She returned this summer to do extensive repairs to the square's western mural. Peter Gabel led a \$35,000 fundraising campaign to help make all this happen.

Caron was at the event with many other Square luminaries, including State Senator Scott Wiener and District 8 Supervisor Rafael Mandelman, who spoke at the re-dedication and paid homage to Gabel, who passed away in October. (*See last month's Voice, page 10.*) There wasn't a dry eye among the 100 or so neighbors who attended the event. Refreshments were served by Debra Niemann, who heads up the Noe Valley Association. Music was provided by Gabel's good friends Hans Kolbe, playing the cello, and Eli Noyes, on the accordion.

Caron talked about her admiration for Gabel. When she was touching up the mural, she added her favorite scarf to Gabel's image on the painting. On the west mural, he's depicted coming out of Martha & Bros. coffee shop. She also spoke, with tears in her eyes, of all the "wonderful people I met while I was working on the project."

She added a rooster on the Haystack Pizza depiction after Haystack manager Kostas Hurdakis told her about a 3-year-old boy (a regular customer, with his mom) who insisted Hurdakis follow him out to the mural and explain why the mural did not have the rooster painted on the store's sign. "I was so touched by the story that I drew it right where the little boy wanted it, since it wasn't there eight years ago when I first painted the mural," Caron said.

By the way, I did get a chance to talk to both Wiener and Mandelman about the Town Square's "Toiletgate" in late October—the \$1.7 million debacle that went around the world. Both told me, "Yes, we are getting the bathroom!" They couldn't be specific about what, when, or for how much. But they'll swing it somehow.

It might interest you to know that a bathroom pre-fabricator based in Nevada has offered to "gift" a toilet with a value of \$250K to the Town Square. However, that is problematic. The S.F. Board of Supervisors passed an ordinance in 2016 that prohibits the city from contracting with businesses in states that discriminate against LGBTQ Americans. Currently, Nevada is on the list of banned states.

Wiener, our former supervisor, was the one who authored the original legislation. Since 2016, the ordinance has been amended twice, to include abortion and voting rights. Businesses headquartered in the banned states are not awarded contracts. Also, official travel to those states is forbidden.



NOE VOTES, 3 TIMES OUT OF 4: According to the San Francisco Department of Election, of the total 15,577 registered voters in Noe Valley, our neighborhood voter turnout was 11,657, which is 74.83 percent.

Where in the heck were the other 25 percent? Actually, 75 percent is pretty amazing for a mid-term election. See the box at left for the final tallies.



BEFORE I GO: I want to express my deepest sympathies to the friends and family of a special neighborhood activist, Jean Amos, who was a long-time leader in the Friends of Noe Valley and an ardent supporter of open spaces in our urban village. Ciao, Jean.

That's 30. I'm wishing all of you readers happy holidays. I will be on vacation, but will see you in February 2023. Be safe and be well. ■

Noe Valley Nov. 8 Election Results

Here is the Noe Valley vote for your collective enjoyment and edification.

Governor: Brian Dahle, 7%, Gavin Newsom, 93%

U.S. House of Reps, District 11: John Dennis, 8%, Nancy Pelosi, 92%

SF Board of Supervisors, District 8: Kate Stoya, 24%, Rafael Mandelman, 75%
State Proposition 1, Constitutional right to reproductive freedom: Yes 90%, No 10%

Proposition 26, Allows in-person roulette, dice sports wagering on tribal lands: Yes 35%, No 65%

Proposition 27, Allows online mobile sports wagering outside tribal lands: Yes 14%, No 86%

Proposition 28, Provides additional funding for Arts and Music education in public schools: Yes 83%, No 17%

Proposition 30, Provides funding to reduce air pollution and prevent wildfires by upping tax on personal income over \$2 million: Yes 68%, No 32%

Proposition 31, Prohibits retail sale of certain flavored tobacco products: Yes 85%, No 15%

San Francisco Measure B, Public Works and eliminates the Commission,

Sanitation and Streets Department and commission: Yes 79%, No 21%

Measure C Homelessness Oversight commission to oversee the Department of Homelessness and Supportive Housing audits by City controller: Yes 70%, No 30%

Measure D, Affordable Housing Initiative Petition to streamline approval for affordable housing projects: Yes 55%, No 45%

Measure E, Affordable Housing Board of Supervisors: Yes 42%, No 58%

Measure F, Library Preservation Fund: Yes 88%, No 12%

Measure G, Student Success Fund: Yes 81%, No 19%

Measure H, City Elections in even-numbered years: Yes 79%, No 21%

Measure I, Vehicles on JFK Drive in Golden Gate Park and the Great Highway: Yes 24%, No 76%

Measure J, Recreational Use of JFK Drive: Yes 72%, No 28%

Measure M, Tax on keeping residential units vacant: Yes 55%, No 45%

Measure N, Golden Gate Park Underground parking facility: Yes 82%, No 18%

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MORE GROUPS TO JOIN

Action SF

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.

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 (FUNDG)

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
 The group is on hiatus and seeking a new leader. Contact Dave.

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
 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.

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.NoeValleyMerchants.com

Noe Valley Parent Network

An e-mail resource network for parents

Contact: Mina Kenvin
 Email: minaken@gmail.com
noevalleyparentsubscribe@yahoo.com

Noe Walks

Contact: Chris Nanda
 Email: christopher.n.nanda@gmail.com
 Website: NoeWalks.com
 Meetings: Saturdays, 10 a.m. Starts 24th and Sanchez. Ends Noe and Duncan for photo.

Progress Noe Valley

Facebook: [ProgressNoeValley](https://www.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: Chris Faust, President
 Email: Info@UpperNoeNeighbors.com
 Mail: 235 30th St., SF CA 94131
 Meetings: Bi-monthly on third Wednesday. Confirm Zoom link by email.

THE NOE VALLEY VOICE
editor@noevalleyvoice.com

All phone numbers are in the 415 area code, unless otherwise noted.



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The beginning of 2022 was one of the strongest yet for SF real estate, and now we're seeing a dramatic weakening. While it's normal for real estate in November and December to slow down, the market started seriously slowing in September. Many buyers left the market waiting to see if prices would drop further, or feeling pushed out by higher interest rates— and the Fed kept raising rates. Sellers who could, decided to sit this period of uncertainty out, keeping inventory crunched. And, just when it looked like inflation was finally slowing down and coming under control, the tech layoffs started. Most of the tech companies laying off workers are doing fine — they are, in some cases, bringing headcount in line only with what it had been at the beginning of a busy year. But still, layoffs cause fear. And fear of recession hurts most businesses— especially real estate. If we can get inflation down and stop raising rates, we might see a more normal market in 2023. Only time will tell. Jessica has been an SF realtor for more than 15 years and has helped her clients weather storms in the toughest markets. During this fall, she worked carefully to ensure her clients homes sold strongly and swiftly, without having to reduce prices and chase the market down. **If you are considering a sale, let Jessica's intelligence, experience, and wisdom guide you!**



235 Divisadero, Haight Ashbury
\$3,885,000



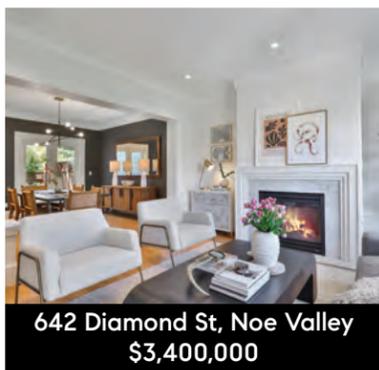
160 Bonview St, Bernal Heights
\$3,600,000



254 Valley Street, Noe Valley
\$4,000,000



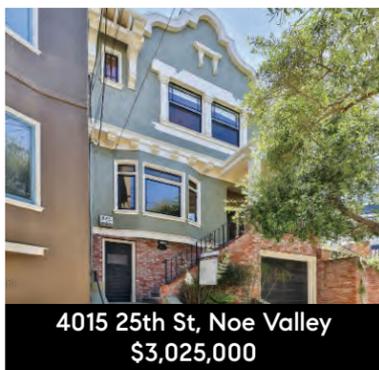
917 Florida St, Inner Mission
\$3,510,000



642 Diamond St, Noe Valley
\$3,400,000



101 Santa Marina, Bernal Heights
\$3,177,000



4015 25th St, Noe Valley
\$3,025,000



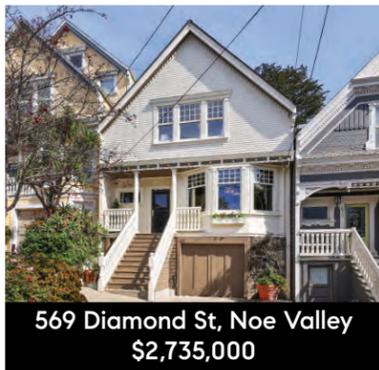
762 Chenery St, Glen Park
\$2,852,200



1040 Broderick St, Anza Vista
\$2,850,000



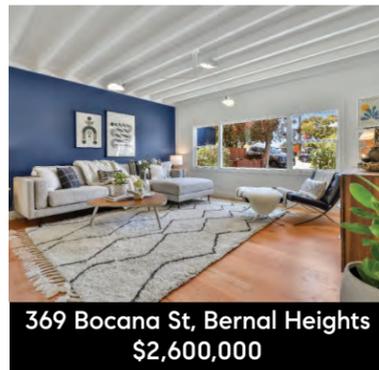
4434 23rd St, Noe Valley
\$2,795,000



569 Diamond St, Noe Valley
\$2,735,000



101 Appleton, Bernal Heights
\$2,625,000



369 Bocana St, Bernal Heights
\$2,600,000



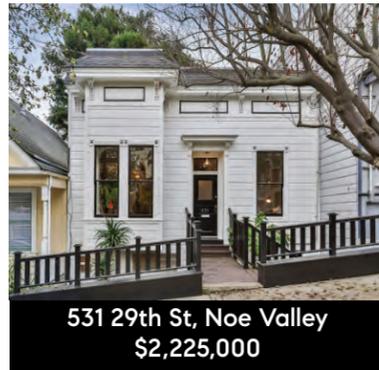
625 Jarboe, Bernal Heights
\$2,580,000



30 Fair Oaks, Dolores Heights
\$2,500,000



100 Laidley St, Glen Park
\$2,400,000



531 29th St, Noe Valley
\$2,225,000



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