



APRIL FOOLS 2016

Celebrating 45 Years of Serving Potrero Hill, Dogpatch, Mission Bay and SoMa

FREE

Mayor Resigns, Appoints Mirkirmi's Wife

BY BRUCE BUGGERMAN

At a hastily organized press conference, Ed Lee announced that he's quitting as mayor, and appointing Ross Mirkirmi's wife, Eliana Lopez, to fill out his term.

"I'm tired of the yelling and shouting by all these City Hall interest groups, like Black Lives Matter and the Homeless Coalition," said Lee, "As of today I'm no longer mayor."

Asked why he was appointing Lopez, Lee responded, "She's proven that she can take a beating."

Lee was vague about his future plans. According to one source, who asked not to be named, investor Ron Conway, who closely backed Lee throughout his time in office, has purchased a large pasture in Sonoma for the soon to be former mayor.

"Yeah, I did that," said Conway, reached by satellite phone while vacationing on his yacht anchored near the Galapagos. "I plan on putting Lee out to stud, you know, as part of a breeding program to create new politicians. There's



Mayor Ed Lee revels in his decision.

SFAPPEAL.COM

a growing demand for baby politicians, particularly on the futures market. Even the Chinese are coming in."

"We're a bit worried that he might not be aggressive enough," Conway continued. "But hey, if we can't get him to perform I'll just impregnate him myself

and let the biotech guys sort things out."

To find out who, exactly, did the beating, see *Eliana Lopez in her one woman play*, *What is the Scandal*, the *Ignored Cry of an Immigrant*, *May 29, June 4, and June 5 at The San Francisco International Arts Festival*.

City to Turnover Schools to Dogs

BY I.P. FREELY

The San Francisco Board of Education voted four to one, with two abstentions, to turn all schools in the City over to the SPCA, to be used "to allow dogs unfettered, unmolested places to romp, play, excrete, and urinate without being molested by members of the public." The vote followed a chaotic meeting at which adopted dog parents, as they prefer to be called, outnumbered parents of human children three to one.

"Finally, our furry compatriots and their adopted dog parents will have the protected space they need," announced Dot Spottedtail, head of the Dogs First Coalition. "Nothing is more important, nothing, let me repeat, nothing, than allowing dogs to run free, unleashed, and unmonitored."

Children's advocates were disappointed, but appeared to have expected the outcome. "I guess we'll just join the

DOGS page 2

"We Need Higher Density Now!"

BY HERB CANT

Following years of opposition to multi-unit development, the advocacy group Save the City announced that it was now backing the highest density development possible, calling for extreme high rises to be placed in specific zones in San Francisco.

"We think they should go higher, much, much higher," said Save the City's Tony Cooley. "Like, at least one hundred stories. We want massive density, preferably located in what we're calling Pacific Heights 'luxury zones' and in the Sunset, especially alongside the beach, where they'll have easy access to water taxis."

Developers responded positively to the announcement. "The more density the better," said Tad Cochran, of Walls to the Walls, Inc. "In fact, we've been working with Elon Musk's people on developing a 'skyscraper to the moon,' which should be ready for production sometime next year."

"Density, good! Me want density!" said Foutent Byowner, director of San Francisco Planning for the Overlords and Rich, or SPOR. "Density, my pretty!"

Peskin Passes Measure to Drop "Rent" from Rent Control Laws

BY TIM BLUEMAN

"I'm in charge here!" Aaron Peskin, announced, at a chaotic meeting of the San Francisco Board of Supervisors, after he employed a rarely-used parliamentary procedure, "the push and shove," to dislodge board president London Breed from her chair.

Peskin, who recently regained his seat after a tight election against mayoral appointee Jo Jo the Dog-faced Boy, successfully pushed through a bill that removes the word "rent" from existing rent control laws, and vastly expands the City's ability to set prices for virtually every commodity.

"Sugary drinks! Fast food! Fortune cookies with socially undesirable messages! We're going after them all," yelled Malia Cohen, who helped marshal the six votes needed to pass the measure.

Peskin put together his coalition, nicknamed the Coalition to Control Things We Don't Like, or CoCWeDidl, by making compromises with allies to exempt certain items from the bill.

"I got medical marijuana out," chirped John Avalos. "Which I think goes well with raising prices on fortune cookies that have downer messages in them."

"Specifically exempted from the bill are boot camps run by feminist lesbians or transvestites, publically-

ly-funded job training programs operated by African-American individuals with arrest warrants on them, and camping equipment sold to the homeless, especially tents." announced Jane Kim, after a short tussle with Scott Weiner over control

of the microphone. An amendment to exempt cardboard, used by homeless individuals to write witty signs asking for "money for food" was narrowly defeated.

PESKIN page 2

Tech Crowd Kills Unicorn

BY C.W. NEVERWRONG

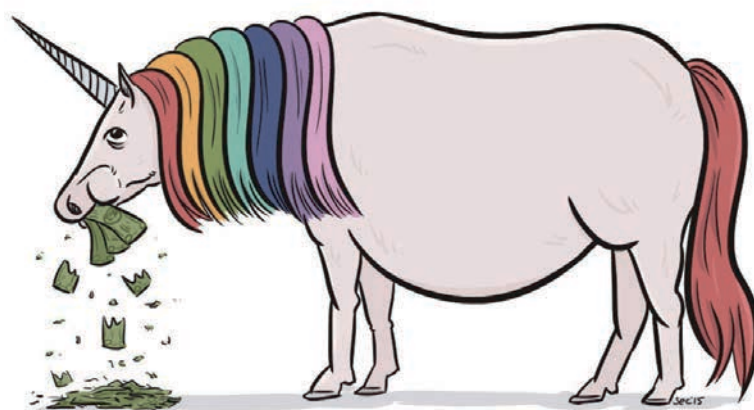
The body of the last known unicorn in existence was found in Dolores Park yesterday, with conflicting accounts of how the creature got there, and how it died.

"We found the corpse of what appears to be a unicorn in the children's playground," stated police chief Greg Sir. "It appeared to have been butchered, with particular cuts of meat sliced out of it. Adjacent to the body was a scattering of beer bottles." Sir refused to

comment on which beer brands were represented amongst the bottles, other than to say that they were "organic, and locally made."

"Uh, I think it was a social gathering gone wrong," said a hipster who was

UNICORN page 2



The last unicorn.

PSMAG.COM

UNICORN from Front Page

hovering near the scene, but who didn't want to be named. "The unicorn came to party, but then it became the party, if you know what I mean."

"We didn't eat nothin," insisted entrepreneur Huge Holdings, wiping what looked to be barbeque sauce from his chin when a reporter approached him as he was getting into an UberX. "But what we didn't eat sure was tasty," he winked.

For the past several weeks social media has been buzzing with reports of the discovery of a small herd of unicorns, followed by notices that they were fast disappearing.

"Unicorn spotted at 1601 Bar & Kitchen," tweeted Trescommasmyass in March, followed by several 911 calls from the restaurant.

DOGS from Front Page

other families in the East Bay," said Anna Birch, who led efforts on behalf of the advocacy group, Hey, Did You Know There Were Only Five Children Left in the City?

Birch's group had been joined by the nonprofit, Blacks, What Blacks? in a failed effort to defeat the vote. "We're now discussing our options with members of the Native American community," said Marsha Witherspoon of Blacks, What Blacks? "We think we might be able to negotiate some land for a reservation for children and African-Americans, maybe near the Richmond refineries."

April Fools!

The origin of April Fools Day is unknown, but appears to date to at least 16th century continental northern Europe. The earliest written reference to the day was found in a comical poem published in 1561 by Flemish writer Eduard De Dene, about a nobleman who sends his servant on a series of absurd errands on April 1st, supposedly to help prepare for a wedding feast. The servant recognizes what's being done to him is an April first joke.



Maybe it's all just a big April Fools joke?

PESKIN from Front Page

Peskin said he was unconcerned about possible adverse effects on

San Francisco's economy or the civil rights of property owners. "As long as I'm in control, things will be fine," he asserted, pausing to pour wine down

his throat with a funnel. "Anybody who thinks differently can go @#!% themselves."

Gold, Chapter Nine

BY STEVEN J. MOSS

"What can I get you?" asked Justin. "I have a few nice Sativas, but if you're looking for something soothing I have an Indica. Or maybe a bit of both! I've developed my own combination that stipulates the mind and the groin..."

He looked toward Stephanie, who was standing in front of a life size painting of a naked Jesus, depicted as a worn out old man. Instead of nails he was pinned to the cross with hypodermic needles. Justin shifted his gaze to Jordan, who was sitting on the sofa, facing the television, flicking through the options on the Playstation.

"Awesome array of games you got here," said Jordan. "I'll have whatever you're having."

"Nothing for me," said Stephanie, who had pivoted towards the window, overlooking Pier 70. "What's that big ship down there?"

"Lemme see," Nash had walked in from the kitchenette, really an alcove appended to the small living room, holding two glasses of water, one of which he handed to Stephanie. "That's the Splendor," he said. "It's a Carnival cruise ship, in for repairs."

"Careful what you ask," said Justin, who held two blown-up plastic bags full of vaporized marijuana. "Nash is a bit of a Shipspotter. He'll tell you everything, everything, about anything on the water. He likes big though, the bigger the better."

He handed one of the bags to Jordan, who grasped it in one fist and sucked in the haze while playing The Phantom Pain. Justin sat next to him on the couch, huffing at his bag. Nash joined him. For a while it was silent, ex-

cept for the sounds of sucking, exhaling, and the clicking of an animated soldier running through low brush.

"So, about that dot," said Stephanie, who remained standing, her arms folded around her chest.

"Kind of foggy in here," wheezed Jordan. "I'm having trouble seeing the screen. I think we need a fog horn."

Justin handed his balloon to Nash, sat up straight, and placed his hands next to his mouth like a funnel. "Woooooo, Woo, Woooooo, Woo," he bellowed.

"No, No, No. More like this," said Nash, as he struggled, unsuccessfully, to stand up. "Bleeet. Bleeet."

"Okay," said Stephanie, as something caught in her throat. "I can appreciate the Dumb, Dumber, and Dumbest routine, but we're here for..." She interrupted herself with a short coughing fit, waving the air in front of her face. "It is kind of foggy in here, actually," she said, slumping into an oversized bean bag chair under the window.

"Why do you want the property so much, anyways?" asked Nash, blowing out more vapor.

"What?" said Stephanie. "Is a contact high a thing? I thought it wasn't a thing?"

"It's a thing," said Justin. "At least here in fogland. Woooooo," he started again.

"Okay. Stop," said Stephanie, holding up her hand, limply. "We just need to get the dot back, and go."

"Yeah, yeah," said Nash, struggling to get up again. He paused. "But why the property? You and those other guys are lobbying the mayor pretty hard.

Why?"

"Yeah, why the property," echoed Jordan. "Even I don't get it. And I'm chief technical officer!"

"Need to know basis," said Stephanie. "Geez, I seem to be getting higher. Could you guys stop breathing?"

Jordan giggled, patting Nash on the leg. "She wants us to stop breathing! Hee Hee!"

"Oh, yeah," Stephanie muttered to herself. "We want you to put the dot in the Mayor's office," she said loudly towards Nash. "Back where you found it."

"Dot in Mayor's office," said Nash, rubbing his chin. "He's more an explanation point kind of guy, or maybe a period. Still, it makes sense, I suppose, that's where I found out. But, what about the property? Why's it so important?"

Stephanie sighed. "If I tell you will you put the dot in the Mayor's office? And not tell anyone else?"

"A secret pact! I love it!" exclaimed Justin, straightening himself on the sofa. "Gentlemen, and woman, put your hands in the middle, and we shall make a sacred oath of secrecy!" Justin thrust his hand out, as did Nash and Jordan, followed reluctantly by Stephanie. "We swear, by Hypodermic Homeless Jesus, that what happens in this room stays in this room."

"Except the dot," Stephanie giggled. "That goes to the Mayor's office."

"Right!" said Justin. "All those agreed, make like a foghorn!"

Justin, Nash, and Jordan cupped their hands on the sides of their mouths, and hooted, moaned, and bled.

"Woo, woo," said Stephanie.

Each month the View publishes a chapter from Gold, a serialized tale of politics, capitalism, and corruption in San Francisco. Previous chapters can be found on the paper's website, www.potreroview.net.



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EDITOR and PUBLISHER Steven J. Moss

PRODUCTION MANAGER Hillary Savage

ADVERTISING Lara Durback

THIS MONTH'S CONTRIBUTORS

Jessica Zimmer, Jim Van Buskirk, Jacob Bourne, Chris Block, Bethany Edstrom, Evan Rivera-Owings, Michael Iacuesa and Jordan Katz.

Editorial and policy decisions are made by the staff. All staff positions are voluntary.

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THE POTRERO VIEW, 2325 Third Street Suite 344, San Francisco, CA 94107
415.626.8723 • E-mail: editor@potreroview.net • production@potreroview.net (for advertising)

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APRIL 2016 | Serving the Potrero Hill, Dogpatch, Mission Bay and SOMA Neighborhoods Since 1970 | FREE

Parking Changes Ahead for Third Street

BY JACOB BOURNE

Third Street, from 20th to 24th streets, home to an eclectic collection of commercial spaces, retail outlets, residences, and public transit infrastructure, is facing increasing parking demands. Situated in the characteristically industrial Dogpatch, the area surrounding Third Street is being transformed, as residential developments are steadily built. With parking shortages citywide, Third Street businesses are concerned that transportation will become even more snarled as the neighborhood grows.

According to Bruce Huie, Dogpatch Neighborhood Association president, the San Francisco Municipal Transportation Agency (SFMTA) is undertaking a joint effort with DNA to develop a plan to better manage parking in the area. The neighborhood group and SFMTA have been holding monthly gatherings to discuss potential plan elements.

“We’re working with the DNA and their board of directors to talk about putting together a neighborhood parking management plan,” said Kathryn Studwell, residential permit parking program manager for SFMTA. “The implementation will be towards the end of 2016 and the beginning of 2017. Third Street is one of the sub-areas that is being addressed.”

Though plans haven’t yet been fully articulated, according to Studwell the strategy will include a combination of parking measures. Because Third Street is mostly commercial, a mix of metered parking and two to four hour time limit parking will be included. Residential permit parking regulations will extend to other blocks in the vicinity.

Inadequate parking has been a longstanding issue for people who work in Dogpatch. The American Industrial Center, which houses a couple hundred businesses in a complex that extends two blocks on Third Street, has especially felt parking pressures as a result of being situated near the Muni T-Line and bus stops. The few spaces available at the busy intersection of Third and 20th streets are often taken by people who then hop on transit. Greg Markoulis, AIC manager, who has worked in the neighborhood for 40 years, stressed the importance of supporting the growing retail district, which depends on minimum wage earners having access to affordable parking during work hours.

Ruben Donze, owner of La Fromagerie Cheese Shop, feels that public



Parking is tight on Third and 22nd during the weekday.

PHOTO BY HILLARY SAVAGE

transit riders are impacting the situation. “People using the train tend to leave their cars during the day, so it’s not just residents and employees who are looking for parking. The City should provide affordable parking alternatives for employees,” Donze suggested.

Parking alternatives in the area are slim. Impark, at 901 Illinois Street,

charges \$160 monthly for parking during weekday business hours. Donze believes the rate is too expensive for workers.

According to Suzie Coliver, owner of ARCH Supply Inc., Impark is usually full, and will likely only be in operation for another two years, as there are plans

PARKING page 16

Carolina Project Creeps Forward

BY JACOB BOURNE

Bill Canihan has spent the last two and a half years working to secure permits to redevelop his 891 Carolina Street property. His father, William Canihan, Senior, acquired the single-family home as a rental in 1952, and unsuccessfully sought to renovate it more than a decade ago. Bill Canihan hoped his project would move swiftly through the planning process, but it met with resistance from the San Francisco Planning Department and community members as a result of the proposed structure’s scale, including a prominent fourth floor, which was identified as not conforming to surrounding properties.

The project is now on its fifth round of major revisions. Canihan is optimistic that current plans will be approved, though some neighbors continue to question if all issues, such as the proposal to build on 75 percent of the lot, have been

CAROLINA page 19

Homeless Population Level the Same Despite Forty Years of City Policy

BY CHRIS BLOCK AND STEVEN J. MOSS

“Encampments of people on City streets and in parks or long lines at soup kitchens are distressingly reminiscent of the Hoovervilles of 50 years ago.” This statement serves as an apt description of Division Street in February, the Cesar Chavez-Highway 101 “hairball” today, or any number of places throughout Southside San Francisco, in which dozens of multi-colored tents huddle under freeway overpasses, spilling onto sidewalks. But the quote is from *Beyond Shelter: A Homeless Plan for San Francisco* published in 1989.

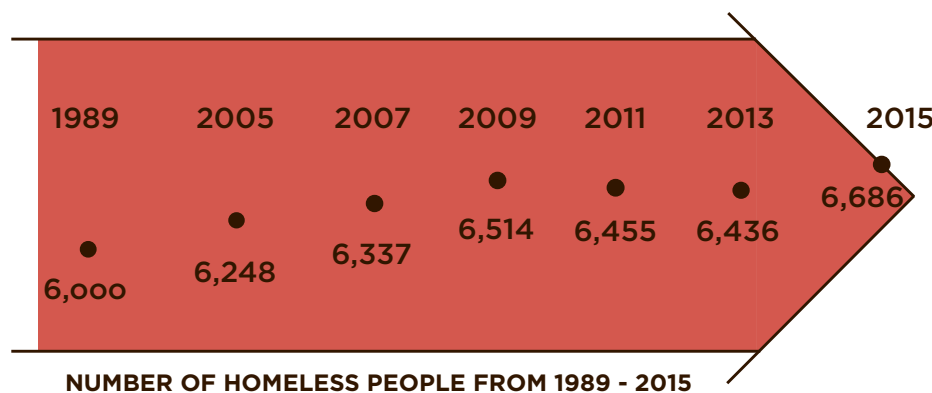
That report, issued under Art Agnos’ Administration, estimated the City’s homeless population at 6,000. More than 25 years later, in 2015, the City’s unhoused population was projected at 6,686, roughly a 10 percent increase over the span of the Loma Prieta earthquake, DotCom crash, 2008 Recession, and current bio-technology-health care

economic boom. Nothing has changed and everything has changed.

San Francisco now spends almost one-quarter of a billion dollars annually on housing the previously homeless and providing services to those still on the streets. These expenditures have more than halved the proportion of chronically homeless people in the City, from

68 percent of the homeless population in 2009 to 31 percent in 2015. In excess of 25,000 homeless individuals have found permanent housing since 2004. Over the past three years, 1,500 units of supportive housing have been created and 9,000 bus tickets provided.

HOMELESS page 21



Data compiled from the 1989 report *Beyond shelter: A Homeless Plan for San Francisco: A Statement of Need* by Mayor Art Agnos and the 2015 *Homeless Point-in-Time Count & Survey Comprehensive Report*.

OP-ED IRS Phoney Threats to Sue

BY PAUL KLEYMAN
SPECIAL TO THE VIEW

The booming voice on my telephone answering machine was intimidating and scary: “This is the Internal Revenue Services.” The robo call told me that the IRS had filed a lawsuit against me; I should dial a stated number immediately.

Except that, the Internal Revenue Service never calls. Ever. Federal policy is for the agency to alert taxpayers about problems or payments owed by mail.

The answering machine message on my Potrero Hill landline I received in February was one of a series of “IRS” calls threatening to sue me. The first of those calls was especially intimidating, until I realized it had to be bogus.

As it happens, I’m the editor of the “Elders” section of the New America Media (NAM) news service. I’ve worked on many stories about financial elder abuse. Even with that background, I initially found myself unnerved by the call. Then I felt mad about the many seniors, immigrants or other vulnerable people who have never heard of these cons or about thieves “phishing” for your Social Security or credit card numbers.

According to the February 28 issue of the *New York Times*, IRS officials estimate that there have been more than 900,000 complaints about such calls since the fall of 2013. Among them, 5,000 victims got swindled out of more than \$26 million.

Before you – or a family member – even think about answering questions, such as to “verify” your Social Security or Medicare number, which are the same, or provide credit-card data, know that you should give that information to no one. Before calling a number left on a voice message, check first with the IRS or the Federal Trade Commission’s (FTC) new “Pass It On” website.

Seniors are especially vulnerable. Scammers love to target landlines, because they tend to be maintained by older people, while those younger, like my daughter, only use smart phones. It’s important to tell older adults you know to beware of such calls.

The IRS website is quite clear

OP-ED San Francisco’s Budget Out of Control

BY JOHN FARRELL

Over the past several years the City has flourished. Tax revenues have increased substantially, as tourism and development has boomed, changing neighborhood character. The Mayor’s fiscal year (FY) 2015 budget of almost nine billion dollars is one billion dollars more than it was just two years ago.

In good times government programs and services aren’t as scrutinized during the budget process as they are in a recession or depression. It’s easy for public officials to look the other way when the City is flush with cash. Yet, the City faces an estimated \$100 million deficit for FY 2016. Nearly half of this gap is due to pension cost increases. In 2011, voters approved Proposition C, a reform measure spearheaded by Mayor Edwin Lee, under pressure from Public Defender Jeff Adachi, which was supposed to resolve runaway pension costs. It didn’t. The assumptions behind the measure didn’t account for retirees living longer or lower investment returns.

The City has no game plan to ad-

dress its budget challenges other than asking municipal departments to cut up to three percent of their budgets. A better approach would be for the City to implement a zero-base budget and start being accountable before the next bubble bursts. The San Francisco Board of Supervisors should immediately direct its Budget Analyst, Harvey Rose, to conduct a zero-base budget.

The City needs to cut administrative fat to ensure vital needs are met. Essential services and programs should be prioritized to ensure that they have sufficient funding. It’s just dumb to cut every department across the board, especially revenue generating ones. City operations should be analyzed and audited, including revenue practices, to insure all revenue sources are identified. Previous Grand Jury and Budget Analyst audit recommendations should be implemented, such as examining nonprofit agencies and City contracts to insure that services are being provided and to determine if they’re even necessary.

For example, the Healthy San Fran-

cisco Program (HSF) was designed by the Department of Public Health (DPH) in 2007 to make health care services available and affordable to uninsured San Franciscans. In FY2013, DPH estimated HSF expenditures at nearly \$112 million, of which \$29 million was covered by revenue and \$83 million was paid for by the General Fund. With the adoption of Obama Care the amount necessary for HSF should have been dramatically reduced; it may even no longer be necessary.

Likewise, more than \$200 million in tax revenue isn’t being appraised by the Assessor’s Office, including an unconstitutional loophole in the Presidio Trust that tax-exempts tenants, the non-assessment of AT&T Ballpark’s naming rights, and Pacific Gas and Electric Company’s under-taxed franchise fee.

The bottom line is that business as usual at City Hall has to change.

John Farrell is a former City Assistant Assessor-Budget/Special Projects, fifth generation San Franciscan, and Westside resident.

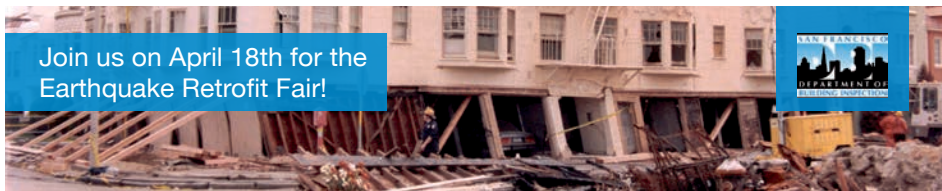
that their agents won’t “call you to demand immediate payment” or stop you from questioning or appealing the amount they claim you owe. The IRS won’t require that you pay with a prepaid debit card or similar method. The agency cannot ask for your credit or debit card numbers on the phone. And they never threaten to have you arrested in such a call.

My colleagues at NAM have been working with the FTC to inform community media around the United States about its “Pass It On” website., <http://tinyurl.com/lbex89r>. FTC chair Edith Ramirez stated at a media briefing NAM held recently in San Francisco, “Whenever consumers face calls from someone insistent on seeking a payment of money, they need to be very suspicious.” People, Ramirez said, “should pause and consult someone in their family or friends.”

The “Pass It On” website provides answers to questions about a wide range of scams. People can phone FTC’s Division of Consumer and Business Education toll free to get additional insights. Those who become victims of fraud, either from a business

or someone claiming to be a government agent, can file a complaint on the “Pass It On” site or at 877.FTC.HELP. The Spanish site to report fraud is ftc.gov/queja.

Additional information is available at www.consumer.ftc.gov and <http://tinyurl.com/pvdzlgf>.



Join us on April 18th for the Earthquake Retrofit Fair!

Take the Next Step!

DBI works closely with property owners to improve the seismic safety of their buildings, protecting the lives of tenants and families. Through the Mandatory Soft Story Program, property owners of multi-unit Type 5 wood frame buildings are required to seismically strengthen their property within the next five years.

Ensure your property is seismically retrofitted by turning in your permit application today!

Compliance Tier	Submission of Permit Application with Plans	Completion of Work and CFC Issuance
1	09/15/2015	09/15/2017
2	09/15/2016	09/15/2018
3	09/15/2017	09/15/2019
4	09/15/2018	09/15/2020

You may be able to add accessory dwelling units to your property when undergoing a seismic retrofit. Financing opportunities are available. Visit sfdbi.org/softstory for more information.

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In the Dogpatch on Michigan Street at 24th

SHORT CUTS

Green Spent on Green

Last month, the newly created **Green Benefit District** (GBD) spent roughly \$34,400 to repair and clean seven green spaces in Dogpatch and northwest Potrero Hill: Benches Garden & Park, Minnesota Grove, I.M. Scott Sidewalk Gardens, Fallen Bridges Mini-Park, Potrero Gateway Loop, Progress Park, and Woods Yard. The funds were used to eliminate graffiti, remove trash and weeds, prune trees, add mulch, repair broken granite, and enhance retaining walls. With revenues from a \$0.0951 per square foot assessment on residential and commercial properties, GBD provides maintenance and capital improvements to open spaces.

Loop Unleashed

The **California Court of Appeal** lifted the stay of construction on the Mission Bay Loop Project, enabling **San Francisco Municipal Transportation Agency's** contractor, **Mitchell Engineering**, to resume construction, starting with exploratory excavations along 18th and 19th streets. As currently planned, the T-Line Loop will extend from Third Street to 18th, Illinois and 19th streets and back to Third. It appears to be mostly being developed for Mission Bay's benefit and convenience. As previously reported in the *View*, the Loop was "first floated more than a decade ago, when the Dogpatch neighborhood...housed a large number of partially derelict lots and former industrial buildings. Today Dogpatch is one of the City's hottest

areas, ground zero for construction of thousands of new apartments, businesses and condominiums."

Bridge Unabridged

As part of the San Francisco Roadway Bridges Project, the 22nd Street Bridge recently closed, while the 23rd Street Bridge reopened. During the closure, during which the existing bridge will be removed and replaced, there'll be no vehicular or pedestrian access to 22nd Street between Iowa Street and Pennsylvania Avenue. Detour signage is in place to direct traffic while the street is shutdown.

Alliance Against Warriors Arena

In late February, the **Mission Bay Alliance** filed a third lawsuit seeking to stop construction of the **Golden State Warriors'** Mission Bay arena. In the suit the Alliance alleges that the **City and County of San Francisco** violated Planning Code Section 321 – Proposition M – and other municipal requirements by issuing four permits related to the arena. Proposition M, a voter-adopted initiative passed in 1986, places a one million square foot annual cap on office development. According to Tom Lippe, an Alliance attorney, the City's allocation of office space to the arena exceeds what's available under the cap. Lippe said the Alliance's team of four law firms is working collaboratively to determine whether to file additional lawsuits. According to Patrick Soluri, another Alliance attorney, Sacramento Superior Court granted the Warriors'



Editor,

Letters to the Editor

Why would the University of California, San Francisco want to locate an academic building, the new Department of Psychiatry and Child, Teen Health Center, in a residential neighborhood and not at a key site on their Mission Bay campus, where construction has stalled, leaving many undeveloped sites by the campus core ("UCSF to Develop Psychiatric Center in Dogpatch," February)? Is this a Trojan Horse, as some Dogpatch residents worry, or just misguided campus planning?

The Department of Psychiatry and Child, Teen Health Center is a gift from John and Lisa Pritzker. Why wouldn't they want this important new facility at a pride of place location on the UCSF Mission Bay campus? The Pritzker family legacy would be much better served with the center located on a campus site, like behind the Sandler Neuroscience Center, an easy walk from parking, the child play friendly quad park, and other campus amenities. On campus, the center could be housed in a handsome work of architecture that compliments the other fine academic buildings.

The Pritzker family legacy will be poorly served on a site in the off-campus Dogpatch residential neighborhood, with inadequate parking and campus amenities in an unfortunate work of architecture that tries to hopefully "fit in" to the neighborhood rather than celebrate a UCSF campus site and the Pritzker Family Legacy.

Clearly the UCSF Chancellor and development office need to have a conversation with John and Lisa Pritzker to make sure that UCSF acts in their best interests

And the interests of Dogpatch would be well-served and honored if the Third Street site were to be used to house UCSF students, and/or other UCSF medical professionals and their families in a residential development in Dogpatch; a truly win-win solution.

*John Loomis
Tennessee Street*

motion to have the Alliance's California Environmental Quality Act-related lawsuit transferred to San Francisco, an outcome the Alliance appealed. The Warriors also motioned to transfer the Alliance's lawsuit against **University of California, San Francisco** chancellor Sam Hawgood to San Francisco; the Alameda Superior Court tentatively

ruled against that motion.

Biotech Leader Bails

Last month, **QB3**, the **University of California** (UC) research institute and life science accelerator, announced that **Douglas Crawford**, PhD, has resigned

SHORT CUTS page 14

Spring Has Sprung on Potrero Hill!

Newest Listings

Address	Property Type	BD/BA/PKG	List Price
1001 17th #402	Condo	2 / 2½ / 1	\$1,335,000
862 De Haro #A	Condo	2 / 2 / 1	\$1,099,000
1001 17th #308	Condo	2 / 2 / 1	\$999,000
1637 18th	Loft	2 / 2 / 1	\$999,000
2109 22nd	SFR	- / 2 / 0	\$699,000

Recent Sales

Address	Property Type	BD/BA/PKG	List Price	Sold Price
361 Texas	SFR	3 / 2 / 1	\$1,795,000	\$2,300,000
310 Carolina #404	Condo	2 / 2½ / 1	\$1,750,000	\$1,750,000
1560 22nd	Condo	3 / 2½ / 2	\$1,649,000	\$1,649,000
310 Carolina #204	Condo	2 / 2½ / 1	\$1,525,000	\$1,525,000
623 Missouri	SFR	3 / 2 / 2	\$988,000	\$1,515,000
479 Texas #1	Condo	2 / 2 / 2	\$1,049,000	\$1,385,000
310 Carolina #401	Condo	1 / 1 / 1	\$1,350,000	\$1,350,000
1055 Mississippi	Condo	3 / 2 / 1	\$1,325,000	\$1,300,000
417 Arkansas	Condo	2 / 2 / 1	\$1,099,000	\$1,240,000
310 Carolina #301	Condo	1 / 1 / 1	\$1,129,000	\$1,129,000
1001 17th #304	Condo	2 / 2 / 1	\$1,115,000	\$1,115,000
613 Carolina	Condo	2 / 2 / 1	\$949,000	\$1,000,000
1655 18th	Loft	1 / 1½ / 1	\$799,000	\$825,000
1001 17th #401	Condo	1 / 1 / 1	\$775,000	\$775,000
1001 17th #205	Condo	1 / 1 / 1	\$649,000	\$649,000

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City Wants to Expand Biotech Beyond Mission Bay

BY JESSICA ZIMMER

The City and County of San Francisco hopes to encourage midsize biotechnology companies that emerge from Mission Bay incubators to move to South-of-Market, Pier 70, and other Southside San Francisco neighborhoods, even as the East Bay and South San Francisco promise lower rents and more space to expand. "The City is looking at the success of Mission Bay and saying, 'Where do we grow next?'" said Todd Rufo, director of the San Francisco Office of Economic and Workforce Development (OEWD). "We want to keep them (biotech companies) as they grow."

"There's still space that's being built in the City. We're also looking at Pier 70, the Giants parking lot, NRG Energy, the Shipyard, and the central SoMa corridor, said Rufo. "These areas are right next door to Mission Bay. If you're able to get on the light rail system, we think that investment will allow proximity even if the areas aren't geographically close."

According to Rufo, the City wants to motivate property owners and biotech companies to divide large rental spaces to create "roommate situations." However, no municipal strategies have been developed to encourage this outcome, and the City isn't looking to change zoning under the *Eastern Neighborhoods Plan*. "If you increase the life sciences zoning, that trades off against industrial zoning. The Mayor is deeply committed to the industrial sector," said Rufo.

"Mission Bay is substantially occupied at the present moment," said Steve Richardson, chief operating officer and regional market director for San Francisco of Alexandria Real Estate

Equities, which manages more than 3.7 million square feet on the Southside. "We're abundantly aware of the need for space. But I think every segment is very well represented in Mission Bay, from small to midsize to large," said Richardson.

Richardson said Alexandria has several life sciences buildings in development in the neighborhood. The firm supports roommate situations. "We work with highly professional people who are very skilled and have been able to manage that very effectively," said Richardson.

Christopher Haskell, head of Bayer's U.S. Science Hub, who has been instrumental in developing Bayer's CoLaborator, a life sciences incubator in Mission Bay, said it won't be easy to get midsize biotech to relocate elsewhere in the City. "The reason that Bayer moved here in 2011 was to be close to UCSF. This is the same reason that the startups want to be here so desperately. They often have their advisors from UCSF and they're using core facilities. Also, the venture groups are here," said Haskell.

Haskell said he's witnessed companies suffer challenging circumstances to stay in Mission Bay, including doubling up on benches and renting in multiple buildings. He doesn't see property owners and managers encouraging roommate situations. "There's so much demand for space that they don't need to go down the much more difficult route of breaking up large spaces," said Haskell.

According to Brian Feth, founder and CEO of Xcell Biosciences, Inc., midsize biotech companies in Mission Bay remain there even if they have to operate in unconventional and restrictive ways. "We have every bench space

taken up with lab equipment. We make a product with a bioreactor that's stacked to the ceiling. We don't have any storage space. We have the team spread out. The engineers, accountants, and I don't get to meet them (the lab workers) as often as we would like. You have to go outside to make a phone call," said Feth. Feth's solution is "temporary and dysfunctional...but it's the best we can get right now."

Xcell began in 2012 in the QB3 East Bay Innovation Center, a University of California-associated incubator in Berkeley. It then moved to Illumina's accelerator program in Mission Bay, and finally to Bayer's CoLaborator. Xcell started with one bench; it now has 13 full-time employees and three interns. Even though Feth wants the company to grow, he feels it needs to remain in Mission Bay. "We do a lot of work with UCSF Benioff and UCSF. We engage in clinical studies with them on pancreatic and prostate cancer. They provide us with patient samples," said Feth. "It's much easier for us to manage patient flow from UCSF than from Stanford. Also, a lot of what we do is time-sensitive. We'd have to have a courier service."

According to Feth, Mission Bay gives Xcell's staff a manageable commute. "...biotech employees...are split between South San Francisco and the East Bay. If you move to one location or the other, you're putting a burden on people from the other side. Mission

Bay is really nice because it's right in the middle," said Feth.

Kevin McCormack, senior director of public communications and patient advocate outreach at the California Institute for Regenerative Medicine (CIRM), a state agency that funds stem cell research which was initially located in Mission Bay, said many entities have no issue relocating. "We resolved the problem quite simply. We moved to Oakland. You just run up against the reality. The market is just so hot," said McCormack.

According to McCormack, the City can't do much to make more room for growing biotech. "There's not much space left. I think the City in many ways is a victim of its own success. They wanted to make Mission Bay a biotech and high-tech hub. They've done just that. The only people who can afford to get in are people with deep pockets," said McCormack.

Michael Caplan, economic development manager for the City of Berkeley, said biotech companies are moving to the East Bay because there's an established corridor of life sciences companies between Emeryville and Berkeley. "There is a square footage of lab space here that exceeds that of Mission Bay," said Caplan.

Caplan said the East Bay is facing its own lab space crunch and isn't courting companies from the City. "What

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Dogpatch Residents Design UCSF Housing

BY JESSICA ZIMMER

At a mid-March gathering, roughly a dozen Southside residents met with University of California, San Francisco and Perkins + Will staff to discuss designs for the university's new graduate student and trainee housing, planned for 566, 590 and 600 Minnesota Street. The workshop took place at Dogpatch Studios, located at 991 Tennessee Street.

The March meeting was the second in a series, the previous one held in February at the same location attended by approximately twenty residents. At the March gathering, Perkins + Will senior urban designer Noah Friedman discussed what features UCSF could and couldn't promise, as well as the project's timeline. UCSF anticipates that the buildings will open in late-2019.

Friedman emphasized that as a public university UCSF isn't bound by the City's planning code, though it intends to install street enhancements, like greenery, make the housing "sustainable," and rely on the services of and collaborate with local businesses.

Meeting attendees expressed concerns about the university's proposal to build to the neighborhood's 58-foot height limit and house 630 students and trainees, a 50 to 150-person increase from the number of individuals UCSF stated the structure would accommodate in February. "A lot of us feel that is maybe too much. Are you also considering remodeling housing on campus?" asked Janet Carpinelli, a

member of the Dogpatch Neighborhood Association (DNA) and UCSF Citizens' Advisory Council (CAC).

"That's only ten years old, so no," responded Clare Shinnerl, UCSF associate vice chancellor.

J.R. Eppler, Potrero Boosters president and UCSF CAC member, said he appreciated the university's engagement with the community early in the process. "It feels as if that involvement could broaden if this project is going to be as successful as it could be," said Eppler. He's concerned about spillover impacts into Potrero Hill that the housing could prompt. "The barrier between Dogpatch and Potrero Hill is not impermeable. This project is located on a very short bridge that connects the two," said Eppler.

At the March meeting, attendees expressed concern that UCSF wasn't making sufficiently serious commitments to being environmentally-friendly. "You say you want to achieve minimum LEED silver certification for new construction. You should be embarrassed. That'll be out of date by the time you are done," said one Southside resident. More than one attendee offered to assist the university create a sustainable design. "Please don't just compare yourself with what's been done in the past. Tap into the expertise in the Bay Area and really do this well," said a participant.

According to Friedman, UCSF won't consider building a skybridge over 18th Street – the road is City prop-



Future site of UCSF housing on Minnesota Street.

PHOTO BY HILLARY SAVAGE

erty – provide public access to courtyards and other common areas of the student housing buildings, or put a full-service grocery store near the complex. At the March meeting, attendees said they were concerned about pedestrian and bicyclist safety around 18th Street.

Friedman revealed diagrams that showed points of agreement between attendees about where to place automobile and bicycle parking, loading services, and entry points. The graphics were based on Styrofoam and paper models that participants had created in February. At that gathering, attendees agreed that the complex should include street enhancements, such as greenery, parking should be limited, the three buildings should avoid the sterile look that largely dominates Mission Bay, and the structures should let in light from the east.

Although Perkins + Will facilitated the meetings, according to Leslie Santos, UCSF's director of housing services, the university hasn't decided on an architect for the project. It expects to do so this summer. She said UCSF graduate students and trainees are focused on price, not design. "They want cheap housing, what's affordable for them. A lot of them are on fixed incomes. Just the cost of going to school is challenging for them,"

said Santos.

According to Santos, UCSF's current pool of graduate students and post-doctoral trainees has more single people and couples than families with children. This is one factor that's motivated UCSF and participants to allot 85 parking spaces, relatively few new spaces for parking given the proposed size of the complex.

At the February meeting, Dogpatch resident Audra Angeli-Morse said she didn't want UCSF to encourage "suburban mall sprawl," echoing general participant sentiment that wanted to avoid creating significant amounts of new parking and blocky housing units that'd continue to erode the neighborhood's small-town, pedestrian-friendly, mixed-use feel. "I live on Tennessee Street so I'm very worried about all this. There have been a lot of promises that have not been kept," said Angeli-Morse.

When building the Styrofoam models in February, participants found it difficult to figure out how to deal with vehicle traffic. Currently, Indiana Street allows only right turns. Participants were concerned that a

UCSF page 21

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Crowdsourced Commuter Van to Offer Hill Service

BY BETHANY EDSTROM

After Ali Vahabzadeh moved several times to secure a more convenient commute to his South-of-Market workplace he became aware of the value San Franciscans place on a reliable, stress-free, and affordable work commute. As he bicycled to SoMa from the Mission he saw commuters standing at bus stops as Muni buses sailed past, full to capacity. And Vahabzadeh knew that some residents paid as much as \$20 for a one-way trip to work through Lyft or Uber.

Vahabzadeh's solution to the transportation challenge is Chariot, a crowdsourced and crowdfunded van service that launched in 2014. In a remarkably short time, Chariot has amassed a fleet of 84 14-seater vans that offer quick, reliable service on 11 routes during morning and evening commute hours, 6:30 to 10 a.m. and 4 to 8 p.m. Chariot provides 15,000 rides per week, and is growing. The service is inexpensive. Most customers pay \$3 to \$4 per one-way ride. Monthly passes entitle users to unlimited rides for \$93 a month.

Chariot's routes are crowdfunded. After potential customers download Chariot's app they're asked to enter their home and work addresses. Based on these data Chariot determines the routes that're most in demand. Once interest in a particular route meets a critical mass, said Vahabzadeh, Chariot begins crowdfunding that route. Customers who have downloaded the app are asked to reserve their first ride with

a credit card. After 125 commuters have booked a trip, Chariot begins providing service along the route within two days. Customer credit cards aren't charged until service begins.

Chariot's vans follow a predetermined route with multiple stops based on crowdsourcing data. In keeping with San Francisco's policy about curb use by private vehicles, Chariot relies on public passenger loading zones – white curbs – whenever possible. Since the vehicles are commercially licensed they also use yellow commercial zones as needed.

Chariot may be coming to Potrero Hill. The crowdfunding process began in mid-February, and has amassed more than 35 confirmed users. As soon as 90 more Hill residents sign up for the service Chariot will begin providing service within two days. The "Potrero Pronto" will then join other cleverly-named routes, like the "Mission Possible" and the "Chestnut Bullet." The Potrero Pronto will stop at multiple neighborhood locations, providing service between the Hill and the 22nd Street Caltrain station within 15 minutes. Average Potrero Pronto payments will be \$4 per ride.

Vahabzadeh's research indicates that Hill commuters are more likely to drive to work than rely on mass transit. For motorists, Chariot offers a relaxed and reliable alternative for less than the cost of gasoline and Downtown parking. Chariot users are guaranteed seats after they make their reservations.

The vans are fully insured and driven by professional drivers. Because most commuters follow the same route daily, Chariot riders often find themselves traveling with the same passengers, giving the experience a social component. Chariot qualifies as a transit vendor, enabling riders with commuter benefits to pay with pre-tax dollars. For Hill residents who commute by bus, Vahabzadeh estimated that Potrero Pronto service will be 50 percent faster than Muni service along similar routes.

Chariot is new to San Francisco,

but similar services are offered in other cities around the world. As he worked to launch Chariot, Vahabzadeh traveled to Tel Aviv, Mexico City, Singapore, and Brooklyn to ride on commuter vans.

In addition to adding City routes, Chariot is expanding service to areas outside San Francisco. It already offers a route to and from Mill Valley. Vahabzadeh expects to add other suburban lines as the company grows. Chariot vans are also available for charter on weekends, when commuter service isn't available.

Merchants President Gets to Work after Retiring

BY EVAN RIVERA-OWINGS

On a rainy afternoon in February, at Farley's, on 18th and Missouri streets, Keith Goldstein, 66, talked to the *View* about how he came to retire.

Goldstein, the founder and now former chief executive officer of Everest Waterproofing, was raised in public housing in Whitechapel, London. He first moved to Potrero Hill forty years ago. After bouncing around doing odd-job painting work, in 1976 he landed a position as a waterproofer with Gitane Waterproofing.

It took 23 years, but eventually Goldstein started his own company, Everest Waterproofing, which he

headed for more than a decade and a half before agreeing to sell it to two of his employees earlier this year.

Goldstein serves as the Potrero Boosters' corresponding secretary, and has been president of the Potrero-Dogpatch Merchant Association (PDMA) for more than ten years. PDMA provides a network and resource for local businesses to fight the growth of chain franchises, navigate municipal regulations, and advocate for neighborhood-friendly public policies. Goldstein is also a former president of the Sealing, Waterproofing, and Restoration In-

GOLDSTEIN page 10



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Mutiny Radio Continues its Rebellion

BY MICHAEL IACUessa

The original logo for Mutiny Radio, which can still be seen above the station's doorway at 21st and Florida streets, depicts a hand reaching out of the sea gripping a microphone. The intent was likely to demonstrate nothing could sink its broadcast. But station manager Pam Benjamin now sees the graphic differently. "It looks like we thought we were drowning," she said.

When the logo was developed the station was barely afloat. The Federal Communications Commission had clamped down on its predecessor, Pirate Cat Radio, for unlicensed FM transmission. Pirate Cat founder Daniel "Monkey Man" Roberts pulled the plug in 2011 after becoming embroiled in a disagreement with the DJs. A collective arose after his departure; it took several months for the new organization to take root.

Today, a new logo appears in the station's window: a sturdy ship's bow intertwined with a nautical steering wheel. "I think we are in a better place now, so we're changing it over," Benjamin explained.

The sea-themed symbols are almost all that remain of the Pirate Cat days. Most of the DJs are new. The station's site, once a coffee shop where patrons could watch the broadcast through soundproof glass, has been replaced with a performance space. And, even though Mutiny Radio barely covers its costs, there is sense that

things are getting easier.

Aired solely on the Internet now, whether it's covering the Occupy Movement or interviewing musicians such as George Clinton, the station offers its DJs the opportunity to present an independent community voice. For \$75 a month - which works out to less than \$10 an hour - and a few weeks training, anyone with a concept can get on the air.

"We're really about promoting art and free speech and giving people a voice," said Benjamin, who noted that the DJs range in age from 78 to college undergraduates. "I'll give technical advice, but otherwise it's radical free speech. They can do anything they want."

The station rents out airtime to the public from 6 to 8 p.m. on Saturdays. "For \$40, they can have two hours with a board op, the space and a podcast," she explained. If they're enterprising, they can charge admission to the space as well. The door is split with the station, up to \$100. "I want to give people the opportunity to try to create their own economics with their art and, if not, still get to do a free show for 20 bucks an hour," she added. "I'm a socialist and I believe in people making money for their work."

The space seats 30, thanks to chairs donated just two months ago. The socialist theme is reflected in the station's current art exhibit, which features posters of labor leaders as baseball cards. The artist, Bill Morgan,



Mutiny Radio is located at 21st and Florida.

PHOTO BY MIKE IACUessa

a retired San Francisco elementary school teacher, hosts the show Labor and Love on Saturdays. "As a teacher I always wanted to get the labor movement into the curriculum," he explained. While he wasn't entirely successful, he collected a lot of materials over the years that are now useful in his program. "I define labor pretty broadly. I think poverty, immigration and social security are all based on labor," he said. And the protest music he intertwines between news and interviews is as

much Tupac and Queen Latifah as it is Woody Guthrie.

Morgan's show is one of 40 now on the air. Themes range from news to LGBT discussions to Japanese retro music. Flat Black Plastic plays all vinyl, the DJ having built his collection working several years at Ameoba. The station broadcasts 24 hours a day; any open time is filled with previously recorded shows.

Six nights a week Mutiny hosts

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BIOTECH from page 6

we're really trying to do is capture and grow our own companies on this side of the Bay. There's a lot of small companies that are working on molecular science technology. There's been a lot of work on biofuels, which is a legacy of the Energy Biofuels Institute," said Caplan. EBI is a Berkeley-based public-private partnership focused on developing new energy sources and lowering energy consumption.

Carol Mimura, assistant vice chancellor of intellectual property and industry research alliances at UC Berkeley, agreed that many life science companies that start in Berkeley remain in the East Bay. "About 42 percent of startup companies that were founded with an IP license from UC Berkeley are life sciences companies. Sixty-six of them are still in operation and employ over 1,550 Californians. Most of our 175 licensed startups remain in our region and cluster close to campus due to resources that they continue to rely on," said Mimura.

Mark Addiego, mayor of South San Francisco, said biotech companies which began in Mission Bay incubators often want the larger spaces available in South SF. "A midsize company can't wait for years to build something from the ground up," said Addiego.

He said South SF is attractive to biotech companies because it understands the industry. "I had the advantage of serving on the City Council a long time ago when biotech was just a blip on the radar. From the very beginning, instead of being frightened by biotech, we've

embraced the industry," said Addiego.

According to Addiego, South SF's 67,000 residents are joined by roughly 24,000 biotech commuters daily. "We understand the benefit of having the workers in that industry is a trickle-down effect...The bigger issue is property. Genentech is 12 to 14 percent of the entire assessed valuation of the community," said Addiego.

Addiego said biotech can provide a city with more property tax revenues than tech if the company has valuable equipment on-site. He added that although South SF is making more space for biotech, it may soon experience a space crunch. "We never envisioned it would cross the 101. Now there's an office building. Right downtown across from City Hall, upstairs in a building that was originally part of the Masonic Lodge, is office space. One half of that is a biotech company with a wet lab. There's actually a biotech company down in Mountain View looking to relocate to South SF," said Addiego.

Rufo is aware that there are attractive options for biotech companies elsewhere, but the City wants to see its current roster of 234 life sciences companies remain. "If you rewind the tape back to 2000, the biotech industry didn't exist here. Now we have nine incubators/accelerators in the City. We're hosting BIO 2016 in June at the Moscone Center. I'm disappointed to see companies grow their jobs outside the City when they wanted to stay in San Francisco. For any company that wants to be here, we want to be able to accommodate them," said Rufo.

GOLDSTEIN from page 8

stitute, a national trade organization; and a former vice president of Golden Gate Senior Services, which assists developmentally disabled seniors.

Goldstein exuded a quiet pride when describing his role as co-chair in developing the Potrero Hill Festival into an annual, "premier" street festival that takes places every third Saturday in October. He also sits on the Eastern Neighborhood Citizens Advisory Committee, a group that encourages the inclusion of open space, transit improvements, street maintenance, and child care facilities as part of large residential development projects

Goldstein derives particular joy from two projects he describes as his "highlights:" serving as a Saturday food runner for local homeless shelters, and as president of the nonprofit, Nepal Social, Educational, Environmental, Development Services (SEEDS). Goldstein has spent every Saturday for the last 21 years driving to the Ferry Plaza Farmers Market to haul away surplus food from vendors and deliver it to local relief houses. He drops-off up to 2,000 pounds of fresh produce at various homeless family-focused shelters, such as St. Martin House of Hospitality on Potrero Avenue, Hamilton Family Center, and Raphael House on Sutter Street. Goldstein finds the work irresistibly rewarding.

During a visit to Nepal as a youth, Goldstein became convinced that the country's open and welcoming population deserved better access to first-world resources. In 1998, he co-founded



PDMA president Keith Goldstein.

PHOTO COURTESY OF GOLDSTEIN

Nepal SEEDS, an organization that raises funds to help build health clinics, schools, water delivery infrastructure, biogas systems, and environmental restoration in an area of the Himalayas so remote that such services would otherwise be unavailable. SEEDS provided seismic upgrades to schools and health facilities after last year's earthquakes.

Goldstein followed a business practice that's based on one succinct motto, given to him by his dad: "Don't be greedy." Everest Waterproofing was sold last month. Goldstein is looking forward to "doing a lot of traveling" with his wife of 37 years, Donna, taking saxophone lessons, and expanding his involvement in his various volunteer organizations, especially Nepal SEEDS. "My personal philosophy has been that the bottom line is not the dollar sign, but to have a satisfied customer and to be recognized as an asset to the community," he said.



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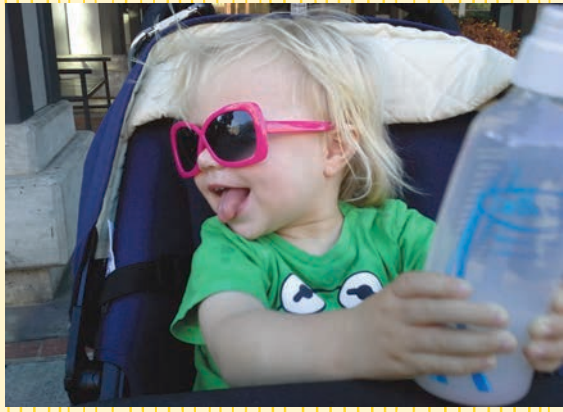


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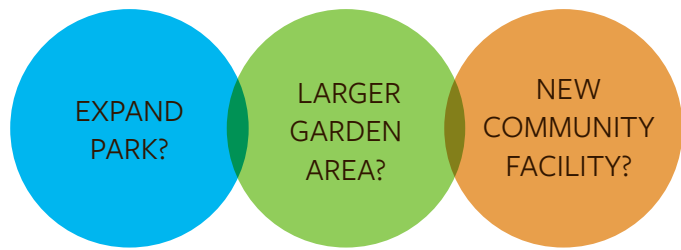
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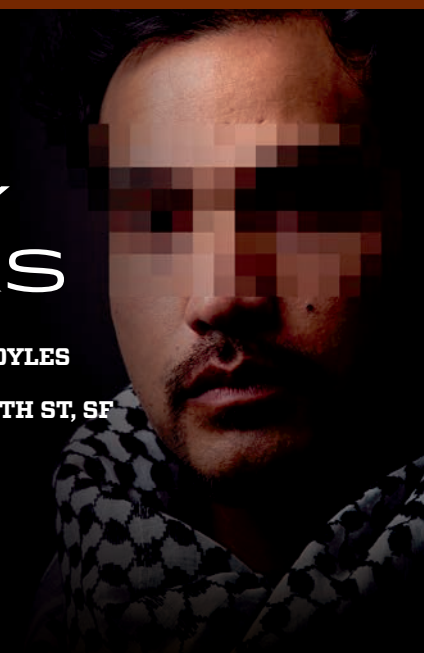
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2

Community: Angel Alley Ribbon Cutting Ceremony

Angel Alley is a green pathway located between 22nd Street and Tubbs on Tennessee Street. It has been transformed from a 300 feet long fennel and trash covered strip into a palm tree and succulent oasis. 11 a.m. to 12 p.m. Information: angelalley.org.

7

Health: Art of Aging Gracefully Resource Fair

Participants are invited to engage with local businesses and organizations and enjoy valuable resources to help them stay healthy and energized, including presentations from University of California, San Francisco Medical Center professionals on healthy living, insight into how to support active, creative aging, free classes in yoga and meditation, and much more. Stay for the day or attend select sessions. Advance registration highly recommended. 9:30 a.m. to 3:30 p.m. Free. To register, call 415.292.1200. Jewish Community Center of San Francisco, 3200 California Street. Information: jccsf.org/aginggracefully.



The Untamed Stage will premier on April 21st at The Hypnodrome.

PHOTO COURTESY OF THE HYPNODROME

8

Performance: Denial Is A Wonderful Thing

One woman, three continents, five decades and a lusty affair. From Mumbai to the Outback, New York to the Haight, and Catholic schoolgirl to free spirit, Christina reveals all in this one-woman talk story. A workshop performance with discussion afterward. 8 p.m. EXIT Studio, 156 Eddy Street. Free. Information: 415.673.3847

13

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

April 14 through May 28**Theater: The Untamed Stage**

The Untamed Stage derives its name from Trude Hesterberg's Berlin-based cabaret, which the performer founded in 1921. At

COMMUNITY CALENDAR

the end of World War I, Kaiser Wilhelm's repressive government was replaced by the Weimar Republic, whose new constitution allowed for no censorship. Berlin *cabarett* suddenly produced a flowering of politically, socially and sexually provocative material, in a movement that flourished until Hitler's ascension in 1933, when most of the performers left the country or were suppressed. Opening night, April 21, 8 p.m. Showtimes: Thursday through Saturday, 8 p.m. The Hypnodrome, 575 10th Street. Tickets: \$30, hypnodrome.org or 415.377.4202.

16

Community: Friends of Potrero Hill Preschool Spring Soiree

This festive evening features cocktails, food and music, as well as auction and raffle items. \$10 Raffle tickets available from parents at the school; the drawing will be held during the event. 7 to 10 p.m. Gallery 16, 501 Third Street. Information and raffle tickets: fophfundraising@gmail.com; Event tickets: \$50, <http://www.brownpapertickets.com/event/2495107>.

20

Music: Soul Delights

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24

Nature: Annual Native Plant Garden Tour

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30

Fundraiser: 42nd Annual Balboa High Variety Show

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A Place to Chat About Death

BY JIM VAN BUSKIRK

Death is in the Zeitgeist. Everyone's talking about it, or not, as the case may be.

One place to discuss the generally taboo topic is at a Death Cafe, an informal gathering with no specific agenda, objectives or themes. A discussion group rather than a grief support or counselling session, Death Cafes are run by volunteers and intended—as the movement's website proclaims—“to increase awareness of death with a view to helping people make the most of their (finite) lives.”

Death, or at least talking about death, can be fun. The Death Café held monthly at the Potrero Branch, Library is filled with laughter, and features light refreshments, including tea and home-baked cookies. Some people attend monthly; others come once or twice. Their stories are inspiring and energizing, rather than macabre or depressing. And the Café's demographics defy expectations, with participants ranging from twenty-somethings to octogenarians. Largely, though, attendees consist of Baby Boomers dealing with end of life issues for their parents who are also facing their own mortality.

The first Death Cafe was held by Swiss sociologist and anthropologist Bernard Crettaz in Neuchatel, Switzerland in 2004, followed by a Paris event in 2010. In 2011, Jon Underwood and Sue Barsky Reid held a Death Cafe in London. The social franchise quickly spread across Europe, North America and Australasia; thousands of gatherings have occurred over the last several years.

Among the wide-ranging topics discussed at the cafes are religious and cultural customs, existential fears, burial options, cremation dispersal, home funerals, and living wills. Stories are shared about deathbed experiences and communications with “the other side”. So many resources emerge during a given two-hour session that the Potrero group has created its own Pinterest page.

A plethora of books investigate death from a variety of perspectives. Atul Gawande's powerful *Being Mortal: Medicine and What Matters in the End* offers

a physician's perspective; Roz Chast's hilariously heartbreaking graphic novel *Can't We Talk About Something More Pleasant?* idiosyncratically documents her roller coaster experience with her aging parents. Misconceptions about what hospice is, and isn't, are put to rest by Sheila Himmel and Fran Smith in *Changing the Way We Die: Compassionate End-of-Life Care and the Hospice Movement*.

Increasingly popular are living funerals, like the one held by Morrie Schwartz, made famous by Mitch Albom in the bestselling book and film adaptation *Tuesdays with Morrie*. The film *How to Die in Oregon* powerfully documents how our neighbors to the north deal with the controversial issue.

Many organizations are developing public programming focusing on death, as evidenced by “Embracing the Journey, an End of Life Resource Fair” held at the Jewish Community Center of San Francisco last fall, and an ongoing series at the San Francisco Public Library entitled “We're All Terminal: Living with Death and Dying.” Stuart Bronstein offers will-writing workshops, from which a prepared participant can exit the free, 90-minute session with a legally binding will, at various SFPL branches. Other local groups dealing with end of life issues include the Bay Area Funeral Consumers Association, Seven Ponds, and Final Passages.

After a quarter-century of advocacy, the California End of Life Option Act, which goes into effect next February, will make California the fifth state to authorize medical aid-in-dying.

To find a convenient Death Cafe, visit DeathCafe.com. Entering a zip code leads you to the closest meeting, either temporally or geographically, with a prompt to contact the organizer to reserve a space in order to keep groups small. Death Cafes are offered on a not for profit basis, in an accessible, respectful and confidential space, with no intention of leading people to any conclusion, product or course of action. Talking about death won't kill you!

SHORT CUTS from page 5

his position as QB3's associate director at UC San Francisco. Crawford co-founded two key components of QB3: its venture fund, Mission Bay Capital (MBC), in 2009; and its San Francisco incubator QB3@953, in 2013, in partnership with QB3's director, Regis Kelly, PhD, OBE. Crawford now manages MBC and QB3@953. Details of the relationship between QB3 and the two companies remain to be worked out. QB3 will continue to be a source of tenant candidates for QB3@953 and investment possibilities to MBC. Kelly will retain oversight positions at both entities.

Corrections

The *View* made several errors in February's “UCSF to Develop Psychiatric Center in Dogpatch.” These include: Janet Carpinelli belongs to the Community Advisory Group, not the Citizens Advisory Council. The University of California, San Francisco is considering 500 to 600 residential units, rather than 150, at its proposed Minnesota housing site; the housing, if approved, would be for UCSF students and trainees, not for the UCSF School of Medicine or its “applicants.” And, Dr. Dan Lowenstein didn't put a price tag on rental rates for campus housing, but instead said, “We want to increase inventory and keep campus housing rates well below market”...And in the same issue, “Chan and Zuckerberg SF General Hospital and Trauma Center to Open this Spring,” the correct spelling of the foundation's chief executive

officer is “Amanda Heier.” The hospital's name is “Priscilla Chan and Mark Zuckerberg San Francisco General Hospital” or, “Zuckerberg San Francisco General.”

MUTINY from page 9

live events, the newest a sex-positive talk and demonstration on Wednesdays. A majority of the station's programming is self-created, rather than copyrighted music. Comedy - Benjamin's art - dominates the live entertainment. The curated Pamastik's Comedy Clubhouse on Friday night averages 30,000 podcast downloads a month.

In March the station hosted a comedy festival fundraiser, featuring 25 shows in five days, which raised more than two-thirds of the \$3,000 Mutiny needs annually to cover its expenses. In the past the station has utilized Kickstarter to generate funds.

The \$3,000 makes up what the DJ fees don't cover in rent. Benjamin explained she's loath to make those cost-prohibitive to people getting on the air. While the comedians who participated in the fundraiser donated their time, she refused to make it a pay-to-play affair for them. “I'm a socialist,” she repeated. “It seems in San Francisco artists and teachers of any kind have to be poor and there is an attitude that people who do what they like to do shouldn't get paid.”

Mutiny Radio isn't anything close to a profitable affair, but it's surviving nonetheless with a wealth of underground spirit.



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SF Youth Soccer Clashes with City Rec and Parks

BY BETHANY EDSTROM

Last month, San Francisco Youth Soccer (SFYS) president Po Bronson emailed the families of players to announce that the league plans to address concerns raised at the organization's annual meeting, including a "lack of transparency, the surprise attempt by clubs to take over the association, favoritism by the league of some clubs over others, and the profit-making by clubs using free city fields." Bronson noted that "real anger was expressed over some SF Rec and Park policies."

Nonprofit SFYS has been offered recreational, competitive, and elite soccer teams to San Franciscans aged seven to eighteen since 1998. In his email, Bronson likened SFYS to "a startup that is strained by its own successful growth," and acknowledged that "we have essentially outgrown our regulatory structure and governance." Bronson noted that many of the 552 votes in its annual election, which were originally meant to be allocated to parents of participants, have fallen into the hands of club managers, some of whom earn income from handling soccer teams without any financial oversight.

The San Francisco Recreation and Parks Department (SFRPD) agreed that SFYS's rapid growth is responsible for some of the complaints. According to SFRPD, the number of children involved in youth soccer—in all programs, not just SFYS—has doubled since 2009. Upwards of 12,000 San Francisco youth play soccer annually; SFRPD accommodates 650 youth teams in the spring and 900 in the fall. With this participation level, SFRPD acknowledged that conflicts over field allocation have become commonplace. SFRPD has to juggle the needs of adult recreational sports teams and youth teams in sports other than soccer. While expressing sympathy with SFYS's desire to develop competitive programs, SFRPD stated that "such focus must not

negatively impact recreational programs or the fair access to fields by other user groups."

Under the City's Approved Benefit Law, SFYS is categorized as a volunteer-run recreational organization. The law stipulates that voting rights must be held by parents, and that there be no paid staff or coaches. Originally, team managers—who were always parents—held voting privileges. Over time, SFYS admitted that some teams began to hire coaches and other paid staff, including those who served as team managers and thereby were given voting rights. In some cases, managers were in a position to make significant profits from their participation in the governance of SFYS.

Bronson stated that he's had discussions with SFRPD about clubs' lack of compliance with the Approved Benefit Law. These conversations will continue; Bronson informed families that SFYS had hired a lawyer specializing in nonprofit law and intends to restore transparency to its governance and place decision-making power back in the hands of parents and volunteer coaches.

SFYS staff declined to comment on the matter for this article.

PARKING from page 3

to develop the space for housing. Coliver had mixed sentiments about proposed parking strategies, acknowledging the difficulty of finding the right solution. "Right now it's chaos," Coliver added. "If you arrive after quarter of eight in the morning you can't find parking. I think anything would be an improvement over what's there now. We depend on customers being able to come and do business with us during the day. Metered parking would be a big help, though there's a feeling that it would make it very hard for people who work in the area to find parking. There are other ways to deal with the issue, such as building large outlying parking areas and providing

shuttles."

Greg Mindel, owner of Neighbor Bakehouse, doesn't think that metered parking is appropriate for the area, and wants to explore other solutions. "I'm not sure what will be accomplished by putting in meters," he said. "The residential parking permits make sense. Let's make more parking spaces by taking one of the bay barges and creating a floating parking lot with shuttles into the area. With metered parking the problem is not solved. The Monday through Friday people who are working would be most affected. There are still a lot of open lots around here, so they should let people park in these areas or build a parking garage. Some of the development plans are still years out, so why not use these spaces for parking? It's a clear solution because it would create more spots."

Food and beverage businesses find the parking situation especially challenging, as their patrons often want to park for longer periods after business hours, competing with residents who are returning to the neighborhood from work. "Parking is very, very tight, and has gotten noticeably more difficult over the past year or two," Dave McLean, owner of Smokestack Restaurant at Third and 22nd streets, offered. "I know it has an impact on our business because people tell me how much difficulty they have finding parking, and some people say it factors against them coming at certain times. It also impacts our business internally, with our own team having a hard time finding parking when they come to work. I can only imagine how difficult it must be for the growing number of new residents in the neighborhood."

Ian Hannula, a Dogpatch resident and owner of the N.I.C.E Collective on

Third Street, experiences the parking shortage from both angles. He thinks that meters would help customers for his retail clothing business find parking by creating more turnover. As a resident, he's gathering signatures to petition SFMTA to apply residential permit parking for the block on Third between 22nd and 23rd streets.

Hannula attended one of the DNA meetings and is hopeful about the options being discussed. "I like the hybrid measure that's being proposed to have residential permits override the meter parking," He commented. "It's a program that's new to the City and is on the table now. As a resident and business owner, I think this measure would address my situation. It's important to recognize that it's a mixed use area and we have to address all the issues. Let's use the Dogpatch as a prototype to try something new."

As stakeholders continue working on a parking management plan many hope that the City understands that new housing developments need to have sufficient parking factored into their designs.

Despite loving Dogpatch, Coliver, whose clients often come from outside the neighborhood, expects to have to relocate her business because parking issues are making operating on Third Street no longer viable. Though Mindel's employees are sometimes as much as half an hour late for work due to difficulty finding parking, he tries to keep things in perspective. "From living in cities my whole life there's no silver bullet to solve the problem, but we have a really special neighborhood in the Dogpatch so I think we should treat it as such by looking at more creative solutions," Mindel concluded.

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REBUILD POTRERO

Relocation Planning Kick-Off Meeting

On March 3, 2016, Potrero Hill residents gathered at the Relocation Planning Kick-Off Meeting to learn more about the Potrero HOPE SF Master Plan and Relocation Planning Process as well as offer input and pose questions

Construction is projected to occur over a 10-12 year period in multiple phases. The first phase of construction is projected to begin in late 2016. This new housing will be built on an empty lot at the corner of 25th and Connecticut Streets and will not require any relocation of public housing residents. The first moves will not occur until 2018.

The other main meeting points are:

1. Both state and federal relocation provisions will apply to the project.
2. Households will be provided relocation counseling and assistance.
3. The crafting of the Relocation Plan will include resident engagement and opportunities for input.
4. Each household will be interviewed by the Relocation Coordinators in order to understand every household's needs.
5. After completing the drafting of the plan, and following a 30-day public comment period, the Relocation Plan will be submitted for approval to the SF Housing Authority Board of Commissioners.

Stay informed about Rebuild Potrero. Come to the next Relocation Planning meeting on April 12, 2016, 6–8 PM at the Potrero Hill Neighborhood House (NABE).

You can also visit us at the Rebuild Potrero Office at 1095 Connecticut St. or contact:

- Daniel Adams, dadams@bridgehousing.com, 415-321-3566
- Thu Banh, tbanh@bridgehousing.com, 415-321-3535
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Field, Off-Leash Dog Area Renovations Coming to Potrero Hill Rec Center

BY JESSICA ZIMMER

Over the next two years, the San Francisco Recreation and Parks Department will design and implement improvements to the baseball and soccer fields and lower level off-leash dog play area surrounding the Potrero Hill Recreation Center, located at 801 Arkansas Street. The areas to be renovated will be closed between September 2017 and June 2018.

“The \$4 million project is funded by the 2012 Clean and Safe Neighborhood Park Bond,” said Joey Kahn, SF Rec and Parks public affairs officer. “It’s early in the process. Incorporating feedback is always something we try to do.”

Rec and Parks hosted the first of its three public meetings in February. The gathering was attended by eleven Potrero Hill residents and several San Francisco Department of Public Works landscape architects. At the meeting, Rec and Parks indicated that since it launched its planning process in April 2015, it’s met with Rec and Parks operations, property management, and permit staff. It’s also conducted tree and infrastructure assessments and a site survey.

Meeting participants expressed concerns about flooding in the north baseball field and asked for better drainage and irrigation in all playfields. Participants would also prefer that existing fencing along Arkansas Street be higher, the pathway at the lower level

dog play area be better lit and its overall condition improved, and dead and dying trees be removed.

Rec and Parks presented a number of photographs of the park which showed loose soil and steep pathways in the off-leash dog area on the north end and grading problems in the playfields. In later meetings, Rec and Parks hopes to develop design concepts and select a “preferred option” for its final plan.

According to Kahn, Rec and Parks’ proposed modifications include upgrading irrigation systems on the baseball fields, minor layout changes to maximize the size of the baseball and soccer fields, restoration of the retaining walls and perimeter fencing around the fields, an improved off-leash dog play area that’s connected to the rest of the grounds, upgrades to the park’s infrastructure, and modifications of pathways to improve American Disability Act access. Rec and Parks is also considering enhancing pedestrian lighting.

“Potrero Hill Recreation Center was identified as in need of repair,” said Dawn Kamalanthan, SF Rec and Parks’ director of planning and capital management. “We expect to work closely with neighbors and residents.”

One thing that the renovation does n’t affect is the park’s main building. “That would be about \$20 million. This is really focused on the soft scape, the

landscape, rather than the built facility. We’re not proposing any dramatic changes in use. As that area becomes more dense, that site is going to feel more pressure. The Potrero Hill site is huge. We’ve done renovations there over the years in different phases. We really rely on connecting with parents,” said Kamalanthan.

Community events, games and practices for flag football, youth soccer, adult softball, and youth baseball, including the Potrero Hill division of the San Francisco Junior Giants program, occur at the playfields. Kahn said groups who use the fields will be notified and directed to alternate sites before closure.

Fiona Hinze, community organizer for the Independent Living Resource Center, San Francisco (ILRCSF), a nonprofit organization which advocates for people with disabilities, said she’s excited about changes that will improve ADA access and the off-leash dog play area. “We are all about creating accessible communities,” said Hinze. “People with disabilities want to go out, have fun, and interact with their friends at public parks. Now we can have equal access to recreation facilities,” she said.

According to Hinze, the off-leash dog play area will provide service dogs a chance to play. “Sometimes people have this conception that service dogs are there only to serve. But it’s pretty clear that they’re also dogs. They need time to relax too,” she said.

Improvements Ahead for Franklin Square

BY JORDAN KATZ

In response to a campaign by Friends of Franklin Square, the City is expected to roll-out three capital improvement projects aimed at making Franklin Square safer and more engaging. The upgrades must pass an environmental assessment before being greenlit by the Recreation and Park Commission.

Under the proposals, three or four new lighting fixtures would be installed on the park’s west side, where nearby residents say homeless encampments have recently cropped up. “It’s a very neglected area,” said Jolene Yee, head of Friends of Franklin Square. “It’s been a difficult thing for the community because there’s been a lot of the ancillary things that go along with that, like sanitary conditions, illegal drug use; we’ve found a lot of used needles. Unfortunately, a lot of them were in the playground.”

An adult workout area will be created, featuring two level horizontal bars, parallel bars and a horizontal ladder, located at the corner of 17th and Bryant. “The adult workout area was a request from the community,” said Joey Kahn of the San Francisco Recreation and Park Department.

“We have a lot of mixed income housing around the park,” Yee said. “One of the big concerns is having free access to

FRANKLIN page 21

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Richard Reineccius: February 16, 1937 to February 5, 2016

Richard Reineccius, a pioneer in the Bay Area's midsize theater scene and San Francisco's neighborhood arts programs, died at Oakland's Altsheim Senior Housing Center on February 5, just 11 days before what would've been his 79th birthday. The cause of death is unknown, but is believed to have been a heart attack, according to his family.

A passionate advocate for contemporary theater and creating opportunities for emerging artists, Reineccius founded the Julian Theatre in 1965, with his wife, Brenda Berlin and a group of students from what was then San Francisco State College, where he was teaching. At the time, the only professional theater companies in the region were the Actor's Workshop and the San Francisco Mime Troupe. Within the next five years, University of California, Berkeley students and other aspiring theater artists had followed suit, starting Berkeley Repertory, the Magic, Eureka and other companies, ushering in the active, diverse theater community that has thrived in the Bay Area ever since.

Richard Ronald Reineccius was born February 16, 1937, in Cambridge, Minnesota, the youngest of 13 children, and grew up working on his parents' farm. He attended Iowa State University as an electrical engineering major, but soon switched to drama, and spent the next few years working with different theater companies. In the early 1960s, during a stint with the U.S. Army at Fort Bliss, he and Berlin, recently married, worked with Playhouse El Paso, where he became

managing director. He graduated from San Francisco State in 1965, and received his master's degree there in 1968.

Reineccius served as artistic and general manager for the Julian, where he also acted and directed. Dedicated to producing "revitalized classics" and works created by exciting contemporary playwrights from Britain, Germany and Eastern Europe, it became a home for new Bay Area writers during its almost three decades.

The company had a rocky first few years, during which it moved several times, starting at St. John's Episcopal Church, on Julian Street, and working at various sites — including in Walnut Creek and Berkeley, in the space that became Berkeley Rep's first home — before settling at the Potrero Hill Neighborhood House in 1968.

For most of the next two decades, the Julian was one of the region's principal midsize theater companies. It hosted a diverse array of other dance companies, including John Doyle's Grassroots Experience, Danny Glover and Gloria Weinstock in "Sugarmouth Sam Don't Dance No More" and the African Uhuru Dancers.

During this time, Reineccius became involved in an Arts and the City program, which evolved into the Neighborhood Arts Program, now the San Francisco Arts Commission's Community Arts and Education Program. He also spearheaded a movement, with other arts activists, that resulted in the City purchasing in 1973 the four buildings that remain its

primary neighborhood cultural arts centers: Bayview Opera House, Mission Cultural Center, South of Market Cultural Center and the African American Art & Culture Complex.

The Julian faltered in the mid-1980s, after Reineccius and Berlin divorced and she left the company. It closed in the early-1990s, when Reineccius was invited to direct a play in Poland, where

he remained for the next 11 years. He moved back to the Bay Area in 2005.

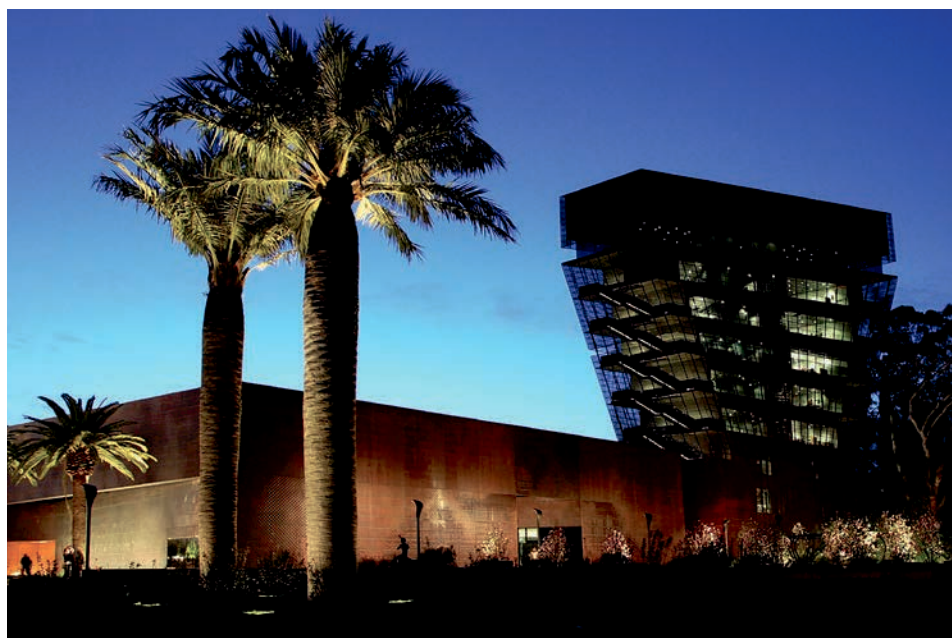
Reineccius is survived by son, Stacey Reineccius, daughters, Narda Skov and Celia Chamberlain, and six grandchildren, ranging in age from six to 17.

A memorial celebration will be held at the Nabe on April 24, 3 to 6 p.m. In lieu of flowers donations can be made to the Nabe.



Richard Reineccius

PHOTO COURTESY OF BRENDA BERLIN



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CAROLINA from page 3

sufficiently addressed.

The Canihan family owns property in Novato, San Rafael, and Sonoma, as well as throughout San Francisco, including in the Marina, Western Addition, and Twin Peaks. They purchased their 20-acre Sonoma property in 1973, and began using it to operate the Canihan Family Cellars winery in 1998.

A commercial real estate broker, Bill Canihan told neighbors that he planned to redevelop 891 Carolina Street at least in part to accommodate his family's needs, with himself and his sick wife to occupy the upper unit and selling or renting the lower one. However, Canihan's wife passed away in 2015; he now says he wants to keep the plan's accessibility aspects so as to be able to provide care for his elderly mother-in-law and father.

Canihan claimed that since there's been little redevelopment on the block in the last 30 or 40 years his proposal seems large, but that's likely to change as plans emerge for surrounding properties. "I've recently been encouraged by ten neighbors who think the current structure is an eye sore," Canihan said. "I want to make it as acceptable to everyone as possible."

In response to claims from Hill residents that he's allowed the property to fall into an extreme state of disrepair, he offered, "It's been vacant for the past two and a half years. My grandmother had rented it to tenants who agreed to perform maintenance on the property in exchange for reduced rent. The house deteriorated because of the tenants who weren't taking care of it."

Canihan's present plans are for a two-unit structure with a combined square footage of 3,748 square feet, with four levels serviced by an elevator, rising to 34.6 feet. According to John Lum, the project's architect, major space reductions have been made in response to community concerns. "We've cut back the front of the building, the back of the building, as well as part of the top floor. Technically it's a basement with three stories," he said. "The design matches the pattern of the rest of the hilltop. It's definitely within the height limit and we're being sensitive to the neighbor's views."

Chris Hansen, who owns and resides at 782 Wisconsin Street, a condominium located northeast of the proposed development, disagreed that original plans have been substantially changed. "Because it's at the top of the hill the property it is going to be monolithic," Hansen said. "Due to the elevation, a four-story building is essentially a five-story building from my vantage point, because it's so much higher than my property based on the way that it's situated. This project will greatly impact the amount of open space, and will cast shadows on others' properties. The height could be mitigated by having a more modest footprint and not having such a large house towering over everyone else's home."

Former Potrero Hill resident and owner of nearby 896 Carolina, Kris Gardner, feels that development at the site is made more complicated due to the unusual layout of the parcels on the block. She maintained that in addition to height issues, the proposed structure will establish a deep footprint into the rear

yard and mid-block open space, which separates houses on different streets for privacy, light, and shared greenery. She's concerned that the structure's height and closeness would reduce the amount of sunlight that reaches a neighbor's rear yard. Gardner believes that Canihan misrepresented crucial plan details to gain an advantage in the municipal approval process.

"The planned project unfairly benefits precisely from this most unusual layout of dwellings," Gardner offered. "The result is that the proposed building creates an obstruction deep into the rear yard. Due to the owner-developer taking advantage of existing conditions, the intent of the Code, Section 134, that seeks to protect the mid-block passage open space is not achieved. Any application of Residential Design Guidelines for protection of rear yard and mid-block open space has not been used by Planning or by the owner-developer."

Carol Singh and her husband, who live further down the hill, at 1 Southern Heights Avenue, have a different perspective. "We believe it is good for two reasons," Singh commented. "The house has long been derelict and is in need of renovation. The sidewalk in front of the house was often piled with junk and barely passable. Since it has been boarded up, it is an eyesore and impacts the quality of experience on our street. Though the Canihans should have better maintained the property, that doesn't prevent them from developing it now. The second reason we support the renovation is that the owner will be living in the house. We heard that the family has a special needs member and

that has driven some of the requirements of the project. You just have to have a certain footprint when you're dealing with wheelchairs and elevators."

One of Gardner's Carolina Street tenants sees the project as symptomatic of housing problems across the City. "I'm not against building or someone trying to make money, but there are right ways to do it," Naphtali Rodriguez said. "I feel that the developers are valuing profit more than the good of the environment of the neighborhood. The proposed development is for four stories, which is pretty high for Potrero Hill, and it will block the neighbors' views. I feel that it is going to devalue the property where I live. Even if it's scaled back to three stories and a basement level, the actual size of the footprint is going to block our windows."

Rodriguez wishes that the existing structure had been maintained, which would have allowed for smaller scale renovations. However, due to the owner's negligence it's beyond repair. He explained that the extent of deterioration has led to rat infestations over the years; members of his family have been bitten by mites from the rats.


Hansen tries to keep a balanced perspective about the development, hoping that neighbors' views will be taken into consideration. "The whole concept of preserving the Hill is sort of a battle cry. It doesn't mean anything unless we work together to come up with solutions. I'm hoping for an open mind on the part of the owner, developer, and neighborhood," Hansen added.

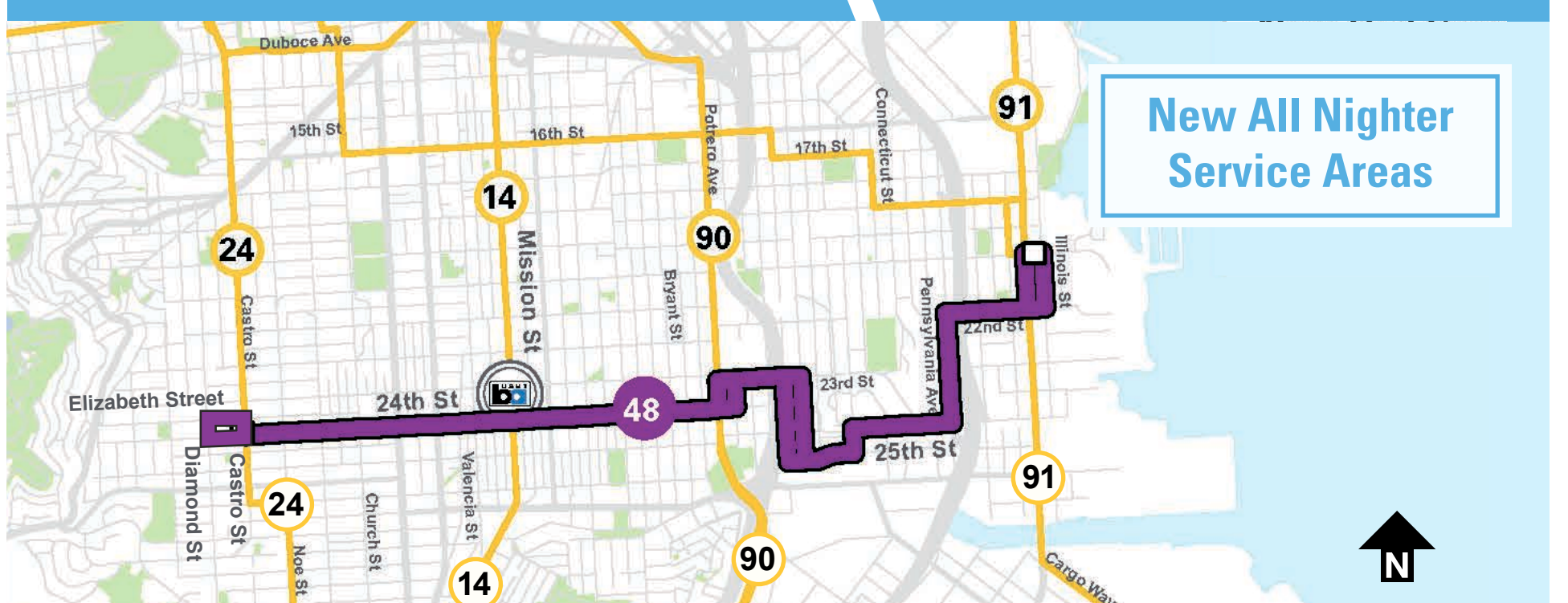
This is the second of a two-part series.

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Proposed UCSF Research Building and City Parking Garage Expansion at ZSFG

UC San Francisco is proposing to develop a research building at the Priscilla Chan and Mark Zuckerberg San Francisco General Hospital and Trauma Center (ZSFG) on 23rd Street between Vermont and Utah Streets. Additionally, the City and County of San Francisco (City) is proposing a potential expansion of the existing public parking structure at 2500 24th Street.

UCSF's mission at ZSFG is to provide patients with extraordinary care, informed and enhanced by research. UCSF physicians work with San Francisco Department of Public Health staff to treat patients, conduct research and train medical, nursing, dental, pharmacy and advanced science students. The research is dictated by the needs of patients, especially those from high-risk or underserved populations, which directly impacts the health of San Francisco. With research facilities in close proximity to clinics, faculty can collaborate across disciplines, make the discoveries that transform health worldwide, and maintain their focus on healing individual patients. A new research building is critical to that mission.

The proposed UCSF research building would meet UC seismic safety requirements and would be approximately 5 stories tall and 175,000 gross square feet in size. UCSF would acquire the site through a long term ground lease with the City.

The City's proposed expansion of the existing public parking facility includes extending the garage south to 24th Street, possibly with the development of 5,000 square feet of retail space onsite.

Draft EIR Public Hearing

You are invited to the Public Hearing on the Draft Environmental Impact Report (EIR) for the proposed project. The purpose of this hearing is to solicit public comments on the adequacy and accuracy of information presented in the Draft EIR.

When: Thursday, April 21, 2016 at 7:00 PM
Where: ZSFG Hospital Cafeteria (2nd Floor)
1001 Potrero Avenue

ZSFG is accessible by MUNI lines 9, 10, 33, 48, 90. Parking is available in the 24th Street garage for a fee.

Draft EIR

The Draft EIR will be available online at <http://campusplanning.ucsf.edu/> beginning on March 23, 2016. To obtain a paper or CD copy or to view reference materials, email UCSF Environmental Coordinator Diane Wong at EIR@planning.ucsf.edu or call (415) 502- 5952.

Copies of the Draft EIR will also be available for viewing at the UCSF Mission Bay Library at 1675 Owens Street, and the following public library branches: San Francisco Main Branch, 100 Larkin Street; Mission Branch, 300 Bartlett Street; Mission Bay Branch, 960 4th Street; and the Bernal Heights Branch, 500 Cortland Avenue.

To provide written feedback on the Draft EIR, please write to Diane Wong c/o UCSF Campus Planning, Box 0286, San Francisco, CA 94143-0286, or email her at EIR@planning.ucsf.edu. Please include your full name and address in written correspondence. Please note that all public comments made in writing or in oral testimony at the public hearing are part of the public record. All comments must be submitted during the public review period from March 23, 2016 to May 9, 2016 at 5 p.m.



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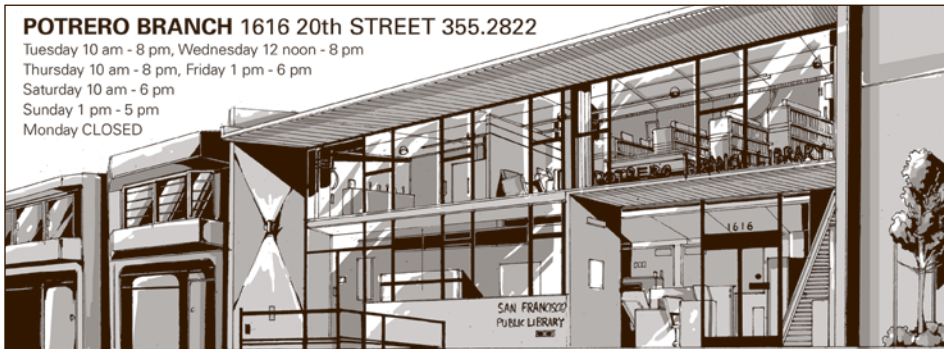
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RESIDENTIAL BROKERAGE



Library News BY JENNY SCHOLTEN, LIBRARIAN

PROGRAMS FOR ADULTS

Creativity and Art Group: Express your creativity through art, music, meditation and more! Led by Cat Ehisen, family counselor at the Potrero Hill Family Support Center (PHFSC), this all-ages program meets every Friday, 1:30 to 2:30 p.m.

Healthier Living Workshops: Do you or someone you love or care for have arthritis, diabetes, high blood pressure, heart issues or other chronic health problems? If so, sign-up for this workshop series and learn how to manage pain, set goals, and work effectively with your doctor. Pre-registration is required. Please contact Potrero Branch at 415.355.2822., Saturdays in April, 1 to 3:30 p.m.

Gardening in Potrero Hill and Dogpatch: This workshop will explore 94107-specific gardening basics. Topics include preparing for spring planting and ideas for managing hyper-local challenges, such as pests, wind, and the area's rocky, serpentine soils. All gardeners - and would-be gardeners - welcome. Presenter Jennifer Gorospe is a University of California master gardener who has researched the garden soils of many of San Francisco's neighborhoods. Saturday, April 16, 4:30 to 5:30 p.m.

Just Eat It: A Food Waste Story: Join us for a screening of *Just Eat It*, 2014, not rated, 74 minutes, a film that looks at Americans' obsession with perfect produce, and reveals the devastating global consequences. Filmmakers and food lovers Jen Rustemeyer and Grant Baldwin pledged to quit grocery shopping and survive only on foods that would otherwise be thrown away. Robert Reed, Recology Inc. project manager, will introduce the film with a short talk. Tuesday, April 26, 6 to 8 p.m.

Poetry Reading with Dawn Pearson: Celebrate National Poetry Month with Dawn Pearson. Along with sharing insights into her writing process, Pearson will read from her book, *Eigengrau*. Saturday, April 30, 4 to 4:45 p.m.

PROGRAMS FOR TEENS

Game On!: Come play video games on our big screen in the Potrero meeting room! Ages eight to 18 welcome. Tuesdays, 4 to 6 p.m.

Knit 102: This event is for knitters who have got the basic knit stitch down and want to level up! Bring your ongoing projects and knitting questions. We'll introduce the purl stitch, problem solve your knitting, and see how it's going! Wednesday, April 6, 6 to 7:30 p.m.

PROGRAMS FOR CHILDREN

Saturday Snacktivity: With food provided by Whole Foods Market Potrero Hill, we'll offer a wholesome snack followed by a fun activity. All ages welcome. Saturdays, 11 a.m. to 12 p.m.

Baby Rhyme and Play Time: Songs and rhymes for infants up to 18 months old and their caregiver(s). Tuesdays, 1:15 p.m.; Thursdays, 11:15 a.m.

Family Story time: Featuring stories, songs and rhymes. For children from birth to five years old and their caregiver(s). Thursdays, 10:15 to 10:45 a.m.

Pajama Story time: Bring the whole family to this fun-filled storytime hootenanny! Enjoy listening to stories, singing, moving, and shaking it up! Wiggling encouraged. Kids, wear your PJ's if you want. Wednesday, November 4, 7 to 7:30 p.m.

Puppy Dog Tales: This Society for the Prevention of Cruelty to Animals program pairs trained dog-and-owner therapy teams with children to nurture literacy, self-confidence, and socio-empathic skills. Your child will adore reading to this calm canine companion in a non-judgmental setting! For ages four to eight, but older welcome. Call 415.355.2822 to reserve your spot. Space is limited. Fridays, April 8 and April 22, 3:30 to 5 p.m.

Big Play Date and Snacktivity: TWO HOURS of snacking, playing, building, and creating! Come to the library early and join us for special activities, with COFFEE for adult caregivers! Saturday, April 9, 10 a.m. to 12 p.m.

Movie and Meal Day: In partnership with PHFSC, we'll present a family-friendly film, and PHFSC will provide a meal. Our April selection is *Curious George*, PG, 102 minutes. Friday, April 15, 3 to 5 p.m.

UCSF from page 7

parking garage on the street would encourage more people to circle the block. Many of the attendees called for a return to both left and right turns on Indiana Street. They also wanted to prevent double-parking because they saw it as dangerous.

Participants didn't agree on where to put parking garages. "Tennessee Street and Minnesota Street are already like racetracks. Adding more entrances means more cars coming in and out. It will just make it even crazier," said Angeli-Morse.

"I would tend to do public entries for Minnesota Street," said Lynn Brown, a Dogpatch resident. "That's where the lights are."

Participants expressed interest in having UCSF provide shuttle service from the student housing to the Mission Bay campus, as a way to reduce parking pressures. At the March meeting, UCSF said it was interested in providing such service.

At the February meeting, participants encouraged UCSF to be careful about street light installations. "You have to watch so it doesn't shine into people's bedrooms. My apartment sits right across the street. I have the biggest fear you're going to put in gigantic

HOMELESS from page 3

Mayor Ed Lee wants to use the stub of 24th Street, east of Illinois Street, in front of Warm Water Cove, as the site of a third Navigation Center. The location offers the potential for plumbing hook-ups for bathrooms and showers, with inducements for Dogpatch residents to accept the center potentially including a park renovation and access to kayaking facilities.

Despite municipal efforts, year after year, since the City started counting the homeless, their population hasn't much changed, hovering around 6,500. According to Julián Castro, of the U.S. Department of Housing and Urban Development's Office of Public Affairs, San Francisco's stubbornly high homeless numbers run counter to national trends that have unfolded for at least the last five years. HUD estimates that

FRANKLIN from page 17

to the point that we are even trying to invest in green spaces that are even like sidewalks, or places under the freeway. And I think all that is fantastic, but I also feel like; hey, this is an actual park. People aren't using it because this area is blighted. Why aren't we investing in our park lands?"

Franklin Square is nearly a century and a half old. The last time a significant investment was made to improve the park was in 2007, when the playground was restored. Local real estate developer Trumark Urban—which is building a mixed-use condominium complex in the vicinity—has pledged up to \$50,000 to maintain the park, in addition to \$13,000 annually to be collected from complex residents through their homeowners association fees.

The lighting and adult workout area projects are expected to be completed this fall. Construction on the soccer field is planned to begin next month, and is expected to be done by August.

"It's important to invest in the park. It's an asset," Yee said. "There's this huge demand for green spaces and it's gotten

floodlights. The lighting should be scaled to pedestrian level," said one attendee.

"The question is, can you maintain the quality of life down here?" asked David Globber, a Hill resident who frequents Dogpatch. "One of the advantages of this site is it is close to the T-line and three parks." Globber said more people in the area will encourage greater business activity, but also more stress.

Joe Boss, Boosters auditor, said he's interested in UCSF using roof space and other available room to generate solar and wind energy. "Make it as much green energy as you can," said Boss. According to Boss, the Southside neighborhoods are still recovering from the pollution generated by the now-defunct Potrero power plant.

UCSF's monthly design workshops typically take place the second week of the month, usually a week after DNA's monthly meeting. UCSF will consider attendees' input and update DNA on the project at its April meeting.

"Right now, we're really trying to focus on the design and play with the pieces. We're here to inform and set the criteria for the architects," said Michele Davis, UCSF assistant director of community relations.

564,708 persons experienced homelessness on a single night in 2015. Since 2010, communities around the country cumulatively reported a more than 72,000 person drop in their homeless population, an 11 percent decline. Over the period veteran homelessness fell by 36 percent, chronic homelessness by 22 percent and family homelessness by 19 percent. While San Francisco's population of chronically homeless people dropped significantly over the past five years, the number of non-chronic homeless increased such that the overall population remains roughly the same.

Over the next several months the *View* will publish a series of articles examining why the number of homeless people appears to remain more or less the same year after year, while San Franciscans generally believe that the number of encampments has grown, as well as other issues related to homelessness.

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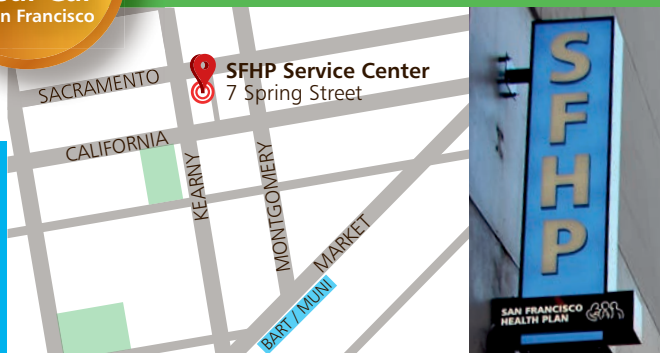
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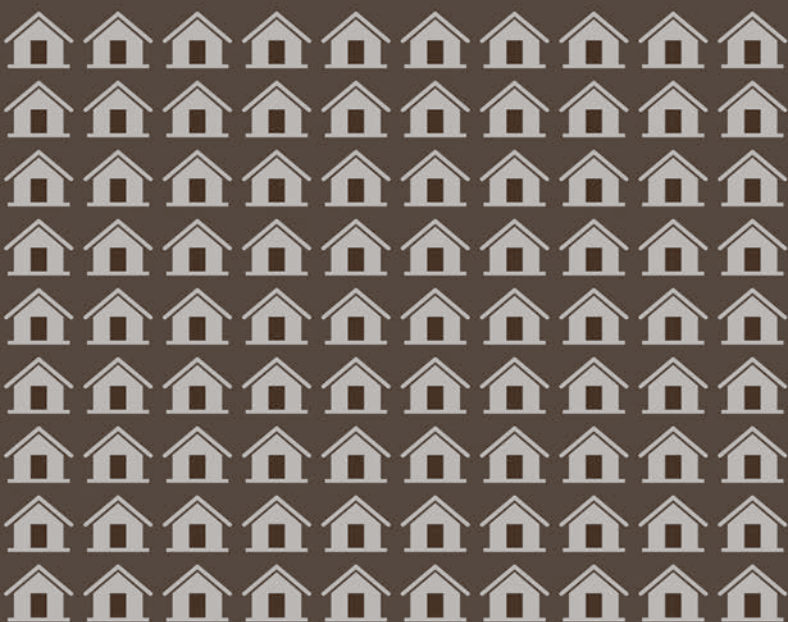
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GETTING INVOLVED



Potrero Dogpatch Merchant's Association meets the second Tuesday of each month at 10 a.m. at Goat Hill Pizza, corner of Connecticut and 18th streets. Website: <http://pdma-sf.org/>. Call 415.341.8949. Next meeting: April 12th.

Starr King Open Space meets for monthly Stewardship Day the second Saturday of each month from 9:30 a.m. to 12:30 p.m. at Starr King Open Space, corner of Carolina St. and 23rd St. Come out and meet your neighbors, be a community steward, enjoy the natural grassland habitat, see spectacular views, and celebrate our beautiful neighborhood open space. Everyone is welcome. Find out more at starrkingopenspace.org or [facebook.com/StarrKingOpenSpace](https://www.facebook.com/StarrKingOpenSpace).

SOMA Rotary Club meets the second and fourth Thursday of the month at Mission Rock Resort, 817 Terry Francois Blvd. We meet at 6 p.m. for a mixer and 7 p.m. for a dinner meeting. We provide community service to the Mission Bay, Potrero, and Bayview communities. The focus is on providing services for the under-served of our community. The website is located at: <http://www.meetup.com/Mission-Bay-Rotary-Club>. For more information contact Nine at: n.ladow@comcast.net.

Potrero Hill Garden Club usually meets the last Sunday of the month at 11 a.m. for a potluck in a local home or garden. We occasionally visit gardens such as Ruth Bancroft, Yerba Buena, Cornerstone, Filoli, and the rooftop garden at the Fairmont. We discuss gardening appropriate for Potrero Hill's microclimates, and often have speakers on subjects such as drought, wind, shade, pests, and even flower arranging. Call 415.648.1926 for details.

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