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MARCH 2019

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FREE

City Ponders Ways to Oust JUUL from Pier 70

BY REBEKAH MOAN

San Francisco Port Commissioners want vaping company, JUUL, to relocate from Pier 70, by shortening the firm's lease or enacting a municipal ordinance that bans vaping firms and firearm manufacturers from leasing or subleasing commercial property.

The nicotine-supplying e-cigarette enterprise sublets offices in Building 102 on 20th and Illinois streets. As reported in the *View*, late last year Potrero Hill and Dogpatch residents expressed displeasure that they weren't notified about JUUL's habitation, a company advocates view as dangerous to adolescents' health. In January, the Port Commission held a meeting to discuss the issue. Several attendees spoke against JUUL's occupation, and asked whether the City could evict it and prevent something similar from happening in the future.

During the meeting, Commissioner Willie Adams said he has a "heavy heart," and that Orton Development "missed the mark" on its sublease to JUUL. "I don't think they were vetted properly," he said.

However, the Port's hands are tied, according to San Francisco Port Director Elaine Forbes. She said JUUL is in compliance with its lease, and to her knowledge isn't breaking any regulations. Furthermore, the Port doesn't have the authority to approve or deny Orton's subtenants, a loophole some commissioners want to see rectified.

"We've got to change the law," Adams said. "Something has to be done."

Commissioner Gail Gilman echoed the sentiments. "We need a citywide policy...we need stronger provisions for sublease tenants."

JUUL has a 10-year lease with Orton. According to the City Attorney's Office, Orton could attempt to renegotiate

JUUL continues on page 12

Dogpatch/Northwest Potrero Hill Green Benefit District Pursues Success through Partnerships

BY JESSICA ZIMMER

Improvements to the 22nd Street Caltrain station are on schedule, with work to remove the asphalt walkway and replace it with a larger concrete plaza – along with additional plantings and lighting – on the facility's south-bound platform starting this month. Covered scooter and motorcycle parking opened at Iowa and 22nd streets earlier this year. A bikeshare that'd been installed on the east side of Iowa Street, south of 22nd Street, has been moved closer to the station to improve its visibility.

Come spring, work will expand to include installation of covered, secure, LED-lit bicycle parking on Iowa Street. Public art will also be mounted.

The project was catalyzed by the Dogpatch/Northwest Potrero Hill Green Benefit District (GBD), in collaboration with the San Francisco Department of Public Works (DPW), San Francisco Municipal Transit Authority (SFMTA), and Caltrain. According to Julie Christensen, GBD executive director, the effort has required more than two years of planning, along with local and state approvals.

The University of California, San Francisco provided \$250,000 for improvements related to the south-bound platform entrance. "UCSF is also working with the GBD and the San Francisco Recreation and Park Department on the planned Esprit Park renovation. UCSF is providing \$5 million in funding for the park renovation," said Christine Gasparac, UCSF senior director of community relations.

Christensen said the Dogpatch/Northwest Potrero Hill GBD is engaged in greening and cleaning areas around the 18th Street and 23rd Street Highway 101 overpasses, the extension of Minnesota Grove, and pedestrian improvements in north and south Dogpatch. The organization is also developing water reclamation and signage projects.

"Any...are candidates for Community Challenge Grants and other grants and contributions," said Christensen.

Community Challenge Grants (CCG) is a municipal funding program that supports citizen-led improvement efforts. It's a division of the City Administrator's Office that receives funding through voluntary business tax elections. The Dogpatch/Northwest Potrero Hill GBD was awarded two CCGs in 2017: \$40,750 for the Progress Park Fitness Center; \$37,500 for the Benches Park Renovation. It'll likely apply for 2019 CCG funds this spring.

"We did not want to apply for

another CCG grant until those were closed out," said Christensen.

"All applications will go through a review and scoring process to determine eligibility and possibility of an award. Grants awarded for that cycle will be announced in August 2019," said Lanita Hernandez, CCG program director. The CCG Spring Cycle will open in May.

This month, the Dogpatch/Northwest Potrero Hill GBD will vote to elect five of its 15 board members. The seats, for three-year terms, are for two Dogpatch property owners, one

GBD continues on page 11

Fires Between Highway 101 and Potrero Hill Fanned by Interjurisdictional Challenges

BY MICHAEL IACUESSA

Most San Franciscans probably believe that if a neighborhood experiences a plethora of intermittent fires someone would attempt to find a way to stop them. But when it comes to blazes occurring between Highway 101 and Potrero Hill, overlapping jurisdictions amongst several state and municipal agencies has left oversight largely to nearby homeowners, who are long on concerns but short on expertise.

Since 2013, multiple fires have occurred annually between the highway and San Bruno Avenue, from 17th to 20th streets. In 2015, 10 blazes happened in five months. Last summer, there were five in one week. Flames have been so close to properties that residents have deployed their own hoses to assist the Fire Department.

The combustions prompted residents to begin meeting last year under

FIREs continues on page 6



A group of KQED members touring the station last month were delighted to run into Speaker of the House Nancy Pelosi as she left her interview with Nina Kim for the "Forum" program. Potrero Hill resident, Laura O'Donovan, second to the left, behind Ms. Pelosi, submitted the photo.

The View Gratitude Issue ❤

Is there something or someone in the community for which or whom you're particularly grateful? Please let us know by March 15, and we'll include them in next month's special gratitude issue: editor@potrerview.net

PUBLISHER'S VIEW

Transformation

BY STEVEN J. MOSS

Each of us is born into a beautifully flawed world, though the balance differs depending on individual circumstances. Some of us, emerging newly slick from the womb, are welcomed into a family full of hugs, smiles, and material well-being. Others are left cold on the table, confronted with immediate, wrenching, long-term physical, emotional, and spiritual challenges. Mostly, we're somewhere in between. No one is without some childhood sorrow.

Left untended, past hurts, embedded patterns, and ancient biological imperatives remain where they are, a part of our human operating systems. I've spent considerable time and money working to excavate deeply held sadness, the kind that steadily leaks into my consciousness and sense of self, poisoning it. I've pursued spiritual quests, and searched to understand the unseen reality around us. Along the way I've engaged in traditional talk therapy, experienced altered states, stayed in ashrams in India, meditated while heliotropic breathing, had the way I crawl corrected, squeezed my way out of a metaphorical birth canal, and much more.

While not every tactic has been transformational, I believe I'm a better person for pursuing the overall strategy. The self-help journeys I've engaged in have served to anchor my integrity, make me more compassion-

PUBLISHER'S VIEW continues on page 9

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SHORT CUTS

Hotel for Warriors

The **Golden State Warriors** want to add lodging and condominiums next to the Chase Center basketball arena under construction in Mission Bay. The basketball team plans to propose a 142-room hotel and up to 25 upper-floor condos at the northeast corner of the 11-acre project site, near the intersection of South Street and Terry A. Francois Boulevard. The hotel requires approval from the **San Francisco Office of Community Investment and Infrastructure**, which oversees new Mission Bay projects, as well as other municipal endorsements. If accepted, the team hopes to start building by mid-2021 and open in 2023. **Rick Welts**, Warriors president, asserted that neighboring businesses and residents have expressed a need for a hotel, especially for visitors to the **University of California, San Francisco Medical Center**. A 250-room Marriott hotel at Third and Channel streets is being erected; Welts claimed it'd complement the Warriors' lodging.

Anchor's Away

Last month, **Anchor Brewing** workers delivered a letter to the company's management announcing their intent to unionize the brewery. If the effort is successful, it'd be the country's first unionized craft brewery, though, given that it's now owned by a conglomerate, some dispute whether or not it qualifies as "craft." Workers charge that their wages stagnated after **Sapporo** acquired the company in 2017. The new union would be part of **International Longshore and Warehouse Union Local 6**, based in Oakland, which represents warehouse workers across the Bay Area. "We represent Bayer Pharmacy, Guittard Chocolate, workers in recycling in Alameda. A broad spectrum of companies and manufacturers belong to Local 6," said Agustin Ramirez, lead

organizer for the ILWU in Northern California. Other ILWU members thought the partnership between brewers and the union was a natural fit. "Our warehouse division represents wine distributors, like Gallo wines, so it makes perfect sense for this group of workers," said Samantha Levens, who's with the marine division of the ILWU. "I know people like to purchase union made beer. It's kind of a selling point," she continued. **Garrett Kelly**, who has worked for Anchor for three years in the fermentation department and makes \$18.35 an hour, agreed. "This is a grassroots bottom-up organizing effort by Anchor Brewing workers."

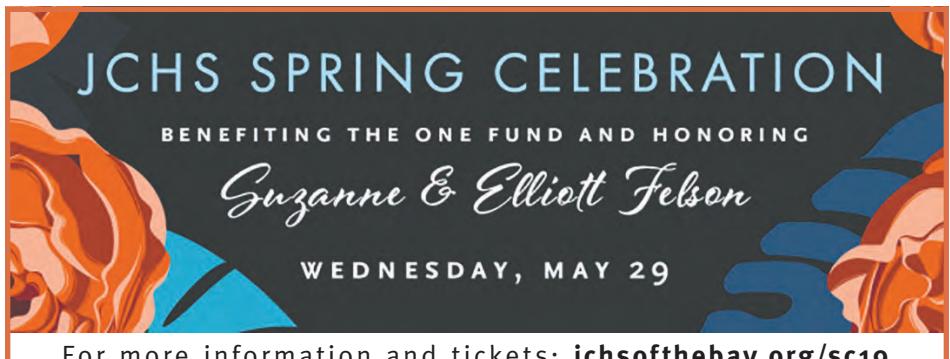
Chase Parking

The **San Francisco Municipal Transportation Agency** is working to get ahead of an impending parking crunch between 16th Street and Caesar Chavez, Arkansas and Illinois streets when the Chase Center opens this summer, modeling a potential policy after what's in place around Oracle Park. Under potential new rules, Residential Permit Parking and four-hour limit meters will be enforced until 10 p.m., Monday through Saturday; meter costs will be \$7 an hour during events, including on Sundays. SFMTA is trying to calibrate meter prices to balance the needs of event-goers and local businesses, which still operate when there's an occasion happening and don't want parking restrictions to impede their customers.

55 Bus

According to **San Francisco Municipal Transportation Agency** survey data, Southside transit riders want shorter but more frequent routes, direct access from Dogpatch and Potrero Hill to the 16th Street Bay Area Rapid Transit

SHORT CUTS continues on page 12



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Other Neighborhoods Less Enthusiastic About Adopting Green Benefit District Model

BY JESSICA ZIMMER

Since 2016, the Dogpatch/Northwest Potrero Hill Green Benefit District (GBD), the City's only GBD, has focused its efforts on greening streets and improving common spaces. During that same three-year period residents of other neighborhoods – Mission Dolores, Buena Vista, and the Inner Sunset – have engaged in heated debates about whether to establish a GBD in their communities. Opponents believe that GBDs double-tax residents and add a layer of bureaucracy for services like trash pickup. Supporters counter that GBDs accomplish difficult tasks in less time with more civic engagement than municipal agencies.

According to Jonathan Goldberg, San Francisco Public Works' (DPW) Green Benefit District program manager, Mission Dolores is the only neighborhood in which a group of residents is actively advocating to establish a GBD. Last year, three community meetings were held on the subject.

In 2018, Inner Sunset residents shelved a proposal to create a GBD after proponents drafted a Management Plan and Engineer's Report, funded by a \$60,000 grant from DPW. Goldberg said that since the documents weren't finalized not all funding was spent.

According to Goldberg, a survey of Greater Buena Vista residents indicated that a majority opposed GBD creation.

"Dogpatch was largely industrial and didn't have a lot of residential amenities," said Julie Christensen, Dogpatch/Northwest Potrero Hill GBD executive director. "Neighbors carved public spaces out of land belonging to Caltrans, Caltrain, and on public right of ways. Then the City greenlit rapid development in Dogpatch, Mission Bay, and the waterfront. That was a natural foundation on which to build a stronger, more consistent neighborhood-funded form of activism. For us, a green benefit district has been a valuable tool to bridge between City services and neighborhood volunteerism. The GBD's goal is to preserve and improve the ad hoc greenspaces while pushing the City to catch up on the missing infrastructure."

Brooke Rivera directs Place Lab, a division of SF Parks Alliance, a non-profit that supports civic engagement and philanthropy in public parks. Place Lab advises to residents who want to create a Green Benefit District. According to Rivera, the City's Office of Economic and Workforce Development and DPW support benefit district formation, "but only in areas with strong neighborhood desire and leadership to explore the district formation process."

According to Rivera, the Parks Alliance has worked on GBD projects in Dogpatch/Northwest Potrero Hill, Inner Sunset, Buena Vista, and Mission Dolores. "The neighborhood... residents and business owners who

care about their area and decide to take action together to improve it... led the initiative and the City has then agreed to support the neighborhood's efforts, not the other way around. Parks Alliance has a contract through OEWD to use funds from a combination of sources, District 8, District 5, OEWD, and DPW, to support staff time to support the community leaders in their outreach efforts," said Rivera, who described the formation process as "lengthy, technical, and with many state and City-mandated steps." These include development of a Management Plan and Engineer's Report approved by the City Attorney, as well as a neighborhood-wide property owner petition and ballot.

Gloria Chan, OEWD director of communications, said her office has a \$170,000 contract with Parks Alliance.

Rivera said that last year Parks Alliance was asked for advice by Mission Dolores residents on how to form a GBD, for which it's been paid \$13,717 by OEWD. According to Rivera, there's no minimum number of residents and business owners needed to begin the process of establishing a GBD.

"It is critical that the group be representative of the larger neighborhood demographics, needs and desires. Otherwise the effort would never gain the support it needs to succeed," said Rivera.

Carolyn Thomas, founding member of a committee to support a Mission

Dolores GBD, said she's tired of trash, human waste and safety concerns. For almost four years, Thomas has served as the San Francisco Safety Awareness for Everyone captain for Ford Street, advising her neighbors on security precautions they can take, including helping them to get to know and watch out for one another.

Thomas said she started noticing a decline in the neighborhood's quality of life in 2008. "At that point, I started talking to different block associations. We formed the Neighborhood Action Group. This group is comprised of residents on Pond, Prosper, Noe, Sanchez, 17th, 18th, and Hancock Streets. People were complaining about getting the run-around from City agencies – lighting, graffiti, and cleanup – when acting individually. In 2015, one of my neighbors heard about the formation of the Dogpatch/Northwest Potrero Hill GBD. She and I reached out to Jonathan Goldberg. He was very helpful, as was Susan Eslick, the current treasurer of the Dogpatch/Northwest Potrero Hill GBD. Dogpatch/Northwest Potrero Hill GBD provides a great model that we can learn from. We also knew a bit about what a benefit district could do because we live close to the Castro Community Business District."

Thomas said the City's restoration of Dolores Park, completed in 2017, led to more concerns for the neighborhood.

OTHER GBDs continues on page 13



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826 Valencia to Open in Mission Bay

BY BETTINA COHEN

The newest arrival to Mission Bay is 826 Valencia, a nonprofit that works with under-resourced children and youth, ages eight to 18. The organization opened its 1310 Fourth Street location last month. It offers a three-part program: homework help, writing projects and reading support. Sessions are three hours long, from 2:45 to 6 p.m., Monday through Thursday.

It's 826 Valencia's third San Francisco location. The Mission Bay facility has a capacity of 30 students daily. Depending on how many days per week participants signup for, it can serve up to 60 scholars, who must attend at least twice weekly. Additional programs will serve 1,000 students enrolled in schools located in Potrero Hill, Bayview, and, when an elementary school opens in 2023, Mission Bay, with curricula designed to support classroom teachers. The program is free.

826 Valencia's goals are to help close San Francisco's academic achievement gap, provide the tools necessary for success in school and beyond, connect trained tutors to young people in need of individualized support, and ease the path to college and career.

There's long been a disparity in academic performance between groups of students, which is reflected in grades, standardized-test scores, dropout and college-completion rates, among other success measures, according to *Education Week*, an independent news organization that reports on issues facing American schools. 826 Valencia's 2017-2018 annual report notes that while San Francisco Unified School District is one of California's highest-performing urban school districts, it has among the state's widest achievement gaps. For example, in the 2017-18 California Assessment of Student Performance

and Progress, 55 percent of SFUSD students were proficient in English Language Arts, but only 29 percent of Hispanic/Latinx pupils, 19 percent of African-American students, and 15 percent of English learners.

826 Valencia assisted more than 8,000 students through in-school partnerships in fiscal year 2017, with the help of 1,400 volunteers. Field trips to the Mission District and Tenderloin facilities from partnering schools provided instruction on Storytelling and Book Making, Choose Your Own Adventure and Podcasting. The organization is seeing explosive growth, serving 60 percent more students now than five years ago.

Though the new facility officially opens this month, 826 Valencia began offering afterschool tutoring and writing workshops in Mission Bay last fall, working with 66 students at five locations: Mission Bay Branch Library, Family House, and the community rooms at Mercy Housing, Chinatown Community Development Center's Crescent Cove, and 626 Mission Bay Boulevard.

"We've been so warmly received and embraced, it feels kind of like we're already becoming part of the community," said Karla Brundage, Mission Bay program manager. 826 Valencia is aiming to enlist 200 new volunteers by this month, with 30 volunteers signed up in early February.

"We have great volunteers from the community and some of the businesses, as well as UCSF, who are dedicated to the program. It's great to have volunteers from Mission Bay in Mission Bay. We seek people who are excited to work one-on-one with students, that are enthusiastic and committed," Brundage said.

Although Mission Bay is known for its high-end condominiums and apart-

826 VALENCIA continues page 9



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Doctor Addresses Gap in Care with Cooking Classes

BY MICHAEL IACUESSA

When Dr. Linda Shiue became Kaiser Permanente's first-ever director of culinary medicine at the San Francisco Medical Center three years ago, she saw an opportunity to address a gap in care that she recognized over 15 years of practicing medicine.

"I realized that in my career as a primary care doctor I could only do so much because most of how people take care of their health is what they do on their own at home," she explained. She cited exercise, sleep and stress management as some of what physicians refer to as "lifestyle factors," but it was diet that particularly interested her.

"Really most of everything I saw in the office over the years – high blood pressure, high cholesterol, heart disease, diabetes – are related to diet and also weight and we didn't address that with anything more than writing a prescription and perhaps a referral to a dietitian."

Shiue began handing out recipes to her patients. She started a cooking blog that'd emerged from entering recipe challenges at Salon.com, and published nutrition articles in major publications.

She also taught cooking classes in a variety of community settings. Utilizing that experience, at Kaiser she created a class, Thrive Kitchen, where one Wednesday a month she teaches people how to make nourishing dinners at the health provider's Mission Bay campus.

Each month the class features a different theme. Upcoming courses include Healthy Asian Cooking, Mediterranean Picnic and Spanish Summer. Many of the themes are global, reflecting Shiue's experiences as an avid traveler. Her parents are from Taiwan, her husband from the Caribbean.

Last month's theme was Cooking for Your Heart and Soul: African Heritage Diet, with recipes for West African groundnut stew, Texas caviar, grits and Jamaican rice and peas. Groundnut stew is a vegan version of *mafe*, a peanut-based dish popular in West Africa. Shiue's formulation features peanut butter, okra, ginger, sweet potatoes and cabbage, among other ingredients. Texas caviar is a combination of black-eyed peas, peppers and tomatoes but, instead of served as a dip with tortilla chips, Shiue opts for

KAIER CULINARY continues on page 6

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KAISER CULINARY from page 4

collard greens cut into cups.

Held in the unlikely setting of a sixth-floor conference room at 1600 Owens Street, Shiue rolls in tables, burners and utensils for her presentation. Over two hours, the dozen students, along with a handful of volunteers, listen to an introduction before pairing into three groups to prep, cook and eventually eat. The end result is a meal rich in color, by itself an indicator of a full range of nutrients, but equally wealthy in taste. The latter is critical, explained Dr. Dan Santiago, a Kaiser physician who frequently volunteers at the classes. The program is designed around plant-based meals but not advertised as such so as not to dissuade people who have a bad attitude towards vegetarian diets.

"When they taste it, they realize you don't have to eat fatty foods to get food that tastes good," he said. "And that makes people a little more open minded to try things."

He added that Shiue, in her role as culinary director, often teaches other physicians at Kaiser. "A lot of stuff we didn't learn in medical school," he noted. "If you cook and eat healthy then you are more comfortable talking to patients about it."

Dr. Rakesh Jotwani, who also volunteers, recently became a vegetarian, something he was initially hesitant about. "I still wanted to enjoy my food," he said, adding that every time he has come to the class, the "food has been incredible." He's lost weight and gained energy since shifting his diet.

Others gave similar reasons for attending. Tammy Radmer, present with her husband, Dave Oldman, was look-

ing for tips that'd steer her toward healthier eating. "I love to cook but don't necessarily cook the healthiest," she said. Others were simply trying to follow through on a New Year's resolution or wanting to extend their skills beyond "Trader Joe's defrost."

For Hannah Schmunk the classes play a more vital role. In 2016, she contracted Lyme disease after being bitten by a tick while working at an orphanage in Nepal. She thought she'd been a healthy eater most of her life, but soon realized she didn't know as much as she thought. "I now have a new appreciation for food that comes from the earth," she said. Learning about diets that help with inflammation has been her "silver lining" in having been diagnosed with the disease.

"Plant based diets can help people with diseases as an alternative to processed foods which are really inflammatory in the body," said Jae Hoyt, a research assistant at Kaiser. She's been attending the classes as she works toward becoming a physician's assistant, and wants to be able to dispense nutritional advice to patients. The recipes, she explained, are rich in nutrients, fiber and vitamins that're often lacking in the American diet.

While Shiue's ideal plate is one-half vegetables, one-quarter each healthy protein and whole grain carbohydrates, her advice goes beyond recipes. For people living an urban lifestyle she said planning may be the biggest component



Dr. Linda Shiue dispenses cooking advice to Tammy Radner (far left) and Joyce Mar. PHOTO: Michael Iacuessa

to successfully having a healthy diet. She advises strategizing for at least four days weekly, and to consider taking advantage of California's produce by turning trips to farmer's markets into fun social activities.

She gives each class a list of pantry basics to keep stocked to minimize trips to the grocery. Included are grains such as brown rice and quinoa; nuts and seeds; cooking oils; aromatics like onions and garlic; and acids like lemons, limes or vinegar. It's important to have access to a wide variety of seasonings so as not to rely on salt, often the default for people but not ideal for a lot of health conditions. "Spices can transform the same dish into many different dishes and bring you to many different parts of the world through those spices," she said.

She advised keeping it simple. Expect dinner to take between a half hour to an hour to prepare. "Once you have those basics stocked you can actually rotate the same five basic recipe types and alter them from week to week."

Kaiser members get first dibs on classes, which are limited to 12 participants. The cost is \$30 for members, \$40 for non-members. Slots cannot be booked beyond the next class. For more information, call the Kaiser's Health Education Department at 415. 833.3450 or email SFhealthed@kp.org.

FIREs from front page

the auspices of the San Bruno Fires Project, inviting public officials to hear their concerns. Residents have complained to the California Department of Transportation (Caltrans), which owns the land, and reported suspicious activity to the California Highway Patrol (CHP), which has law enforcement jurisdiction over it. The San Francisco Fire Department has indicated that its mission is to douse fires, not to investigate or recommend corrective actions.

There's round agreement that the fires are triggered by activity engaged in by homeless people, who are attracted to the cover provided by overgrown landscape. Weeds are rampant; the brush is a fire hazard during drier seasons.

"The homeless aren't necessarily the problem. We just need to make this particularly area not camping friendly," said San Bruno Avenue resident Thomas Crowell, who emphasized that it's not a place where campfires for warming, cooking or meth-related activities can be safely overlooked.

A solution has yet to be identified as to how to keep trespassers out or reduce the area's attraction to them. While residents have previously pointed to Caltrans as the primarily responsible party, the agency doesn't appear to have the capacity to solve the problem itself. After fires last summer, Caltrans committed four work crews to cleaning up brush and weeds but, according to Caltrans landscape supervisor Sang Sao, the department doesn't have the budget to engage in this task forever.

Jean Bogiages, a Utah Street resident and San Bruno Fires Project's principal organizer, said the parcel was poorly designed 60 years ago, making it difficult to control the vegetation. She said the irrigation system, which was installed in 1954, hasn't worked in 15 years.

FIREs continues on page 13

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GETTING INVOLVED



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- **OUT WITH THE OLD**—It is easy to accumulate clutter even after just a few years. Donating or discarding unneeded items can make a home feel more spacious—and make your future move easier.
- **MAKE IT SHINE**—There is nothing more important than ensuring your home is clean.
- **DON'T FORGET SMALL THINGS WITH BIG IMPACTS**—Simple steps like painting the garage floor or planting bright flowers near your home's entrance are easy and inexpensive ways to make a home more welcoming.

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COMMUNITY | MARCH

Now through 3/17 Sunday
Theater: Violet

Set in the early-1960's, the Tony Award-nominated *Violet* tells the story of a young woman's bus ride from Spruce Pine, North Carolina to Tulsa, Oklahoma, where she wants to find a televangelist, whom *Violet* believes will heal the axe scar which cuts across her cheek. Her journey takes a different emotional path when she meets two men in the U.S. Army and a host of other characters. Collectively they prompt *Violet* to reckon with her haunted past and unsettled present. *Violet* is ultimately a play about perception. How're we seen by others? What is beauty? How do we see ourselves? \$35 to \$65. Alcazar Theatre, 650 Geary Street. For more information and to purchase tickets: <https://bit.ly/2IDoK0O>

Now through 3/25 Monday
History: 1930's 1,000 Square Foot S.F. Scale Model

Ever wondered what your neighborhood looked like in the 1930s? Portions of a rediscovered scale model of San Francisco from 1938, with 6,000 city blocks, are on display in each area's corresponding 27 library branches, the Main Library and the San Francisco Museum of Modern Art's Public Knowledge Library. For more information and to see a list of participating libraries and sections of the model available for viewing: <https://bit.ly/2sR3REg>

2 sat
Community: Maker Fest on Potrero Hill

The Maker Fest on Potrero Hill features an afternoon of printmaking, coding, jewelry making, weaving, sewing, graffiti art, robotics, Lego-building and other maker activities. PREFund and New School San Francisco, in collaboration with Live Oak School and Daniel Webster and Starr King elementary schools, will showcase hands-on activities. Participants include Camp Brainy Bunch, Clayroom SF, Curious Jane Camp, Camp Galileo, DragonFly Designs, iD Tech, Nomad School, Peopleologie, Play-Well TEKnologies, Sirron Norris Studio, Steve and Kate's,

and Wee Scotty Fashion Sewing. 12 to 3 p.m. \$10 for kids; free for accompanying parents. Pizza and drinks will be available for purchase. Proceeds cover event costs and benefit New School. New School San Francisco, 655 De Haro Street. For more information: Sharon@curiousjanecamp.com

Health: University of the Pacific Kids' Dental Health Fair

Free dental exams, cleanings, orthodontic evaluations, sealants, fluoride treatment and an opportunity to have oral health questions answered. Kids can enjoy educational games, prizes, face painting, balloon artist, and a petting zoo. More than \$150 in free dental services will be provided to each child, up to age 17 (must be accompanied by a parent). No appointments required. 9 a.m. to 1:30 p.m. Free. University of the Pacific School of Dentistry, 155 Fifth Street. For more information: <https://bit.ly/2SPLMGi> or call the pediatric clinic, 415.929.6550.

3 sun
Baseball: 1880's Vintage Base Ball Opening Day

Bay Area Vintage Base Ball is the region's first and longest running vintage base ball league, celebrating 10 years of playing by 1886 rules, with small gloves, large wooden bats, old style uniforms, and umpires in fancy hats, who must be addressed as "sir". You won't see high fives; they're banned because they weren't invented until the last-20th century. 12 p.m. Free. For more information, full schedule, and locations: <http://bavbb.com/home>.

5 tues
Dance: Fat Tuesday Mardi Gras Live Music Swing Dance Party

Celebrate Fat Tuesday with Clint Baker's New Orleans Jazz Band at the Woodchopper's Ball. Dance Party 9 to 11:30 p.m., \$10, including a drop-in basic swing dance lesson suitable for beginners, 9 to 9:15 p.m. Full bar and lounge (21+ only). Also, four-week Lindy Hop and

Balboa monthly swing dance classes, beginning and intermediate levels, start Tuesday, March 5, 2019. Verdi Club, 2424 Mariposa Street. *Laissez les bon temps rouler!* <http://www.woodchoppersball.com/>.

Art: Museum of Craft and Design (MCD)

MCD showcases such artwork as furniture, kinetic sculptures, and jewelry. Free admission every first Tuesday of the month. 11 a.m. to 6 p.m. MCD, 2569 Third Street. For more information: <https://bit.ly/2hVUvBu>.

7 thur
Music: Ben Barnes

A fiddle player, singer, songwriter. 7:30 to 9 p.m. Free. Farley's, 1315 18th Street.

8 fri
Comedy: MC Sergio Novoa

Standup comedy by MC Sergio Novoa. Free. 7:30 to 9 p.m. Farley's, 1315 18th Street.

9 sat
Horticulture: Garden Party

Live music, locally sourced food and drink. Every second Saturday of the month. Free. Noon to 5 p.m. Bay Natives Nursery, 10 Cargo Way. For more information: 415.287.6755.

10 sun
Daylight Savings

Don't forget to "spring forward" one hour Sunday morning.

11 mon
Music: Eddie Mathews

Eddie sings the blues. 7:30 to 9 p.m. Free. Farley's, 1315 18th Street.

14 thur
Math: Ask a Scientist Pi Day Puzzle Party

Deciding how you're going to celebrate Pi Day (3.14) this year? Avoid the congested airports and typical math holiday madness, and join a boisterous math and logic puzzle competition. Compete solo or on a team of up to six people. Come with your own crew, or form a squad on the spot with other smarties. Winning players receive a round of applause and an infinite feeling of pride. Bring pencils, scratch paper, and basic non-scientific calculators. 7 p.m. Free. SoMa StrEat Food Park, 428 11th Street. For more information and to RSVP: <https://bit.ly/2T9SBSm>.

Music: Kevin Patrick McGee

Originals and select covers from the 1960's to the present. 7:30 to 9 p.m. Free. Farley's, 1315 18th Street.

16 sat
Music: Marc Maynon and the CD Onofrio

Performing folk music. 7:30 to 9 p.m. Free. Farley's, 1315 18th Street.

St. Patrick's Day: 168th Annual St. Patrick's Day Parade & Festival

The West Coast's largest event celebrating Irish history and culture. The parade will feature more than one hundred colorful floats, Irish dance troupes, and marching bands. Festival: 10 a.m. to 5 p.m. at Civic Center Plaza. Parade: begins at 11:30 a.m. at Market and Second streets.

Free. Civic Center Plaza, Grove and Larkin streets. For more information: <https://bit.ly/2E11uEi>

17 sun
Community: Anniversary Celebration!

Farley's celebrates its 30th anniversary with live music and giveaways throughout the day. Farley's, 1315 18th Street.

20 wed
Music: Daniel Berkman

Live music by Potrero Hill resident Daniel Berkman, a composer, multi-instrumentalist and innovator of the kora, a 21-stringed harp/lute from West Africa. Free. 7:30 to 9 p.m. Farley's, 1315 18th Street.

21 thur
Music: James Everett

Live music by James Everett, rhythm and blues, jazz and pop singer and performer. Free. 7:30 to 9 p.m. Farley's, 1315 18th Street.

Art: Museum of Modern Art

San Francisco Museum of Modern Art's (SFMoMA) free admission day is part of the new Culture for Community initiative, an alliance of more than one dozen Yerba Buena neighborhood arts and cultural institutions. Tickets are free, but an RSVP is encouraged to ensure your space. SFMoMA, 151 Third Street. For more information: <https://bit.ly/2lvQ3Km>.

3/22 Friday to 3/24 Sunday
Science: California Academy of Sciences Neighborhood Free Days
Zip Codes 94107, 94110, 94112, 94124, and 94134.

23 sat
Film: H.O.P.E.: What You Eat Matters

A documentary revealing the effects of the typical Western diet on health, the environment, and animals. The film has a clear message: by changing our eating habits, we can change the world. Written and directed by Nina Messenger. 1 to 4 p.m. Free. Koret Auditorium, San Francisco Public Library, 100 Larkin Street. For more information and to register: <https://bit.ly/2E62S8N>

27 wed
Music: Soul Delights

Live music by Soul Delights. Free. 7:30 to 9 p.m. Farley's, 1315 18th Street.

Environment: Shaping San Francisco Lecture

Christina Gerhardt, author of *The Atlas of (Remote) Islands and Sea Level Rise*, explores the effects and responses to climate warming on low-lying Pacific Ocean islands. Scientist Kristina Hill and urbanist Laura Tam address the implications of sea-level rise on vulnerable Bay Area shorelines. Learn about indigenous inhabitants' adaptive solutions in the South Seas, and grassroots efforts related to the Bay. Shaping San Francisco is a series of free lectures which excavate the City's lost history, a place to meet and talk unmediated by corporations, official spokespeople, religion, political parties, or dogma. 7:30 to 9:30 p.m. Free. Eric Quezada Center for Culture & Politics, 518 Valencia Street. For more information: <https://bit.ly/25o3Qoc>

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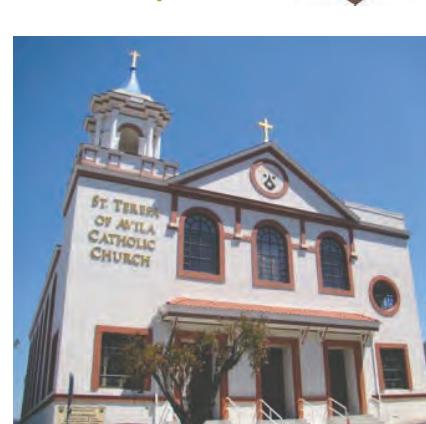
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Tuesday 8:30 am
Friday 8:30 am



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PUBLISHER'S VIEW from page 2

it to a woman who needed it more than me at Galaxia during last year's Burning Man festival. On a recent retreat, the participants were asked to conjure up a "spirit guide;" an oft used device in which an imagined essence acts as a protector of self. After a period of shapeshifting, my guide settled into the form of a sumo wrestler, who I often encountered lounging eating a turkey leg before dusting himself off to gently escort me through the next inner passage. I loved the look. It made me chuckle every time it materialized; so much so that I took as one of my mantras, "my spirit guide got drunk and fell asleep."

While there's healing power in being alone, grappling with tough emotions is often best done in the presence of others. There's nothing like a room full of fellow spirits, hammering away at pillows with plastic bats or mallets, to serve as a release button for feelings and archetypes I no longer need. That's why places of worship, particularly when collective prayer or singing merges into one loud, sustained, chorus, can be so healing.

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826 VALENCIA from page 4

ments, decades of deliberate urban planning have resulted in 1,806, or almost 30 percent, of the neighborhood's 6,404 housing units being affordable to low- and middle-income households.

A partnership with another nonprofit, dedicated to housing low-income families, landed 826 Valencia its Fourth Street storefront. Tenderloin Neighborhood Development Corporation (TNDC) constructed, owns and manages 626 Mission Bay Boulevard, the 100 percent affordable residential building in which 826 Valencia is located. 626 Mission Bay Boulevard opened for occupancy last year, with 114 units available to families who earn half or less than the Area Median Income (AMI). In San Francisco, 50 percent of unadjusted AMI for a family of four in 2018 was \$59,200, as determined by the U.S. Department of Housing and Urban Development. Another 27 units are designated for formerly homeless families at 30 percent or less than AMI, or \$35,500 for a family of four.

"We chose 826 Valencia to be our nonprofit partner because of their reputation for innovation, creativity, and impact, as well as their ability to bring diverse communities together for the common good," said TNDC's Chief Executive Officer, Donald S. Falk.

Students were selected first from families living in 626 Mission Bay

Bld., next from those who had been served in one or more of the five Mission Bay locations, and finally, from among pupils who registered online and attended an orientation.

"We now have a waiting list," Brundage said. "Our last day of afterschool tutoring for this year is May 24th, but we will reopen with the new school year in September 2019. Many of the students we serve have a feeling of thankfulness that they received a chance to live in a beautiful home and did not have to leave San Francisco.



The interior of 826 Valencia under construction, showing the floor to ceiling mural of the enchanted forest, by local artist Jacqueline Brown, and the tree sculpture designed by the California College of the Arts' BUILD Lab. PHOTO: Bettina Cohen

There is a lot of fear of displacement out there, and one can hear it in the voices of the students, and read it in their stories." This fear is balanced by "a feeling that they are pioneers in building a new community. They talk about important issues, such as saving the environment from pollution, and keeping their community clean and safe."

The writing lab, which occupies

the main part of the center, is decorated as an enchanted forest, with a floor to ceiling mural, tree sculpture, cave that all guests can enter, and a rock-pool stage where students present their stories. The project is a collaboration of 20 artists and sub-contractors who donated or discounted their time and resources.

"Themes like the enchanted forest are part of the magic that inspire students and grownups alike," said Bita Nazarian, executive director of 826 Valencia. "Through our programs, students develop writing skills, pride, and confidence that help them be successful in school and beyond."

Books written by participants are offered for sale, along with various sundries, in the organization's stores. Proceeds from book sales go to 826 Valencia, to cover expenses. In addition to offering items for sale, Mission Bay's Woodland Creatures Outfitters Ltd. store, the Pirate Store in the Mission District, and King Carl's Emporium in the Tenderloin are places where store staff can answer questions about 826 Valencia from prospective students and volunteers.

On March 9, 826 Valencia's Mission Bay Center will offer family activities as part of an open house beginning at noon, with an official ribbon-cutting ceremony at 12:15 p.m.

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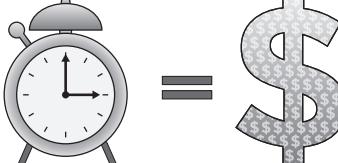
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GBS from front page

Dogpatch tenant or property owner, one Northwest Potrero Hill property owner, and one green space advocate. Susan Eslick and Janet Carpinelli are running as Dogpatch property owners, Jason Kelly-Johnson as Dogpatch tenant, for Northwest Potrero Hill owner, Jean Bogiages, and for green space advocate, Terri McFarland. All but McFarland are incumbents. Ballots have been mailed to district property owners, who each have one plus the value of their assessment, divided by 3,000, votes. The election closes on March 26; since the races aren't competitive all candidates are expected to win.

In fiscal year (FY) 2017-2018, which runs from July 1 to June 30, the GBD's total revenue, including grants, donations, in-kind contributions, and volunteer work, was \$560,000, with estimated revenue of \$620,000 for FY 2018. So far, this fiscal year the only item that's gone over budget has been the Progress Park Fitness Project. According to Christensen, equipment expenditures were augmented to include improved landscaping and irrigation.

"The increase in scope and budget was made possible by a \$10,000 donation from the Potrero Power Station," said Christensen.

The Dogpatch/Northwest Potrero Hill GBD's 2018 projects included creating the Progress Park fitness area and improving safety and access to its dog run, renovating Benches Park, expanding the Minnesota Grove North Park's main path to connect it to 24th Street, and street greening throughout Dogpatch and Northwest Potrero Hill.

In 2018, the GBD negotiated agreements with UCSF and Rec and Park re-

garding its role as fiscal sponsor for the Esprit Park renovation design phase, under which the GBD will administer about 16 percent of UCSF funds allocated for Esprit. These monies will be used to pay for a landscape designer, engineers, arborist and other professionals needed to deliver a complete set of construction documents to the City. RPD will receive the balance of the \$5 million UCSF grant, which'll be dedicated to park renovation. This type of public/private partnership, with nonprofits managing the design phase and the City in charge of construction, has been previously employed by the Parks Alliance, Trust for Public Land, and Rec and Park.

In FY 2017, the GBD cleaned and made improvements on Tennessee Street south of 23rd Street, and enhanced Pennsylvania Street north of 23rd Street. Ongoing projects include cleaning and improving Fallen Bridge and Woods Yard parks, installing lighting in Angel Alley, enhancing 20th Street between Indiana and Tennessee streets, expanding the southern portion of Minnesota Grove, streetscape advances on Minnesota Street between 23rd and 25th streets, developing the underside of the 18th Street overpass into public space, installing GBD and park signage, and establishing two dog comfort stations, where animals can relieve themselves.

According to Christensen, comfort stations will be about the size of a sidewalk garden plot, with a dog waste bag dispenser, boulders, pipes, or other objects for dogs to mark, and a permeable surface for good drainage. The first station, located near San Bruno and 18th streets, adjacent to Benches Park, will "be on automatic irrigation,

to clean it regularly," said Christensen. The station's goal is to draw as many animals as possible away from adjacent sidewalk gardens and Benches Park.

The second station will likely be located near Irving Murray Scott Primary School, the City's oldest surviving public schoolhouse, on Minnesota Street south of 22nd Street.

The GBD emerged to address land use changes in Dogpatch and Northwest Potrero Hill. "When the industry went away, the City needed to figure out what to do with this area. The City rezoned the whole place, and developers built a lot of housing," said Bogiages, Dogpatch/Northwest Potrero Hill GBD vice president, who is running for another term.

According to Bogiages, the organization has many tasks ahead of it, including increasing renters' and property owners' awareness of the GBD's activities and how they can get involved. "Whatever we do has to be something that comes from the ground up. It is important to make the agenda known a certain amount of time ahead of the meeting. We want to be very transparent and follow rules. We hope to make our goals clear so more people have a chance to control," said Bogiages.

J.R. Eppler, Potrero Boosters president, said the Dogpatch/Northwest Potrero Hill GBD has been beneficial for northwest Potrero Hill. "The GBD has helped with several of our larger projects. It's participated in the planning of the Potrero Gateway Park under the freeway at 17th Street and led significant improvements at Benches Park. The part of northwest Potrero Hill that is served is a much smaller area than Dogpatch," said Eppler.

According to Eppler, the Boosters want to see spaces near freeways and bridges "cleaned, greened, and activated. We want to see them designed in a way that prevents them from falling into disrepair. A lot of work has been done in the southern part of Dogpatch. We're now looking at opportunities for the Dogpatch/Northwest Potrero Hill GBD in the northern half of Dogpatch, particularly under and around the bridges that connect Potrero Hill and Dogpatch over Interstate 280."

The Dogpatch/Northwest Potrero Hill GBD is the country's first such entity, chartered by the San Francisco Board of Supervisors in 2015. Christensen said it operates under contract with the City, overseen by the Department of Public Works, which monitors its practices and finances. The GBD has a goal of improving parks, increasing green space, and making public realm improvements in residential areas of Dogpatch and Northwest Potrero Hill. The GBD covers about 200 acres, or 70 blocks, mostly in Dogpatch.

The City's 16 Community Benefit District (CBDs) – including the Castro Community Benefit District and Union Square Business Improvement District – take on a variety of responsibilities, including supporting local enterprises and marketing them to visitors and investors. CBDs are organized by property and business owners, funded by levying assessments on themselves. Many CBDs focus on increasing accessibility to retail consumers by cleaning sidewalks and public spaces, providing security for events, and managing holiday decorations. Some CBDs, like Japantown, want to nurture a more

GBD continues on page 14

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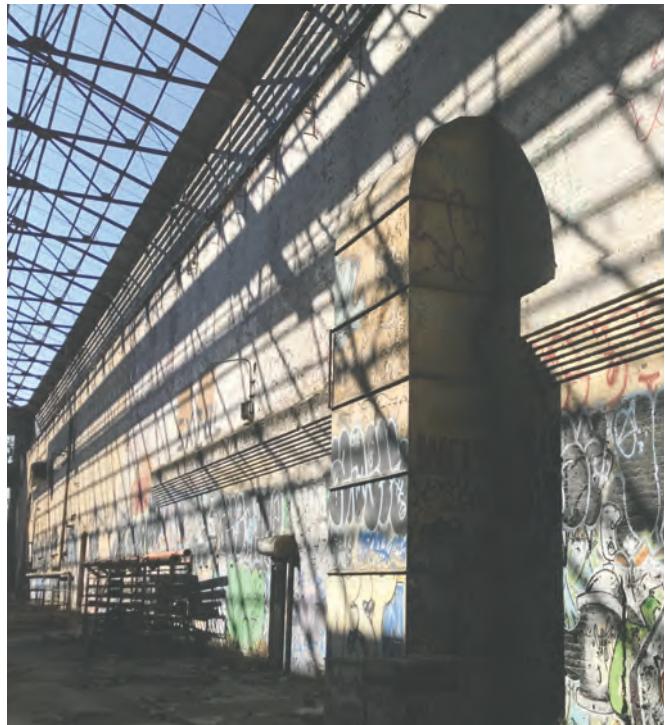
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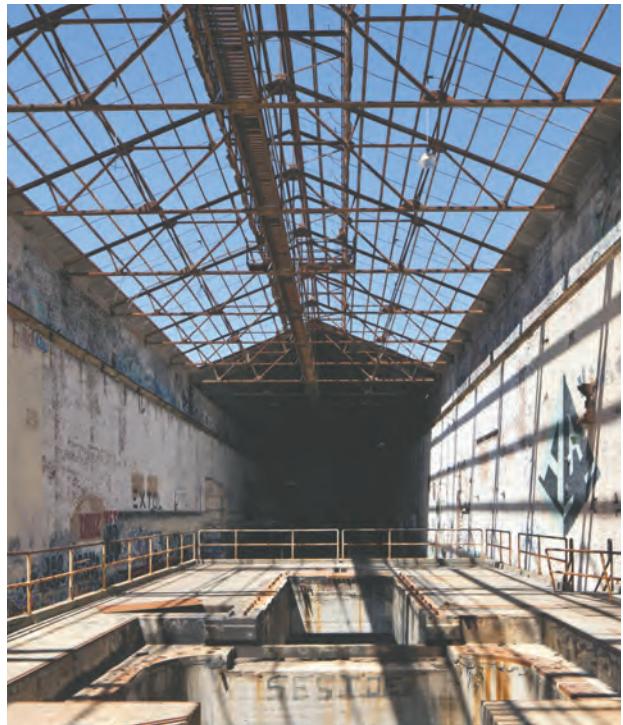
Development Threatens Historic Power Plant Buildings



Station A's interior western wall.

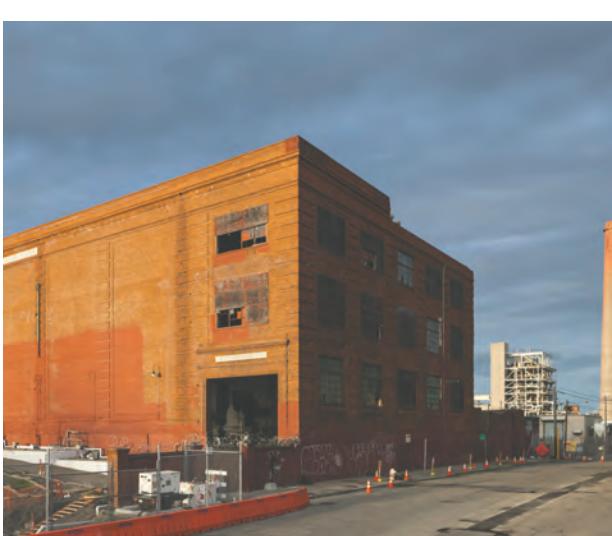


The seldom-seen interior of Station A, where Pacific Gas and Electric Company began 100 years ago, and whose operations supplied power to rebuild San Francisco after the 1906 earthquake and fire. PHOTOS: Henrik Kam

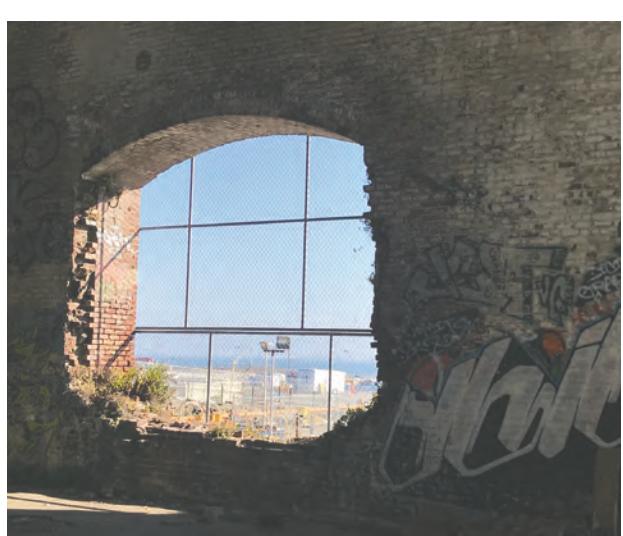


BY PETER LINENTHAL
POTRERO HILL ARCHIVES PROJECT

Developer Associate Capital's preferred plan for the 28-acre Potrero Power Station site, located along 23rd Street, calls for 19 new buildings and demolition of all the early-20th Century historic brick structures, three of which are individually eligible for the California Register of Historical Resources and contributors to the historic Third Street Industrial District. The San Francisco Planning Department's Historic Preservation Commission and San Francisco Heritage are advocating for adaptive reuse of Power Station's brick buildings, as reflected in approaches taken at Ghirardelli Square, Oriental Warehouse, and Pier 70. Development plans are scheduled for approval late this year. A petition to save these brick buildings is at Christopher's Books.



Station A seen from 23rd Street. PHOTO: Henrik Kam



View towards the Bay from Station A.

Kids' Photo CONTEST

Twenty-third Street resident, Ellen Moore's, granddaughter, **Fletcher Brown**, took this photograph of her grandmother's front stairs. Three-year-old Fletcher attends Katherine Michiels School in the Mission.

Calling All Shutterbugs! Kids 12 years and younger can submit a photo once a month, before the 20th, with the winning image receiving \$35. Teenagers from 13 to 17 years old are eligible for a \$50 prize. Please send submissions to editor@potreroview.net.

JUUL from front page

ate tenancy to shorten it, something which Adams and Gilman encouraged.

Orton declined to comment on the matter.

Commissioner Victor Makras suggested more broadly interpreting existing law to evict JUUL, such as applying the City's prohibitions on tobacco and electronic cigarette sales on municipal property.

City Attorney Dennis Herrera is examining whether JUUL is fully compliant with all regulations. According to Communications Director John Coté, they're reviewing information the Office requested from the company. "Beyond that, we're not going to discuss details of an ongoing investigation," he said. "The U.S. Surgeon General recently warned about the epidemic of youth e-cigarette use and specifically singled out JUUL in his warning. We are very concerned about having a company like JUUL operating in the City. We are looking at a number of possible options to address that."

A JUUL spokesperson responded, "We don't want anyone who doesn't smoke, or already use nicotine, to use JUUL products. We certainly don't want youth using the product. It is bad for public health, and it is bad for our mission. JUUL and the FDA share a common goal; preventing youth from initiating on nicotine."

JUUL has implemented a strategy to limit youth access, appeal, and consumption of its products, including halting retail orders for its mango,

fruit, creme, and cucumber pods to the more than 90,000 retail stores that sell the items. The company also restricted flavors to adults 21 and older on its secure website.

"We are waiting and hoping that our City attorney will find that JUUL is in violation of its lease due to use of liquid nicotine on Port property," Central Waterfront Advisory Group member and Dogpatch resident Katherine Doumani said.

The *San Francisco Chronicle* reported in early February that JUUL leased office space in Mountain View, leading to speculation that the firm is relocating to the Peninsula.

"We will be continuously evaluating spaces for our workforce of talented employees," a JUUL spokesperson said.

SHORT CUTS from page 2

station, connections between Caltrain and the Hill, and more timely service. In response, the agency has developed a modified bus line, which'll start at the 16th BART station, stopping at Connecticut and 18th and 20th streets, as well as at 22nd and Pennsylvania streets. The extension will replace the 22-Fillmore, which will be re-routed south of 16th Street to serve Mission Bay in early 2020. The new bus route will trigger removal of up to nine parking spaces at 20th and Missouri streets, much to the chagrin of **The Good Life Grocery**.

SHORT CUTS continues on next page

SHORT CUTS from previous page**More Urgent Care**

Zuckerberg San Francisco General Hospital's Adult Urgent Care Center re-opened last month after being moved and expanded. The facility was relocated from 1930s-era Building 80 to the first floor, Unit 1E, in Building 5, which formerly served as an acute care inpatient hospital. The enlarged center has one-dozen patient rooms, three more than the previous location. Adult Urgent Care is the first clinic to relocate to Building 5, part of a campus-wide effort to centralizing outpatient clinics on the ZSFG campus...Northern California Presbyterian Homes & Services has changed its name to Sequoia Living. The organization manages the San Francisco Senior Center, The Sequoias, The Tamalpais, as well as affordable housing communities and other senior services located in Northern California.

Neurological Catastrophe

"What we are seeing – and bringing on ourselves – resembles a neurological catastrophe on a gigantic scale," proclaims Oliver Sacks, from the grave, in the February 11 issue of *The New Yorker*. Sacks was speaking to what he'd observed years ago, which has only intensified: young people lashed to their digital devices, waterboarding themselves in a never-ending stream of contextless images and words. Something deeply human is being destroyed before our eyes, except our eyes are too distracted by the latest hilarious GIF to notice.

OTHER GBDs from page 3

"The park was a tremendous success, but at the end of the day, there were massive amounts of bottles and trash piling up around the neighborhood. In addition, the J train tracks next to the park became a space for people to erect tents and congregate."

According to Thomas, Mission Dolores residents would benefit from additional trash and needle pickup, and street greening around Dolores Park. "We need the area to be cleaner and safer. Right now, what is keeping the area from getting worse is little pockets of people, groups like the Dolores Park Ambassadors. These volunteer groups are full of very energetic, passionate people who organize the cleanup, improvements, and special events in the public spaces in the park and surrounding areas. If any one of them is absent, that has an effect. It would be good to collaborate and leverage the influence of all these groups."

Thomas said the neighborhood shouldn't have to rely solely on volunteers for the area to be clean, safe and get the necessary support from responsible City agencies. "A budget for the GBD would be set. We could use money for additional services, be an advocate for this unique historical neighborhood, and create activities that build relationships. A GBD would also allow the neighborhood to request and receive grant money and other donations for special projects. I'd really like to see people out and about and enjoying the public spaces...get to know their neighbors a little bit more."

According to Ned Moran, another

Mission Dolores GBD supporter, municipal services around Dolores Park have been "lacking for years. I have lived on Guerrero Street for about 10 years. A number of years back, almost all the blocks between 14th and 27th streets underwent a greening project to takeout concrete on median barriers and put in plants. It took the City four years to get that completed on my street. This only took place after residents put on a campaign to get that completed. It was incredibly difficult to get any leverage or understand how the City powers worked."

Moran said residents wander onto Guerrero Street and pick-up litter "on our own all the time. The City doesn't show up to do regular maintenance after we worked so hard to get the area planted. The reason I have been involved in trying to establish a GBD is that it feels very empowering to be in a position to come together with my neighbors. We are looking to make a good change."

Peter Lewis, Mission Dolores Neighborhood Association (MDNA) president, said he opposes a Green Benefit District for the area, as does MDNA's board of directors. "At our last MDNA board meeting on Wednesday (February 13), we voted to write a letter of opposition against a Mission Dolores GBD and post it on our web site. We also plan to create a special anti-GBD page," said Lewis.

Lewis thinks the City has invested significantly to improve Mission Dolores and continues to do so. "In addition, for its size, San Francisco spends far more on street cleaning than any other city. We also have a huge Rec and Park budget, which is reflected in our outstanding and recently renovated Mission Dolores Park. Therefore, why should the property owners in Mission Dolores be double-taxed?" he asked.

According to Lewis, Mission Dolores has a different character than Dogpatch or Northwest Potrero Hill. "Everybody in the MDNA lives in Mission Dolores or close by. I've owned a house here since 1989. Dogpatch is changing from an industrial area to a residential area. I understand why the GBD got voted in there. That area is in need of new parks and residential infrastructure. That's not true here. We already have the oldest residential area in San Francisco that includes arguably the most beautiful street and one of the best parks."

Lewis questioning the proposed boundaries for a Mission Dolores GBD, though Goldberg said that boundaries haven't yet been defined.

"Mission Dolores GBD Steering Committee members have been engaged in conversations with key stakeholders within the survey area, as well as those beyond the initial survey boundaries," said Goldberg.

Lewis believes the preliminary boundaries for the Mission Dolores GBD ignores NMDNA's Mission Dolores Neighborhood Historic Context Statement and Survey, which the San Francisco Historic Preservation Commission unanimously adopted in 2010. Lewis said the Mission Dolores GBD is attempting to get a larger tax base by ignoring the neighborhood's core community. "They are obviously proposing a larger area so they can attempt to counteract and defuse our influence in the neighborhood," said Lewis.

Goldberg said NMDNA's Mission

Dolores Historic Context Statement and Survey doesn't relate to the Mission Dolores GBD. "One survey addresses the history of properties and building typologies, while another solicits input on current resident, business, and constituent needs," said Goldberg.

To create a GBD, at least 30 percent of all property owners within the designated boundaries must agree to proceed with an initial petition. A majority must then approve the district in a ballot election. Every survey respondent's answer carries equal weight, no matter the size of the owner's property.

Mission Dolores GBD supporters conducted a non-statistical survey of 612 respondents last fall. There were 4,338 parcels in the survey area, with about 3,500 unique property owners. Of the 612 respondents, 72 percent (443 individuals) were property owners, 10 percent (63 individuals) business owners, and 20 percent (123) residential tenants. The survey allowed respondents to identify themselves as belonging to more than one category, such as a property and business owner. Sixty-six percent of residential property owner respondents and 59 percent of business owner respondents indicated they were willing to pay an additional assessment for supplemental services beyond those provided by the City. Thirty-six percent of respondents indicated that they'd support GBD formation, while 46 percent wanted more information.

Roger Hofmann, an Inner Sunset resident and Inner Sunset Action Community (ISAC) member opposed GBD creation in his neighborhood, and has concerns about the overall concept. "We were a group of 15 Inner Sunset residents who came together to oppose a very bad idea. We sent one informational mailer including a budget analysis to slightly over 2,000 Inner Sunset property owners...put up an informational web site. We did not have outside funding. We spent \$3,000 out of our own pockets. The effort was 100 percent grassroots."

Hofmann said he and other ISAC members were concerned about the Inner Sunset GBD formation committee's approach to surveying more than 3,000 properties. "Blocks with low levels of support were subsequently excluded from the proposed GBD district, including the blocks bounded by 10th Avenue, Funston, Lincoln and Irving...were close to the heart of the Inner Sunset. After survey-guided boundary revisions, the proposed Inner Sunset GBD district included just over 2,000 properties."

Hofmann sees GBDs as an "additional level of bureaucracy" in municipal government that wastes money and isn't transparent. "We want the City to stop funding this political program. Multiple GBDs will create little fiefdoms within the City. We don't need to finance another layer between DPW and the average citizen. Also, financially, a GBD is very inefficient. The work a GBD does should be done by DPW and Rec and Park."

According to John Hooper, a Buena Vista resident, 63 percent of residents surveyed by Greater Buena Vista GBD supporters opposed the idea. "I am a former 20-year board member of the Buena Vista Neighborhood Association and a former board president...founder member and former president of Friends of the Urban Forest. When

supporters for a GBD announced their first public meeting in the Haight in 2018, I and other residents felt the GBD idea was coming out of the blue."

Hooper said GBD supporters grossly misstated Buena Vista Park's condition as a way to garner support. "We learned through a Public Records Act request that GBD would cost about \$150,000 per year in overhead on a total assessment stream of \$400,000. That's a third of the money the assessments were supposed to raise. I think the GBD's concept was undercut in the eyes of many neighbors by how expensive it would be."

Hooper said San Francisco Parks Alliance is bypassing existing neighborhood associations and attempting to establish GBDs as a way to supplant these groups. "Last year, the Buena Vista Neighborhood Association raised \$25,000 for park improvements. It is (in the process of raising) \$25,000 for park improvements for 2019. A GBD is unnecessary. We have a good police presence and a good response from Rec and Park in this neighborhood."

Despite the ongoing debate over GBDs in San Francisco, Goldberg said other metropolitan areas see the concept as having potential. "I got a call...from Austin about DPW's GBD program...another last year from New York City. In July 2017, I was invited to present at the Greater and Greener Conference, an annual event sponsored by the City Parks Alliance. This is a national parks advocacy group. A lot of people were interested in adapting this model to better suit their municipality or locality. When the next recession hits, communities will look for ways to find additional funding for local priorities."

FIREs from page 6

In 2015, Caltrans replaced a chain-link fence with a sturdier one that effectively closed one access point near homes located at the top of the hill. However, trespassers can still enter the area from the highway below. Residents have witnessed fires starting on lower ground make their way up the slope. According to Kanwar Kelly, who lives near the Mariposa Street offramp, there's another fence on municipally-owned land that's been knocked over; he's seen people crossover it. He'd previously asked the City to sell him the property so he could maintain it himself.

San Bruno Fires Project members hope that someone or some entity can bring all responsible parties to the table to develop a comprehensive solution.

"We don't want to solve emergencies," said Bogiages. "Then you don't have a complete solution to the problem."

The group met last month with representatives from State Assemblyman David Chiu's and District 10 Supervisor Shamann Walton's offices, as well as staff from Caltrans and SFFD. However, CHP, the City Department of Homelessness and the California Department of Forestry and Fire Protection (CAL FIRE), which have appeared previously, didn't attend.

Progress has been made. A meeting held last fall resulted in CAL FIRE issuing a letter ordering Cal-

FIREs continues on page 15



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OBITUARY

Ruth Passen, the *View's* longtime publisher and editor, died last month at the age of 92. More on her legacy in the April gratitude issue.

GBD from page 11

connected business community.

The areas covered by CBDs and their lifespans differ. The Japantown CBD encompasses seven whole and partial blocks, and is scheduled to last 10 years. The Castro CBD covers 270 parcels, with a 15-year term. Like GBDs, CBDs hold elections. The Japantown CBD is governed by the Owners' Association Board of Directors, a cross section of district property owners. The City requires that 60 percent of board members be property owners that pay the district's assessment, 20 percent business owners within the district boundary.

According to Jonathan Goldberg, Green Benefit District program manager for San Francisco Public Works, GBD creation requires multiple steps. First, residents and property owners in the proposed area are surveyed to gauge their interest. If there's sufficient support, a management plan, detailing the proposed slate of services, improvements, annual budget, governance structure, and district term is developed. The term cannot be longer than 15 years. District proponents are required to produce an Engineer's Report, drafted by a licensed assessment engineer, which provides the legal justification for the assessment

levy and method by which proposed assessments will be calculated.

Next the Management Plan must undergo City review. Then the plan and Engineer's Report must be finalized and approved by the City Attorney's Office. Both documents, which're required by state code, become legislative documents if the GBD is endorsed through a petition process and ballot vote.

After the City Attorney's Office has approved the documents, a petition must demonstrate support from more than 30 percent of all property owners, followed by a ballot vote endorsed by a majority of voting property owners, which isn't square footage adjusted.

A successful election triggers the Board of Supervisors to formally vote to approve and legislate GBD formation. After the Board endorses the district, it must organize itself as a 501(c) (3) nonprofit, purchase insurance, elect a board of directors, and accomplish a number of other tasks to establish its relationship with the City and receive municipally-collected special assessment funds.

A Green Benefit District funds its activities through an annual property assessment, which can vary by land use type. The assessment base for the Dogpatch/Northwest Potrero Hill GBD is 1,403 properties, with 1,150 property owners. Assessment fees are determined by the parcel's primary use and square footage. According to the Dogpatch/Northwest Potrero Hill GBD's FY 2017 annual report, a commercial, industrial, or residential parcel is charged the assessment rate multiplied by the building square foot-

GBD continues next page

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The San Francisco Youth Commission Transformative Justice Committee invites youth 12-24 years old to participate in a youth - police Roundtable. Beyond creating a space for truth and understanding, we wish to bring together solutions. The youth commission hopes to empower youth from different walks of life, who are at the forefront of the juvenile justice system, to sit down with law enforcement to come up with community oriented solutions to issues plaguing the current justice system and how it interacts with youth.

The event will be held March 12th, 2019 at the SF Main Library Latino/Hispanic Room A from 5 - 7 pm.

For any questions or concerns, please contact Caroline.truong@sfgov.org

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GBD from previous page

age. A parking or vacant lot and open space area is assessed the lot square footage multiplied by the rate. For a commercial, residential, parking or vacant lot the rate is \$0.0951 per square foot; for an industrial area, \$0.0475; for a park or greenspace, \$0.0238; and for an inaccessible area, 0. A 10,000 square foot commercial building would pay an annual assessment of \$951; 10,000 multiplied by 0.0951.

Christensen said the average assessment for a residence is about \$100 a year. The lowest is roughly \$23 annually. Large commercial properties pay a significant portion of the District's total revenues.

According to Susan Eslick, Dogpatch/Northwest Potrero Hill GBD treasurer, the organization picks its projects carefully.

"As per the GBD Management Plan, only a certain percentage of the GBD's budget can go towards maintenance. With regard to the 22nd Street greening, the City planned and installed all of the improvements on 22nd Street. The agreement the GBD had with the City was that after three years, the GBD would assume maintenance for 22nd Street. Currently, the City is maintaining 22nd Street," said Eslick.

According to Eslick, developments in Dogpatch have resulted in new revenues for that area. "Assessment funds received from Dogpatch must stay within the Dogpatch zone," said Eslick.

The landscaping company, Lianez, Inc., and janitorial company, Aim To Please, contract with the Dogpatch/

Northwest Potrero Hill GBD, adhering to a weekly maintenance schedule for GBD projects. Friends of the Urban Forest (FUF) has an agreement with the GBD to engage in tasks like street greening.

"In 2017, we removed as much sidewalk for the Dogpatch/Northwest Potrero Hill GBD as possible. We help them plant trees and create sidewalk gardens. We hope to come back and help them plant more trees in July 2019," said Dan Flanagan, executive director of FUF.

The Dogpatch/Northwest Potrero Hill GBD works with a number of government entities, including the California Department of Transportation and the San Francisco Unified School District. DPW ultimately assumes financial responsibility for GBD projects that involve greening streets, as guaranteed by the passage, with 79 percent approval, of Proposition E in 2016, which amended the City Charter to transfer responsibility for care of the City's more than 124,000 "street" trees from property owners to DPW.

Goldberg said DPW's programmatic staff provide oversight and counseling to neighborhood groups interested in forming a GBD, and receives funding from District Supervisors to support GBD formation efforts. Bruce Huie, a co-founder of the Dogpatch/Northwest Potrero Hill Green Benefit District, said it received no funds from the District 10 Supervisor's office over the past four fiscal years.

According to Goldberg, the Office of Economic and Workforce Development (OEWD) allocates funding annually to promote Community Benefit Districts.

OEWD has periodically allowed potential GBDs to apply for benefit district formation assistance grants.

The San Francisco Parks Alliance, a nonprofit with the goal of promoting civic engagement and philanthropy, advises the Dogpatch/Northwest Potrero Hill GBD and residents of other neighborhoods who want to create GBDs. Of SF Parks Alliance's 23 staffers, five are dedicated to Place Lab, which'd operated as an independent nonprofit organization from 2014 to 2018 when the two organizations merged.

According to Gloria Chan, OEWD director of communications, the department awarded to Place Lab \$66,000 in FY 2017 for GBD formation assistance, and \$104,700 in FY 2018.

"SF Parks Alliance had a goal to improve existing public parks, community gardens, street parks, and new spaces planned in collaboration with partners such as Rec and Parks, DPW, Planning, and 200-plus community groups. Place Lab...focused on the interstitial spaces between buildings and roadways, the alleys, sidewalks and other public spaces not traditionally counted as open space," said Brooke Rivera, Place Lab director.

Rivera said that while the SF Parks Alliance supports the Dogpatch/Northwest Potrero Hill GBD it doesn't have a formal arrangement with it. She added that in 2013, Place Lab helped create the entity.

"We were invited in by neighborhood leaders to help address concerns they had about making sure the rapid population growth in the Dogpatch area could be matched by commensurate creation and care of green spaces to serve all the new and exist-

ing residents," said Rivera. "SF Parks Alliance is committed to supporting community-driven efforts which directly reflect our mission to champion, transform and activate parks and public spaces throughout the City. As such, Parks Alliance supports GBDs, CBDs, and other many other types of funding and financing ideas that support parks and public space."

FIREs from page 13

trans to abate the hazard. State Fire Marshall Dennis Mathisen indicated that the issue was new to CAL FIRE, stating in the letter that despite "hundreds of fires in the area" none had been reported to its offices for investigation. While the agency gave Caltrans 30 days to respond with a plan, San Bruno Fires Project members have yet to see one. Sao relayed that the two agencies conducted a site visit together last month, giving the impression that they were preparing a written study. However, CAL FIRE Deputy Supervisor CJ Stinson told the *View* that isn't the case. He did say that thanks to the San Bruno Fires Project the two agencies are now communicating.

Meanwhile the fires continue. Last month's meeting began with San Bruno Avenue resident Joe Treinen announcing that there'd been a blaze that morning on the other side of a sound wall ten feet from his house, the fourth time there's been combustion on that spot.

"The flames are high enough that you can see them over the wall," he said.

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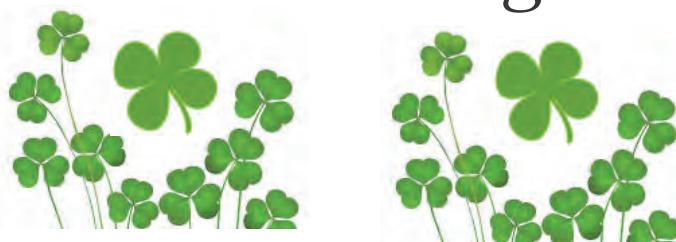
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