



SEPTEMBER 2024

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# Mission Bay School to Open in 2026

BY JESSICA ZIMMER

Steady progress is being made constructing the pre-kindergarten (PK) through fifth grade Mission Bay Elementary School at 1415 Owens Street. The 550-student capacity facility is expected to be ready for students by July 2025. But it won't open for classes until the following year, as the San Francisco Unified School District's (SFUSD) grapples with a \$148.5 million 2024-2025 budget deficit.

"The decision to move the school opening date back to the 2026-2027 academic year was reviewed and considered by the superintendent, members of the cabinet [SFUSD's management team], and enrollment center staff...based on a range of factors," said Kate Levitt, SFUSD bond program communications director. The district needs "...adequate time to plan the Mission Bay attendance area, engage in targeted community outreach, hire the school's leadership team, and build its programs. Everyone benefits from a smooth and successful school opening."

Opening Mission Bay Elementary will coincide with closure of other public schools following years of enrollment declines. The District is about 14,000 students shy of filling all its seats, with an expected further loss of another

5,000 students by 2030. There are too many schools, too few students and not enough money to spread staff and other resources across so many partially empty classrooms. At the same time, San Francisco's population is tilting towards the southeast neighborhoods, with new residential construction taking place in Mission Bay, Dogpatch, and Potrero Hill.

SFUSD plans to initially use the Mission Bay School campus for planning and start-up activities and as the site for the Mission Bay Hub, a STEM program for high school students.

"We recognize the change in the elementary school's opening date will affect families in our communities, many of whom anticipated and planned for the August 2025 start," said Levitt.

"We've been working on the Mission Bay School for a long time," said Sarah Davis, a Mission Bay resident and Mission Bay School Steering Committee member. "But we understand the school fits into the bigger school system. The delay might give us time to work on the traffic, pedestrian, and bicycle safety issues in light of the new Amazon logistics facility coming online on Seventh Street and Berry Street."

She added that there are significant circulation and safety issues with the traffic circle at the intersection of



Mission Bay Drive, Owens Street, Channel Street, and Mission Bay Boulevard.

"We're trying to get a rebuild of that roundabout. I hope the families that were looking forward to being in the Mission Bay School will stick with us," added Davis.

"We're working with SFUSD and UCSF on safe travel routes," said Bettina Cohen, a Steering Committee member, who, with several fellow members,

including Bruce Agid, have formed a Safe Access/Transportation subcommittee. "It's as much out of concern for the kids coming to the school from outside the neighborhood as it is us getting around. Those of us on the...subcommittee agree that if we can have only two spots get improvements, the traffic circle and that intersection need it the most."

**MISSION BAY SCHOOL** continues on page 11

# Neighbors Protest BioLabs' 700 Indiana Street Project

BY REBEKAH MOAN

Potrero Hill and Dogpatch residents have submitted two formal requests for the San Francisco Planning Commission to reconsider approval of MBC BioLabs' proposed 700 Indiana Street development. The project consists of laboratory, office, conference, and community rental space for biotechnology startups.

The Planning Commission approved the scheme in June. Neighborhood groups contend that in doing so it erred in its interpretation of the Planning Code as it relates to life science. The 700 Indiana Street parcel is zoned Urban Mixed Use (UMU), allowing residential, commercial, and retail uses. UMU designation is intended as a buffer between commercial and residential spaces that often combine housing with active ground floors. It was adopted throughout the eastern neighborhoods to help transition a formerly industrial area into light manufacturing.

Life science isn't allowed in UMU zoning. In a letter to the City's Board of Appeals the Dogpatch Neighborhood (DNA) and Potrero Boosters Neighborhood associations claimed that the

Commission "abused its discretion in determining the project was not a life science laboratory."

According to the municipal Planning Code, life sciences consist of "creation of products and services" related to scientific research. It can include offices, laboratories, light manufacturing, or other types of spaces.

"The project is saying these biotech companies become life science companies, but they are not technically life science while in the 700 Indiana Street building," Potrero Boosters President J.R. Eppler said. "Our argument is that's silly and what's even more important is that MBC BioLabs is engaged in life sciences."

Eppler's assertion is based in part on the fact that a municipal zoning administrator classified MBC BioLabs existing space at 953 Indiana Street as "life sciences" in 2012. The company is proposing a similar project at 700 Indiana Street.

"The Planning Department has two options: follow the Planning Code or change it," Eppler said. "The Planning

# Majority of School Board Seats in Play

BY JESSICA ZIMMER

It's concerning that most of the San Francisco School Board's seven spots are in play, said Emily Wang, Potrero Boosters and Dogpatch Neighborhood Association Member-At-Large and Starr King Elementary School parent.

"The decision-making process and execution of the agreed Resource Alignment Initiative [school closure] plan will need continuity and accountability. The timing of this turnover of board members makes it difficult to track accountability for the decisions on school closures and consolidations," said Wang.

She added that there's been no transparency or community involvement as to how school closures will be determined. Under SFUSD's "Goals and Guardrails" policy, engagement with the school community is supposed to be an essential part of decision-making.

"We have not seen any process and adjustment based on community feedback nor do we see any time built into the process for adjustments to the future decisions. Next year will be very bumpy at a minimum," said Wang.

According to Wang SFUSD hasn't

made it a priority to fill Starr King teacher and staff positions that were approved last spring.

SFUSD stated that there's "...a hiring freeze based on state mandate. These student-facing positions are critical... This sets a poor precedent of what the community may expect next year. Having teachers in classrooms is a core function of the school and the system which is supposed to support it," said Wang.

SFUSD has pursued "...our most robust community engagement campaign in recent memory," countered Laura Dudnick, SFUSD spokesperson. "SFUSD is committed to transparency, inclusivity, and accessibility... In addition to consistent, multilingual updates shared with SFUSD audiences, community engagement to date has included two virtual town halls with 1,000 participants, 16 in-person community sessions with 1,070 participants, 12,206 complete surveys submitted, 3,000-plus community feedback comments received, six community sessions about language pathways, outreach to 295 community-

**SCHOOL BOARD** continues on page 14

**700 INDIANA** continues on page 12

# Residential Construction in SF Dominated by Two-Bedroom or Smaller in Midrises

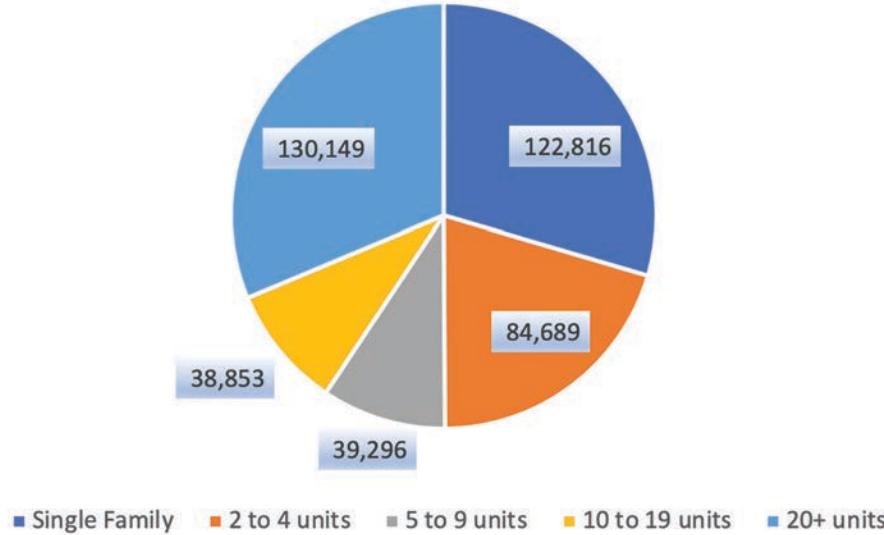
BY STEVEN J. MOSS

Access to housing, and the associated social ills of unaffordability—sprawl, crowding, commuting, homelessness—is a perennial political hot topic in San Francisco. Most everybody wants to increase the supply of inexpensive residences, though there's often pushback on specific proposed projects, principally based on lifestyle concerns, such as increased traffic, blocked views, and a degradation of community cohesion and architectural integrity.

Lurking behind the debate is a host of largely unexamined questions, including the overall purpose we want our built environment to serve, and its preferred characteristics.

San Francisco isn't defined so

## 2023 San Francisco Housing Stock a Balance Between Single Family Homes, Two/Four-Flats, and Larger Buildings



HOUSING continues on page 12



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## SHORT CUTS

### Bio-Degradate

**Vir Biotechnology** is laying off 141 employees, approximately a quarter of its workforce at the company's 1800 Owens Street facility. The dismissals, first reported by *Fierce Biotech*, will be executed at the end of this month and continue through October, encompassing upper management, scientists, engineers and researchers...**FibroGen** is cutting roughly 75 percent of its American workforce following the failure of two pancreatic cancer drug clinical trials. The business will implement "an immediate and significant cost reduction plan in the U.S.," according to regulatory filings. The action will affect 127 employees at 409 Illinois Street, with layoffs taking place between October and December. Last year, FibroGen had about 400 global employees, after 104 U.S. layoffs during the summer.

### School

A new private school will open in Airbnb's former Showplace Square headquarters. In July Westwood US Inc., an American subsidiary of the English educational institution Wellington College, acquired the 63,000-square-foot 99 Rhode Island Street building for \$23.5 million. The purchase, first reported by *San Francisco Business Times*, followed a foreclosure by Idaho-based lender A10 Capital on the previous owner, EQT Exeter, which defaulted on a \$33 million loan. Hiba Academy will offer kindergarten through eighth grade

bilingual education in English and Chinese. The school will be part of a global educational network with more than 10,000 students in the United Kingdom, China, Thailand and India. The three-story Rhode Island edifice previously hosted Macromedia and Jawbone. EQT Exeter bought the property in 2021 for \$37 million, intending to revamp it, but the building remained vacant due to a declining office market, leading to foreclosure in December 2023.

### Donuts

The Silver Crest Donut Shop, whose red neon sign boasted "We never close," has fried its last sandwich. According to a Facebook post, the Bayshore Boulevard diner was boarded up over the summer, the phone line disconnected. The cash-only Silver Crest featured blue-green, fluorescent lights, long-silent jukeboxes in 1950-style booths, and broken-down pinball machines. Nominally an all-night breakfast spot, the restaurant's menu included a fried ham sandwich for \$11.95, Sanka for \$2.95 and a hot snail pastry for \$2.95. It will be missed...

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COMPASS

# Mayor's Race

BY ODIN THIEN-AN MARIN

*The View compiled responses to a series of questions from the most competitive candidates for Mayor.*

## Experience you'd like to highlight

**London Breed** is San Francisco's 45th mayor, elected in 2018. She previously served as District 5 Supervisor and Board president. "San Francisco is on the upswing, with every major category around crime, homelessness, addiction, and housing trending in the right direction."

**Mark Farrell** was appointed San Francisco's 44th mayor by the Board of Supervisors, an office he held for six months. Farrell served for seven years as District 2 Supervisor and is the City's longest serving Budget Chair. "I believe I'm the only candidate in this race that has the right experience, right policies, and, most importantly, a track record of leadership inside and outside of City Hall. As Mayor, I cleared all large tent encampments, created a plan to hire 250 more police officers and aggressively fund academy classes, launched a first-in-the-nation specialized street medical team to address opioid addiction, and created more exits from homelessness."

**Daniel Lurie** is founder of Tipping Point Community, a nonprofit organization that's raised more than \$500 million directed at alleviating poverty. "As CEO of Tipping Point, I held nonprofits accountable to deliver measurable results on housing, education and employment. I'm the only candidate to build affordable housing; and I did it at a fraction

of the cost, and in a fraction of the time that it takes San Francisco. I'm the only candidate that's helped house 40,000 people and helped keep thousands more from falling into homelessness."

**Aaron Peskin** is Board of Supervisor president, and has been District 3 Supervisor since 2015, previously serving for two terms. "I am from the Bay Area and love calling San Francisco home. My record in City Hall shows I stand up for small business owners, neighborhoods, and affordable housing. As voters decide who will lead our city, I ask that they look at my effective record."

**Ahsha Safai** has been District 2 Supervisor for seven years. He previously was a city planner and labor organizer. "I'm the candidate for mayor who is ready to make San Francisco work again for working families. I'm a proud immigrant who fled violence in Iran and came to this country when I was five years old. I was raised by a single mom, worked my way through college, and then became a math tutor for underserved students. I worked with Mayor Brown to stop youth violence and protect immigrant families from eviction, and with Mayor Newsom to connect formerly incarcerated people to good jobs."

## What're San Francisco's most pressing issues?

**Breed:** "Housing, public safety, drugs and street conditions, homelessness, and Downtown revitalization."

**Farrell:** "Number one is public safety. I believe it influences everything else in San Francisco, and it's the number one

thing that City Hall has failed at over the past six years. Second, we have a homelessness and drug crisis that is out of control and urgently needs addressing. Lastly, our local economy, which has collapsed as major companies leave Downtown and local businesses are forced to shutter their doors, needs revitalization."

**Lurie:** "My top three priorities if elected are public safety, mental health and drug crisis, and government reform. Public safety will be my number one priority every day...I will fully staff the police and sheriff's department as well as 911 dispatch. We also need to make sure we're not asking officers to be our social workers and mental health professionals; a reality which impacts morale and impacts the allure of joining the SFPD."

**Peskin:** "Affordability and housing. We need to...ensure that we expand rent control options, build shelter beds, and expand complete neighborhood development in key areas. I've always been an advocate for more affordable housing and my track record in City Hall shows that."

**Safai:** "Public safety challenges, City Hall corruption, homelessness, and rising housing costs are jeopardizing San Francisco's future as a great city. The question in this election is about whether, four years from now, working and middle-class families will still be able to live and thrive in this City. I'm running because I know that with new leadership, that answer can be a resounding yes."

MAYOR'S RACE continues on page 14

## Letters to the Editor

Editor,

I've only just started reading your August issue and am compelled to write to thank you for two articles.

The "Publisher's View" regarding the challenges of working through the Kaiser system is on point and provides insight on the challenges presented by our medical system. I'm glad to read that proper care was ultimately provided.

Jessica Zimmer's article regarding the San Francisco Public Utilities' U.S. Supreme Court case against the U.S. Environmental Protection Agency is very much on point. My personal experience in dealing with sewer flooding in our community and in others has given me the greatest respect for the EPA and the State Water Resources Control Board.

David Hooper  
Mission Terrace

The article about the U.S. Supreme Court has been revised to correct error, and available online. ~ Editor

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# A Dozen Candidates Vie for Four San Francisco School Board Seats

BY JESSICA ZIMMER

*Twelve candidates are competing for four seats on the San Francisco School Board in a period in which the San Francisco Unified School District (SFUSD) is grappling with a \$148.5 million 2024-2025 budget deficit and upcoming school closures. Eight of the contenders are presented below; the other four will appear in next month's issue.*

**Matt Alexander**, the only incumbent in the race, serves as San Francisco School Board vice president. He's communications director and lead community organizer for Faith in Action Bay Area, a nonprofit that supports low-income families and immigrants. He taught social studies at Balboa High School in the late 1990s and co-founded June Jordan School for Equity (JJSE), a high school with roughly 200 students located near McLaren Park. While Alexander served as principal, JJSE had a student body that was more than 80 percent low-income and close to 30 percent special education. Alexander is an Outer Sunset resident.

**Virginia Cheung**, a parent of a SFUSD student and District 11 resident, is co-founder and vice president of Give a Beat Foundation, a Laguna Beach-based nonprofit that uses music to uplift individuals involved in the criminal justice system. Cheung previously was director

of Wu Yee Children's Services, the City's biggest Head Start and Early Head Start provider. She's on the Parent Advisory Board for Wah Mei BASE! ExCEL's program, a nonprofit organization that provides care and educational programs for infants and preschool students, as well as before and after school bilingual courses for school-aged children.

**Lefteris Eleftheriou** is a Sunset resident and regional sales manager for Sanyo Denki, a Japanese electronics manufacturer. From 2013 to 2022, he co-owned and operated Lascaux Art Academy, an afterschool private art institute in Belmont, which closed during the COVID-19 pandemic. He supports collaborating with teachers, students, parents, and constituents to determine how best to deliver a quality education.

**Parag Gupta** is chief program officer of Mercy Housing, a San Francisco nonprofit that offers affordable, service-enriched accommodations for families, seniors, and people who have experienced homelessness. He's the parent of a recent Chinese Immersion School de Avila graduate, a School Site Council chair – a group that represents parents, students, community members, and school staff in campus governance processes – and eighth grade algebra focus group member. Gupta helped draft SFUSD policy priorities for San Francisco Democrats as a San Francisco Democratic County Central Committee

member. He also developed financial strategies for Stupski Foundation programs, which helps students complete postsecondary education.

**Jaime Huling**, a Glen Park resident, is a deputy city attorney for the City of Oakland. She's the parent of a SFUSD Spanish immersion school student and worked with ScholarMatch, a Mission-based nonprofit, that assists underserved youth in the higher education application and admissions processes.

**John Jersin** is a Noe Valley resident and cofounder of the John and Erica Jersin Foundation, which focuses on education, the climate, and public health. Recently the Jersin Foundation campaigned to build a new computer lab in Chinatown in partnership with Cameron House and 13 Fund. The lab provides low-income students with technology, education, and resources to complete classwork and participate in afterschool programs. Jersin is a former LinkedIn executive. He's the brother-in-law of a SFUSD teacher, SFUSD Citizens' Bond Oversight Com-

mittee member, and parent of two young children who he and his wife, Erica, plan to attend SFUSD schools.

**Madeline Krantz** is an Inner Sunset resident and dual enrollment student at City College of San Francisco and San Jose State University, where she's pursuing an education degree. She's worked as a teacher's aide in a synagogue, and with SFUSD students through her participation in Teacher Academy while a Abraham Lincoln High School student.

**Deldep Medina**, a Mission resident, is executive director of Black & Brown Founders, a San Francisco-based nonprofit that supports events, virtual training, and a virtual conference to help Black and Latinx entrepreneurs. Medina has a child who attended SFUSD schools. She served on the District's Latinx Family Advisory Committee, a Parent Advisory group launched this year that invites parents and caregivers of Latinx students to hear updates and share their input.

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### The Potrero Boosters Neighborhood Association | [potreroboosters.org](http://potreroboosters.org)

The Potrero Boosters Neighborhood Association informs, empowers and represents the residents of the Potrero on issues impacting our community in order to develop and maintain complete, vibrant neighborhoods. We're continuing to **meet via Zoom** on the last Tuesday of each month. Go to [www.potrero boosters.org](http://www.potrero boosters.org) to learn more about how to join us!

### Dogpatch Business Association | [dbasf.com](http://dbasf.com)

Dogpatch Business Association works to promote local Dogpatch businesses serving customers from our neighborhood and our many visitors. Check out our video reels on **Instagram @destinationdogpatch** to learn more about Dogpatch businesses and those in our community. A curated **wayfinding map of Dogpatch businesses** available online at <https://linktr.ee/exploredogpatch>.

### The Potrero Dogpatch Merchants Association | [potrerodogpatch.com](http://potrerodogpatch.com)

The Potrero Dogpatch Merchants Association promotes and advocates for independent, locally owned businesses while actively supporting our neighborhood and our wonderful communities.

### PREFund | [prefund.org](http://prefund.org)

PREFund brings neighbors together to support education and build community. Learn more and get connected at [prefund.org](http://prefund.org)

### Starr King Open Space | [StarrKingOpenSpace.org](http://StarrKingOpenSpace.org)

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# Building Resources Under New Management

BY MARK STEENSLAND

For more than a decade, Building Resources, located at 701 Amador Street, has been the only place in San Francisco to acquire used residential and commercial building and landscaping materials. The property is owned by the Port of San Francisco. When the lease with the previous management expired the City issued a request for proposal for a new organization to take over the one-acre space.

Ted Reiff and Michael Chambers seized the opportunity to expand their construction recycling activities. Together, they formed a nonprofit entity, Building Resources of San Francisco, which won the RFP. They're now working with James Slattery, at the San Francisco Department of the Environment, to navigate the process of occupying the site, including taking control over all previously donated materials.

Reiff first discovered the value of recycled building materials in 1993 when he helped coordinate Project Valle Verde, which collected 400 tons of donations valued at \$1.2 million from contractors, public agencies, and private citizens in the San Diego area for flood victims in Tijuana, Mexico. The success of that effort inspired Reiff to continue the work as a nonprofit business. Two years and several name changes later, the Reuse People was up and running in San Diego. They now have locations in eight states, with three sites in California, including the corporate headquarters in Oakland.

Since then, Reuse People has deconstructed, rather than demolished, more than 4,000 houses, diverting 400,000 tons of material away from landfills. They've trained hundreds of workers in the deconstruction process through a 14 day-program developed with funding from the U.S. Department of Agriculture's Forest Products Laboratory. Graduates receive a certificate of completion.

Among Reuse People's more interesting projects was salvage of interior materials from 618 U.S. Navy apartment units and deconstruction of the massive freeway set built at the Naval Air Station in Alameda for the chase scene in *The Matrix Reloaded*. Reif called that job "a real kick."

Because all materials at Building Resources of San Francisco are donated, Reiff compared the operation to a thrift store.

"Only it's not books and clothing, it's strictly building material," he said. "Which is a real benefit to people like first time home buyers, who need something but can't afford to go to Lowe's or Home Depot and buy it new."

As a nonprofit, they can provide tax-deductible receipts to donors. With advance notice, pickup service is available for larger, pre-approved loads.

Besides processing donations, Building Resources of San Francisco will offer training programs in the deconstruction process, as well as classes on basic household projects such as how to repair a broken toilet or install a kitchen sink.

Reiff plans to increase the covered storage area at the site, which is located near Pier 90, through use of shipping containers. Reiff estimates that only 3,000 square feet of the 40,000 square foot total is covered. "And that's just not good for most building material," Reiff said. "Lumber can stand it, but lighting fixtures and cabinetry cannot."

Building Resources of San Francisco's Executive Director Michael Chambers met Reiff in 2006, when he served as the financial auditor to the Reuse People. He became more directly involved thanks to being "a frustrated carpenter." "I've remodeled a few homes on my own, so it was already a kind of hobby."

Chambers grew up in Palo Alto, where his father worked on construction projects, taking everything to the landfill, memories that prompted him to want to reduce the waste stream. "Not just from a moral standpoint, but with the understanding that the more you do something, the cheaper it gets." He pointed to how the first LCD TVs cost \$8,000. "Today you can get one for \$299. The same thing is true with recycling and reusing."

In addition to classes, Chambers said there are plans to attract more local artists to the space.

"We're shooting for October to get the ball rolling on that," he said, adding that they're talking to several Potrero Hill artists.

Besides building materials, Chambers said they accept donations of any kind.

"We're looking for property, for vehicles, for cash, and we can always use volunteers to organize and clean-up."

Chambers and Reiff hope to have an opening ceremony sometime in September.

# Special Sign District Proposed for 555 Ninth Street

BY JESSICA ZIMMER

An ordinance to amend the City's Planning Code and Zoning Map to establish the 555 Ninth Street Special Sign District in central South-of-Market will be considered by the San Francisco Board of Supervisors' Land Use and Transportation Committee, possibly this month.

In July the San Francisco Planning Commission unanimously endorsed the ordinance, introduced by District 6 Supervisor Matt Dorsey. SF Planning recommended the change because the shopping center has stricter sign regulations than any other City shopping complex, with many vacancies. More flexible sign controls could attract new tenants.

Ordinance adoption would affect an aging, geographically isolated shopping center, the City's first, home to a Trader Joe's. The facility was recently sold to a new owner who wants to revitalize it. The change would allow The Container Store, which recently relocated from Fourth Street, to deploy signs similar to those it maintains in other shopping centers.

Under the proposal the area would become more like a C-3 zone, prevalent Downtown, than an Urban Mixed-Use district. It'd allow video signs up to 10 feet within any pedestrian entrance to an individual tenant and more wall signs on the internal parking garage's second floor. Video signs could only display content related to an individual business, which'd be required to be open

when the placard is on. Sign copy could only change once an hour.

"I may not be the best car driver, but I have an extremely difficult time finding my way (to the center)," Kathrin Moore, Planning Commission vice president said. "It is basically a maze of conflicting intersections, one-way turns and everything else. I think there's something missing by which the shopping center positively invites pedestrian engagement. I would like to see at least a publicly shared broader discussion of what this center can do in order to ultimately stay strong when the entire district transforms itself... central SoMa is not doing very well. We all know the reasons why. But if this large area is being reconsidered, this shopping center should definitely be part of that discussion. San Francisco has spent a lot of time curating proper signage to make it a not advertising and signage-dominated environment. So, I'm extending my support."

"It is located in an area where it's wedged by the freeway, but then it's also in two major streets that also has residential housing element to it," said Commissioner Lydia So, a central SoMa resident. "So, with regard to signage, I think that we need to be a little bit more conscientious to the livability. I would like to approve this with a condition of any signage that is glowing...shall be turned off when the business is off."

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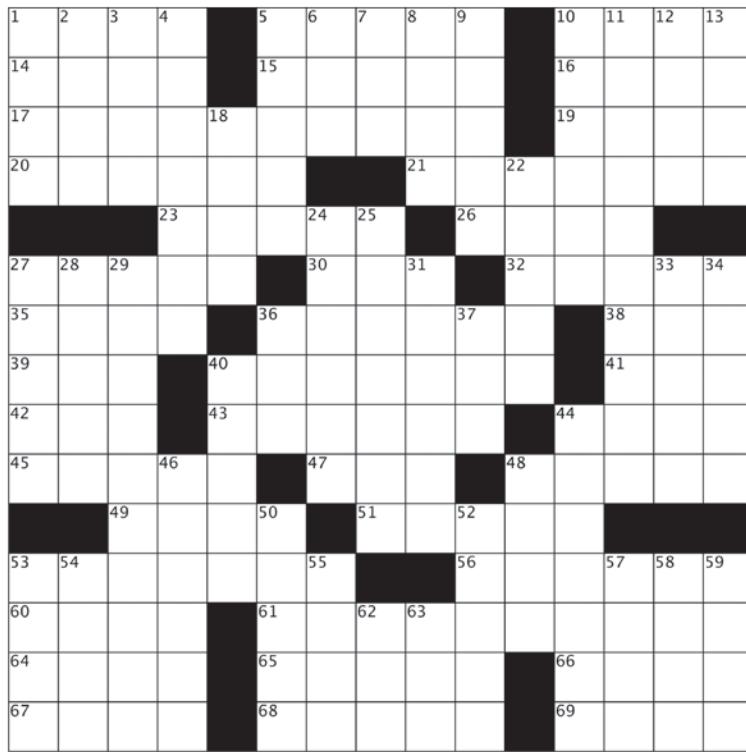
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# Crosswords

BY DENA WITKES



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- Warning made with H.R. in mind
- Post-Pilates pain
- Watering holes
- Great Plains tribe
- Grocery store on 9th Street where employees wear Hawaiian shirts
- Something measured in °F or °C
- Doc, Grumpy, Happy, Sleepy, Bashful, Sneezy, and Dopey, for one
- Nasal-irrigation device
- Memorable mission
- 44-down industry
- Objects of devotion
- \_\_\_-in or \_\_\_ out
- "Previously on..." segment
- Meadow songbird
- Sings like 35-across
- Beehive State athlete
- "Barefoot Contessa" host Garten
- Potrero Hill landmark designed by Julia Morgan
- Part of a set at Fitness SF
- List-shortening abbr.
- Toasty feeling
- Charlie XCX album title that has become a cultural phenomenon
- Indian metropolis
- What Marcie calls Peppermint Patty
- Driverless car company
- Ages and ages
- Out-of-pocket prescription cost
- Savory Salvadorean griddle cakes served at La Paz
- Up a creek, so to speak
- 401(k) alternatives
- Open-air gardening center in the Bayview since 2007
- Part replaced at Auto Stop
- Off your plate?
- First lady of scat
- Inquires
- Houston-based food service giant
- "The \_\_\_ have it"

## DOWN

- Parts of a sleeve, at Body Manipulations
- 43,560 square feet
- British fellow
- Multimedia address limited to 18 minutes
- It comes from the heart
- "The Big Bang Theory" astrophysicist
- G.I. moral booster
- "\_\_\_ there, done that"
- Portfolio plus
- Something that may be given or taken
- #30
- Acronym for that feeling that everyone is having fun without you
- Sobbed
- Slippery swimmers
- To the point
- Grasscutters
- Opportunity for aspiring performers every Monday at Hotel Utah Saloon
- Admission of deceit
- "Inferno" author
- Stadium on Willie Mays Plaza
- Place to see una ópera
- Starting squad
- Tummy soother, for short
- "\_\_\_ Hall of Game" (E-40 album)
- "Truthfully..." in a text
- Womb mates?
- Where many 49ers fans live
- Painted ladies, e.g.
- Vera of haute couture
- Places for valuables
- It may be grand
- Pocket at Souvla
- "Exodus" author Leon
- Kill it at 25-across
- No-sky \_\_\_ (just another foggy summer month in San Francisco)
- Willing partner?
- Degs. for entrepreneurs
- WNBA tiebreakers
- SF \_\_\_ and Park

Solution on page 14.

# Bayview Police Station Gets New Leadership

BY MARK STEENSLAND

Captain Michael Koniaris didn't grow up wanting to be a police officer.

"My father discouraged it for a long time," he said.

The elder Koniaris — George, affectionately known as "Moose" to his fellow officers and the football teams he coached during his off hours — served 41 years with the San Francisco Police Department (SFPD).

"He didn't want his children to have to deal with the kind of things that he was dealing with," Koniaris said.

But while pursuing his degree in Communication Studies at Sonoma State University, Koniaris grew fascinated with the stories his father shared about his work in vice.

"And I just thought it sounded really fun."

Koniaris began as a patrol officer on April 6, 1998, just five days, and 30 years, from April 1, 1968, the day his father started. He was originally assigned a recycled badge number, but when Moose passed away of a heart attack, while still serving as a police officer, the younger Koniaris asked for and received his dad's badge number, which he still wears today.

He trained at Ingleside and did his probationary period — one year required by Civil Service Commission Code Rule 217 before a person can officially be appointed as a full-time officer — at Southern Station. In 2000, he was assigned to Tenderloin Station where he worked for nearly 18 years in various capacities, including investigator and patrol supervisor.

He was promoted to Sergeant in 2008, Lieutenant in 2018, and on May 11, 2024, advanced to Captain and was assigned the top spot at Bayview Station, located at 201 Williams Avenue, which is responsible for an area that includes Dogpatch and Potrero Hill.

His 26 years with SFPD have been filled with challenges, none so much as October 15, 2015, when construc-

tion workers near Eighth and Market flagged him down to report that a man was throwing bottles into traffic and wouldn't stop. As Koniaris approached, the man — later identified as 27-year-old Herbert Benitez — rushed at his partner, Sergeant Joseph McCloskey, knocked him to the ground and got control of his gun.

What happened next is something he said he doesn't talk about that much.

As Koniaris tried to pull Benitez away, McCloskey saw the gun turn toward his face and shouted for his partner to shoot him. Koniaris did. Benitez died at the scene.

"That's the worst day of my life as a police officer," he said, his voice thick with emotion, "and I would never wish that on anybody. I saved my best friend's life, which was a good part of the situation. But I was raised Catholic and to have to live with the fact that I was the reason somebody's life was taken away, it's difficult."

For his actions, the department awarded Koniaris a Gold Medal of Valor and a Purple Heart; both he and his partner were injured in the struggle.

"I would rather have gotten the medal for running into a fire and saving ten people. But I didn't make the choice to have to use the force that I used. The other person did. So that's something that helps me deal with it," he said.

The biggest challenge Koniaris faces in his new position is understaffing, something he told a group of San Franciscans who gathered last summer at the Southeast Community Center for a special town hall with City Attorney David Chiu. Koniaris stressed that the top priority for Bayview officers is answering 911 calls. Because the station now has 78 officers, almost half the previous roster of 140, non-emergency issues sometimes fall through the cracks.

Koniaris thinks the staffing decline is due to a combination of fewer people joining the force and more officers opt-

POLICE continues on page 15

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# COMMUNITY | SEPTEMBER



Film fans at Precita Park. Bernal Outdoor Cinema returns 9/5 through 9/7.

PHOTO: Courtesy of Bernal Outdoor Cinema

**Now through 9/7 Saturday**  
**Theater: Shipping & Handling**  
 Crowded Fire Theater's premiere of Star Finch's *Shipping & Handling* offers a steamy cauldron of black magic. With a throughline story about artificial intelligence and robots, the production offers viewers an opportunity to listen in as a set of Black characters, individually and as a community, grapple with a longstanding, and still quite present, history of oppression and false promises while navigating a world about to change or stay very much the same. The audience is invited to become a part of the play, in a non-threatening but provocative way. Thursday, 8 p.m. Saturday and Sunday matinees, 3 p.m. Tickets \$20+, no one turned away for lack of funds; <http://www.crowdedfire.org/shipping>. Magic Theatre Fort Mason Center, 2 Marina Blvd, Landmark Building D, San Francisco

**Now through 11/2 Saturday**  
**Art: Potrero Hill Perspectives**  
*Potrero Hill Perspectives: A Neighborhood's Artistic Legacy* features work by influential Hill artists made between 1920 and 1990, alongside pieces by contemporary California artists. The exhibition showcases paintings, drawings, prints, and sculpture inspired by San Francisco's views, architecture, and residents to spotlight the role artists play in defining a neighborhood. Artists include Robert Bechtle, Ruth Cravath,

Bob Hayes, and Lionel Edwards. Organized by Peter Linenthal, author, illustrator, and Potrero Hill Archives Project director. Free. California College of the Arts, Campus Gallery, 1480 17th Street. For more information: <https://bit.ly/3XbLKbd>

## 5 thur

**History: African American Shipyard History Quilt Project Reception**  
 Shipyard Artists Stacey Carter and William Rhodes spent the past year uncovering the shipyard's past. The exhibit will showcase historic documents and oral histories documented by Carter alongside collaborative quilts created by Rhodes. 6 to 8 p.m. Free. Hunters Point Shipyard, Building 101, 451 Galvez Avenue. For more information: <https://bit.ly/3XcAwmZ>

**9/5 Thursday through 9/7 Saturday**  
**Film: Bernal Outdoor Cinema**  
 This year's screenings will expand to a new corridor where Bernal's western slope meets Mission and 29th streets. On Thursday 9/5, Mission Street Café will be transformed into a pop-up theater. On Friday 9/6, broadcasts return to Cortland Avenue, including at an art gallery, former bank space, framing shop, café, engineering office, and the library. On Saturday 9/7, Precita Park hosts the events traditional "Under the Stars" outdoor

screening featuring films for all ages. Free. For more information: <https://bhoutdoorcine.org/>

**9/6 Friday to 9/27 Friday**  
**Art: Four-Week Painting Class**

The Intuitive Painting is perfect for the beginner or the continuing student. All materials provided; high quality paint, brushes, paper. 10 a.m. to 1 p.m., four Fridays. \$257; online: \$220. The Center for Creative Exploration, 300 Chenery Street. For more information: <https://bit.ly/3Az34OA>

## 8 sun

**Architecture: Noe Valley Historic Home Tour**

The Victorian Alliance of San Francisco hosts a historic home tour in Noe Valley. Visit seven unique historic homes on a self-guided tour. 1 to 5 p.m. \$12 to \$55. Group rate available. For more information: <https://bit.ly/3yVyk2>

## 12 thur

**Music: Flower Piano Opening Night Celebration and Concert**

For 10 days Flower Piano will transform the San Francisco Botanical Garden into an alfresco concert hall where everyone is invited to play and listen. The opening night concert stars Orquesta La Moderna Tradición, an Afro-Cuban charanga orchestra, featuring violins and woodwinds interlocking with driving rhythms. 6:30 to 8:30 p.m. Opening night event: \$63.75. 9/13 Friday to 9/22 Sunday: free. For more information: <https://bit.ly/3YTsp9g>

**9/14 Saturday - 9/15 Sunday**

**Community: Autumn Moon Festival**

For two days, Chinatown will be filled with arts and crafts sellers, food stalls, live music, contemporary entertainment, mooncakes, lion dancing, and family-friendly fun. This year's event will feature a dumpling contest for all ages, with prizes. 11 a.m. to 5 p.m. Free. Grant Avenue between California and Broadway. For more information: <https://www.moonfestival.org/>

## 19 thur

**Art: Artspan's SF Open Studios Exhibition ArtLaunch**

The exhibition features the work of participating Open Studio artists. VIP Preview, \$75 to \$100, 6 to 7 p.m., includes membership level options. General admission, \$25, 7 to 9 p.m. DJ music, one drink ticket, and donation-based bar for additional libations. 21+ event. SOMArts Cultural Center, 934 Brannan Street. For more information: <https://bit.ly/3MzMTDD>

## 20 fri

**Jazz: Will Bernard/Beth Custer with Ellen Groningen**

Guitarist Will Bernard, clarinetist/singer Beth Custer and violinist Ellen Groningen perform music from their release "SKY." Doors: 7 p.m. Show: 7:30 p.m. \$25 to \$30. Red Poppy Art House, 2698 Folsom Street. For more information: <https://bit.ly/3MjzJtW>

**9/27 Friday through 9/29 Sunday**

**Art: Don Hershman Open Studios**

Don Hershman, long time Potrero Hill resident, is a podiatric surgeon and fine art painter. As a child, Hershman was profoundly influenced by field trips to the Metropolitan Museum of Art. Although he felt he needed a "secure" career, he never lost sight of his creative side. His art has been exhibited at the de Young Open and galleries across the country. Fall Open Studios. 11 a.m. to 5 p.m. Friday preview: 6 to 9 p.m. Free. 1890 Bryant Street Studios, 1890 Bryant Street. For more information: <https://bit.ly/46YzLKO>

## 28 sat

**Community: The Park Market at Crane Cove Park**

Food and drink vendors and activities, including free paddle boarding lessons from Dogpatch Paddle. The September market will feature a section of vendors curated by Fierce Fat Femme. Live music by Mae Powell, with opener Michael Michael Motorcycle. 11 a.m. to 5 p.m. Crane Cove Park, Illinois and 18th streets. For more information: <https://bit.ly/47cqyWd>

**9/28 Saturday**

**Dance: YBG Dance Day**

Dance Day transforms Yerba Buena Gardens into an outdoor dance studio where participants can sample a variety of traditions and styles with Bay Area teachers. Classes are one-hour long. Genres include salsa, bachata, body percussion, rhythm & motion, soul line dance, contemporary dance, and dancehall. Bring comfortable shoes, a water bottle and curiosity for movement. 10 a.m. to 3 p.m. Free. Great Lawn, Yerba Buena Gardens, Mission Street between Third and Fourth streets. For more information: <https://bit.ly/46W92W3>

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**Thursday, September 5**  
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**Saturday, September 7**  
*Under the Stars, Precita Park*

**Friday, September 6**  
*Film Crawl on Cortland*

**Thursday, September 26**  
*Season Finale, Bernal Library*



# District 10 Supervisor Shamann Walton

BY ROHIT PRASANNA

Shamann Walton was elected to represent Potrero Hill, Dogpatch, Bayview Hunters Point, and Visitacion Valley on San Francisco's Board of Supervisors almost six years ago, assuming office in early 2019.

Walton spent his early childhood growing up in public housing in Bayview-Hunters Point and Potrero Hill, later living in Mountain View and Vallejo. In his 2023 autobiography, *From Juvenile Hall to City Hall: Your Resume Can Change*, he detailed his journey from younger days interacting with the criminal justice system, to college in Atlanta, Georgia and eventually City Hall.

"He doesn't act like he knows it all, he really listens and incorporates what other people think," said Uzuri Pease-Greene, Community Awareness Resources Entity executive director.

According to J R Eppler, Potrero Boosters Neighborhood Association president, Walton supported creation of the Dogpatch Hub, a community space, and responded to Dogpatch residents' opposition to construction of a new large life sciences building in the neighborhood.

Other residents have been less impressed with Walton's performance, noting that he rarely highlights Potrero Hill in his monthly newsletter, and pointing to his lack of support to develop

a staircase to replace a rough dirt path adjacent to 22nd street connecting Arkansas and Connecticut streets.

Walton "...was in a few of the meetings we held, but essentially said we would have to figure it out ourselves," said a Potrero Hill resident, who wished to remain anonymous.

Walton highlighted safety, affordability, and quality of life as being his priorities on the Board of Supervisors, with a goal of enabling residents to remain in San Francisco. He claimed success in forging consensus on the Potrero Power Station, a mixed-use development east of Illinois Street between 22nd and 23rd streets.

"Affordable housing will be the first

thing built at the site," Walton noted.

Eppler praised Walton's effectiveness at helping to create an Enhanced Infrastructure Financing District for the project, to pay for investments in roads, sidewalks, landscaping, and other elements.

State law limits rent increases for most residences to less than 10 percent a year. Walton, along with Supervisor Dean Preston, who is running for reelection in District 5, support Proposition 33, a November ballot measure that'd repeal the Costa-Hawkins Rental Housing Act, which exempts single-family homes, condominiums and units

**SHAMANN WALTON** continues on page 15



Presented by Dogpatch & NW Potrero Hill Green Benefit District Funded by a grant from Avenue Greenlight  
Event Partners: Dogpatch Neighborhood Association, Dogpatch Business Association, Jazz in the Neighborhood



# California College of the Arts Opens New Building Amidst \$20 Million Operating Deficit



CCA expands while its financial health contracts.

IMAGE: CCA

BY JESSICA ZIMMER

This Fall the California College of the Arts (CCA) will open a new 82,300-square-foot teaching and artmaking facility at 145 Hooper Street. The edifice will connect to the college's main academic building. It was designed by Studio Gang, an architecture and urban design practice with offices in the City. Following the opening, CCA's Wattis Institute for Contemporary Arts will move from its 360 Kansas Street to the new building.

The new split-level structure has indoor and outdoor areas for artmaking, including ground level maker spaces,

greenspaces, outdoor classrooms, with studios for more traditional artmaking on the upper level. Above these elements are two mass-timber pavilions that contain fine arts studios for graduate students and galleries for exhibitions, as well as a lecture hall and balconies.

The maker yard is carved out to bring daylight and air deeper into the maker spaces. The building has operable windows, green roofs and a ventilation system designed to work with ceiling fans to reduce daytime energy use. The maker yard and green roofs will assist with stormwater management.

*CCA continues on next page*

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Recorrido de Potrero Yard Reinventando

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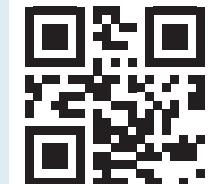
We will share an update on the bus yard development, affordable housing, public art, and surrounding transit and safety features.

Compartiremos actualizaciones sobre el desarrollo del garaje de autobuses, viviendas asequibles, arte público y características de tránsito y seguridad circundantes.

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**CCA from previous page**

The edifice utilizes passive strategies, including self-shading façades and night-flush ventilation, that naturally cool the space and reduce the need for mechanical systems.

Project funding came from CCA's *Maker/Meets/Future Campaign*, a \$123 million capital and programmatic fundraising initiative to pay for construction, increase student and faculty support, and expand the college's community partnership programs. As of July, CCA had raised \$122 million toward the campaign goal.

The new building's opening coincides with the emergence of a \$20 million deficit at the college in part due to a dramatic drop in student enrollment. The financial shortfall will likely trigger staff layoffs and reduce course offerings, and could prompt a merger with another institution.

**MISSION BAY SCHOOL from front page**

According to Cohen, SFUSD could have notified the community about the later opening date sooner, or "... at least told us there's a possibility the opening could be pushed back a year. I give them an "F" in communications for this. On the bright side, this gives the neighborhood and our Safe Access/Transportation Subcommittee more time to prepare. This is for the best. If the district isn't ready, better to take the extra year and do it right."

SFUSD spends roughly \$17,000 per student, including about \$4,000 on central administration and \$13,000 on schools and classrooms. Mission Bay Elementary School's annual operating costs could reach upwards of \$10 million, an expenditure the district would need to balance as part of efforts to reduce its deficit.

Construction milestones include installation of the steel frame in July.

"Prior to that, the construction team focused on months of soil remediation to increase soil density and prepare it for the building's foundation. They started the foundation in winter 2024 and completed it in the spring," said Levitt.

McCarthy Building Companies serves as the prime contractor, with Swinerton as construction manager. The perimeter retaining wall, steel and metal deck welding, exterior facade mockup, and utility lines are presently being installed. Next up is interior framing and walls, windows and roofing, and building system infrastructure. Drywall and finishes need to be in place before fitting mechanical, electrical, plumbing, and fire sprinklers. In July, Mission Bay residents held a "Topping Out" ceremony to mark placement of the last steel beam on the school structure.

The school will feature all-electric equipment, including in the kitchen, natural daylights, operable windows to allow in Bay winds, and a rooftop solar array. It'll rely on reclaimed water. Native and drought-tolerant plant species will be planted throughout, with recycled ground mulch and bioretention areas. The campus will utilize paving composed of recycled materials. Play equipment will be made of a natural wood element.

Construction is funded by a \$744 million voter-approved general obligation bond approved in 2016 by 80 percent of voters to fund public school repairs and maintenance.

Stephen Chun, SFCTA director of communications, said a Mission Bay School Access Plan that addresses stu-

dent pickup and drop off and other traffic issues will be created at the request of San Francisco District 6 Supervisor and Transportation Authority Board Member Matt Dorsey.

"The [plan will] develop concepts which aim to reduce key barriers to active transportation connectivity near the school site. The project recently completed its first round of outreach which included an online survey in several languages as well as a community workshop held at the Mission Creek Park Pavilion," said Chun. "In fall 2024, we plan to share the findings from the first round of outreach and draft improvement concepts at multiple outreach events including a meeting of the Mission Bay CAC."

SFUSD is collaborating with the San Francisco Arts Commission (SFAC) to integrate a tile mosaic into the school. The piece will be installed at the east façade entrance at Nelson Rising Lane and Sixth Street. SFUSD wants the artwork to be bold, colorful, visually enhance the learning environment, and inspire and engage students. A public art review panel chose four artists, Nico Berry, Priscila De Carvalho, Josué Rojas, and Harumo Sato, as finalists to design site-specific proposals.

"Mission Bay School will be a central hub for fostering creativity and innovation, shaping our students' future and reflecting our City's priority," said Jenny Lam, San Francisco Board of Education president.

"Parents and children are waiting to have the same opportunities as other families in the City to go to school close by and be a part of a local school community. It's about equity, not having to get up early and travel to schools as far away as the Sunset District. That is really challenging for everyone," said Agid. "There are thousands of units recently built here, with a significant percentage being affordable housing. This is where the students will come from, the market-rate and affordable housing units where people want to remain in Mission Bay and the eastern and southeastern neighborhoods."

A \$790 million bond to fund more school repairs and address food security will appear on the November ballot.

"This money would support necessary repairs and improvements for SFUSD schools, from roofs and bathroom upgrades to installing modern HVAC-R systems. Bond funds would be used to fix and upgrade many SFUSD campuses in the future," said Levitt.

Bond proceeds would also support creation of a "Food Hub" to increase student access to fresher and healthier meals.

This fall, the Mission Bay Hub will welcome its third cohort of high school students from San Francisco International, June Jordan, Mission High School, Thurgood Marshall, and The Academy. The Hub provides scholars with opportunities to learn and research the sciences in academic and professional environments. Hub participants have worked with staff of the University of California, San Francisco, the Golden State Warriors, Kaiser Permanente, Denali Therapeutics, and Union Square Orthodontics.

"We've grown to 60 incoming students in fall 2024, now admitting students from San Francisco International High School this year," said Erik Rice, SFUSD Mission Bay Hub director.

SF International High School, located at 655 De Haro Street, has approximately 400 students, most of whom are recent immigrants. SFUSD provides language support to help them progress

in their studies and projects.

"In the 2024-2025 academic year, we anticipate two areas for students to specialize, one focused on biochemistry and neuroscience, and the other on anatomy and allied health, e.g. orthopedics, radiology, and sports medicine. Allied health covers diagnostic, treatment, and prevention health services," said Rice.

This academic year, SFUSD implemented a new PK to eighth grade language arts core curriculum, which includes Spanish Language Arts, English Language Arts, and English Language Development. It reflects creative exercises for PK and transitional kindergarten, a focus on the science of reading for kindergarteners through second graders, reading exercises for kindergarteners through fifth graders, and expeditionary learning, which emphasizes character growth and teamwork, for grades six to eight. Students piloting the new curricula were significantly more likely to have grade-appropriate assignments and

stronger instruction. It's SFUSD's first substantially revised language arts core curriculum in 10 years.

*Watch the Mission Bay School construction cam live feed at: <https://www.sfusd.edu/schools/schools-community/school-mission-bay> Read the Mission Bay School Access Plan and sign up for project updates at: <https://www.sfcta.org/mission-bay-school>*

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It took days to dismantle a cottage located on Texas Street, next to Daniel Webster Elementary School.  
PHOTOS: Ed Rudolph

## HOUSING from page 2

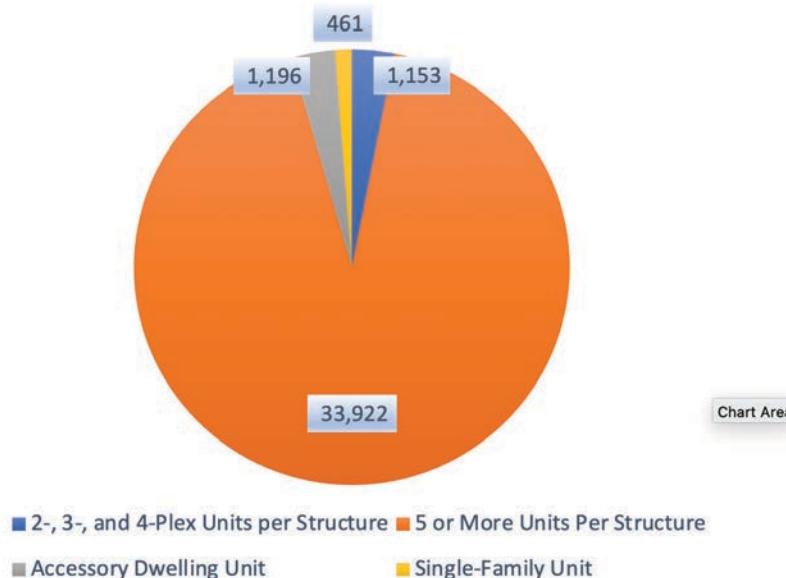
much by its tall buildings – which until recently were largely limited to Downtown – as its low-slung neighborhoods, which feature a mix of modest multi-flats and single-family houses. While most of the population lives in places with more than 10 units, overall residential buildings are almost equally divided between structures with fewer than nine apartments, dominated by stand-alone homes, and more densely packed big-buildings.

This housing mix creates a particular social and political flavor. In part because of the dominance of multi-family buildings, large and small, almost two-thirds of households rent. People don't tend to stay long. Forty-five percent San Franciscans have lived here for less than six years. As a result of their short tenure, they mostly ignore

rises, with associated implications to the concentration of renters and short-timers. Over the last eight years residential construction has been dominated by structures with five or more units. Barely any single-family houses have been erected. San Francisco has long been a city of flats, many of them renovated Victorians with former dining rooms and parlors repurposed as bedrooms. The San Francisco of the future will increasingly be defined by box-like apartments, featuring consolidated amenities, such as gyms and common spaces, reducing the need to travel outside one's tower.

Given these development trends, San Francisco will more and more be occupied by tourists, some staying for a long weekend, others for a several year hiatus. The associated social and political consequences could include greater pressure to rent control newer apart-

## Residences Constructed Between 2015 and 2023 Mostly Multi-Unit Buildings



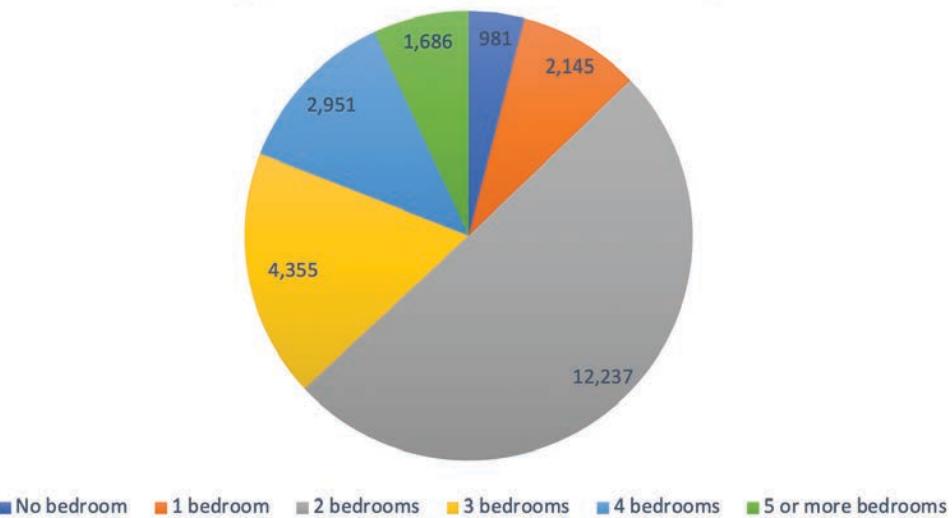
politics and avoid community engagement, though happily contribute to a vibrant restaurant and bar scene. Just 20 percent of the population has made the City their home for more than 25 years. These characteristics contribute to the consistent split between electing generally moderate mayors and more liberal supervisors, near-constant public-school turmoil, and continuous chatter about where to eat, drink, party, and find someone to date.

The built balance is steadily tipping towards larger multi-unit medium-

ments, a continued diminishing population of children, and an ever-vibrant entertainment and foodie scene. It could also cultivate a constant pulse of creativity, a cycle for which San Francisco has long been famous, as the in-and-out tide of new arrivals brings new ideas, new identities, and fresh energy.

Without an unexpected dash of design innovation, however, architecture will become ever duller. It's unlikely that any future San Franciscan will get excited about touring buildings constructed over the last 50 years, or many visitors

## Total Housing Units Built By Bedroom Size, 2015-2022



will line up for Insta-ops in the same numbers as Alamo Square attracts.

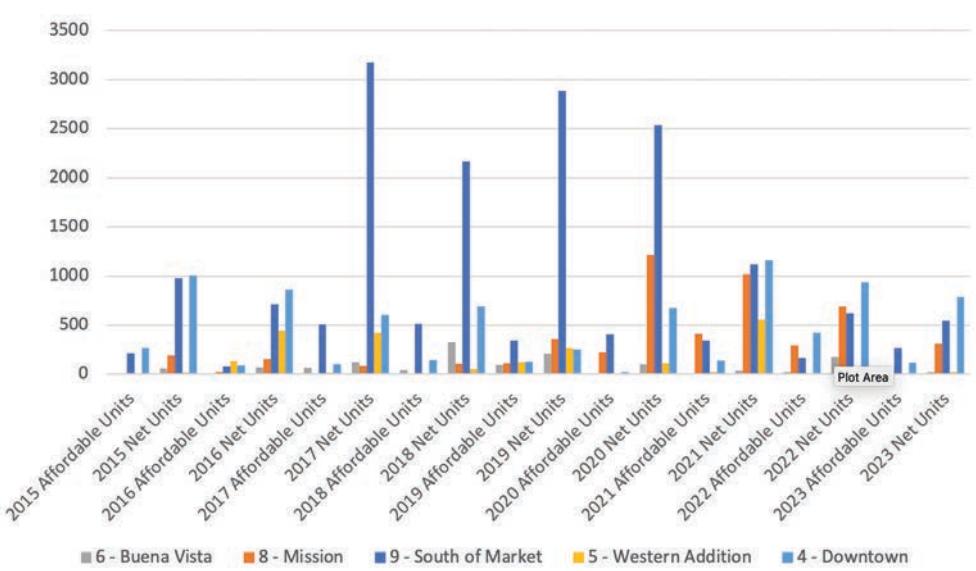
Higher density residences tend to feature fewer bedrooms, reinforcing the notion that what's being built is most suitable for younger, single, workers, with high prices squeezing those with little choice, or tight extended family preferences, into tinier spaces, part of a nationwide phenomenon. Two-thirds of the units constructed over the past seven years were two bedrooms or smaller. That's in part because it costs at least \$600,000 to construct a unit of that size, barely affordable to rent or buy for a dual income couple earning San Francisco's average income.

Taken together, small home sizes and high construction costs suggest that increasing housing supplies will not substantially reduce rents or prices, at least in ways that match income. That is, a supply-side strategy alone will not improve housing accessibility. That's only likely to occur with massive investments in subsidized residences, higher wages, and/or an efficient transportation system that delivers people to lower-cost areas.

The type and cost of new residences being constructed reinforces San Francisco as a steppingstone to move out as income rises and/or children appear. While there's steady, if slow, development of modest-sized apartments, the

next size up remains largely static. The COVID pandemic – with associated school closures and remote work – was a significant factor in an 18 percent decline in San Francisco's under 30 population between 2020 and 2023, with the largest decreases among kids not yet in kindergarten, a 15 percent slump, and those aged 25 to 34, a 20 percent drop. The only age group that saw significant increases were 70- to 80-year-olds, a testament to San Francisco's superlative health care options, the type of apartments being built, and the amount of money needed to occupy them.

San Francisco's population is tilting towards the southeast neighborhoods, with most new residential construction taking place "South-of-Market," a designation that in this case includes Mission Bay, Dogpatch, and Potrero Hill. With the potential opening of Mission Bay Elementary School in 2026, those neighborhoods offer an interesting experiment in residential retention. Will a brand-new campus, alongside beloved Starr King and Webster elementary schools – assuming they escape the public school chopping block – as well as renovated Crane Cove, Esprit, and, ultimately, Jackson Park, successfully argue for families to keep their kids in the City? We'll know by the end of the decade.



## 700 INDIANA from front page

Department has decided they don't want to do either in this circumstance. They haven't proposed legislation with life sciences in UMU zoning so they're trying to find loopholes to shoehorn life sciences in a UMU district."

In June, District 10 Supervisor Shamann Walton proposed legislation to amend the Planning Code to revise the definition of "laboratory" to include "biotechnology," and to ban such activities in UMU districts.

"We need storefronts and places where people gather and bring families," he said. "In this case, labs do the complete opposite and they do not enhance the area for the community. We have

many labs and biotech is booming in the area. Labs smack dab in the middle of the community is a bad precedent."

"This is a biosafety level two facility and that does mean there's some risk to the community," said Alison Heath, head of the Potrero Boosters Development Committee.

A biosafety level two facility requires protective measurements, such as PPE, because the lab may work with pathogenic or infectious organisms that can pose moderate health risks, such as HIV and equine encephalitis viruses.

"There will be biohazards including live viruses and that should have been studied by the Planning

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700 INDIANA continues on next page



# The Portfolio

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**CREATIVE YOUTHS!** The View invites those under 18 to submit any creative work suitable for publication, including drawings, short stories (fewer than 150 words), photographs, comic strips, jokes, before the 20th of each month. Winning entries will receive a \$20 prize.  
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**Linus Lu-Pearson**, 11, was inspired by the book series *Wings of Fire* to draw "NightWing and Leopard at Night." Linus attends sixth grade at Roosevelt Middle School.

## 700 INDIANA from previous page

Department, but it wasn't," Heath added. "That's of great concern because residential buildings will be on either side. There will be a park across the street and there are also several schools within a quarter of a mile of the project."

DNA and the Boosters filed a California Environmental Quality Act (CEQA) appeal, which will be heard at the Board of Supervisors on September 24th.

"MBC BioLabs and the Planning Department didn't do a robust enough analysis on the environmental impacts nor adequate mitigations for the impacts," Heath said.

The CEQA appeal letter asserts that MBC BioLabs and the Planning Department failed to fully analyze and alleviate potentially significant

environmental impacts not only regarding hazardous materials, but also shadowing of the Dogpatch Arts Plaza, air quality, and noise.

"I'm sure the work these scientists are doing will save lives but there are many places they could go: Mission Bay, Candlestick Park, the Power Station, Pier 70," Heath said. "What it really comes down to is this project shouldn't be adjacent to Esprit Park, it shouldn't be between two residential buildings, and it shouldn't be near schools."

"It's interesting because when you read about it at face value, this project seems like such a great thing," DNA President Donovan Lacy said. "But then when we explain why we're opposed to it, people say, 'I live next door. Where do I send a letter to oppose this project?' When you explain it fully, people recognize that the zoning restrictions

and land-use restrictions make sense. The types of activities MBC BioLabs is proposing don't make sense in this type of location."

"No one is denying that MBC BioLabs and the people working there won't be doing good things," Eppler added. "However, the Planning Code doesn't treat people doing good things differently than people doing bad things. The law is the law. And if it doesn't result in

the outcome the Planning Department wants, they should try to change it."

"After the Rec and Park Commission and the Planning Commission unanimously approved our project, we are continuing conversations with the neighborhood and looking forward to getting this project approved on appeal," a MBC BioLabs spokesperson said.

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## SCHOOL BOARD from front page

based organizations, 291 attendees at six community-based organization information sessions, 175-plus materials translated into six languages, 1,000 translated flyers delivered to CBOs, and seven meetings with Community Advisory Committees. We agree that having fully staffed classrooms on the first day of school is ideal. We are working hard to move forward with hiring for positions in which there is a qualified candidate. We remain committed to being transparent with families around our plans to provide all students with an educator on the first day of school."

"There's a lot of fear and anxiety..." about school closures, said Brandie Bowen-Bremond, policy director for Coleman Advocates, which cannot endorse political candidates because it's a 501(c)(3) organization. "Our members want to protect smaller schools because there's been an idea put out there that bigger schools would be better for students. That is not always true for marginalized students who could use the focused support. We hope the candidates will center on racial justice and discuss offering social-emotional support and employing restorative practices in more than disciplinary proceedings. We also want to hear the candidates' ideas for remedying the decades-long financial mismanagement that has occurred in SFUSD. Everyone can sense a general shift because only one incumbent is running and the board may look a lot different from the current one."

Individuals who aren't U.S. citizens can vote in school board elections if they meet certain specifications, including being residents who'll remain in San Francisco until the next election and are a parent, legal guardian, or caregiver of

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## Missed Connections

Looking for Shamla. We met at the Dogpatch/Booster holiday party last year. You asked me if I wanted to walk with you. Yes I do! I left town the next day for over a month, and now I cannot find your contact info. Please contact me! 415-648-1926. Thank you.

## Missed Connections

We met a couple years ago at the Dogpatch Music festival. You told me about the Brazilian composer the band was playing, Nascimento. Your name might be Michael. I'd like to hear more. Please contact me. 415-648-1926. Thank you.

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## MAYOR'S RACE from page 3

## Homelessness

Preliminary 2024 Point-In-Time Count (PITC) data indicates that sheltered and unsheltered homelessness increased by 6.8 percent since 2022, from 7,754 to 8,323 individuals, near 2019 levels. However, unsheltered homelessness declined by 16 percent since 2019, from 5,180 to 4,355 individuals. The unsheltered homeless population has skyrocketed in District 10, nearly doubling from 566 in 2022 to 1,010 in 2024, in an area that includes Dogpatch and Potrero Hill. San Francisco has a total shelter capacity of 3,588 units and beds with a 93 percent occupancy rate.

**Breed** plans to increase shelter and homeless housing capacity, continue "Housing for All" to add 82,000 units, support individuals new to homelessness through short-term financial assistance, utilize state funds to provide treatment beds while mandating conservatorship

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for those who resist treatment, expand the Homeward Bound program which sends homeless people back to their families, and remove encampments and tow RVs if shelter is refused.

**Farrell** proposes zero-tolerance for "dirty streets and unsafe street behavior" while working to address the issue's underlying causes. He'd audit spending on homelessness, expand the Homeward Bound program, utilize a shelter-first approach, hire a new head of Public Works, restore the Mayor's Office of Neighborhood Services (MONS), add more Big Belly trash cans and trash pick-ups, and clear large tent encampments.

**Lurie**'s "Home Run Plan" would create 1,500 emergency short term beds within his first six months in office and 2,500 interim bridge units within two years. He'd work with neighborhoods to address local shelter needs to reduce encampments. Long term strategies include providing rent assistance, rapid re-housing, and tenant legal representation programs.

**Peskin**'s "Marshall Plan" would add at least 2,000 shelter beds. He wants to expand rent control, rent relief, and eviction protection.

**Safai**'s five-point plan includes re-establishing the MONS, achieving 1,000 exits from homelessness to permanent housing a year, and funding at least 1,000 Homeward Bound trips annually. He'd reform PITC to gather regular homeless counts. No-camping orders would be enforced after providing enough shelters to do so, including erecting 600 "tiny-home" sleeping cabins, adding up to 10 safe parking sites, and immediately converting 1,000 hotel rooms to shelter while leasing 500 hotel rooms to families. Safai wants to create a "Homeless to Housed" Fund and continue using the Homelessness Oversight Commission to audit programs.

## Housing

Starting in 2023, San Francisco must meet a state-mandated order to build 82,000 residences by 2031 as part of the



Regional Housing Needs Allocation or lose its ability to enforce local zoning. To meet this quota, San Francisco would need to construct 12,000 units a year; only 3,039 units were authorized in 2023, with just 831 approved so far this year. Of the 82,000 units, half must be affordable to low- or medium-income households.

**Breed** favors adding to the \$600 million 2019 and \$300 million 2024 affordable housing bonds, rezoning near major commercial corridors, and streamlining approval processes.

**Farrell** would revise zoning codes to allow for more development, streamline approvals, lower development fees, provide housing assistance to first responders and teachers, and incentivize converting commercial spaces into residences Downtown.

**Lurie** would reform the permitting process, monitor contracts above \$1 million, register large nonprofit representatives as lobbyists, reform the Department of Building Inspection and prioritize "best-value" contracts, as outlined in his City Hall Accountability Plan.

**Peskin** believes it's possible to be both "pro-neighborhood" and "pro-housing." He supports Historic Districts Adaptive Reuse legislation to preserve historical elements, and wants to create 5,000 residences for teachers, nurses, firefighters and families.

**Safai** supports incentivizing office-

**MAYOR'S RACE** continues on next page

## OBITUARIES



### JoeSam.

August 15, 1938 - June 1, 2024

JoeSam. was born Joseph Samuels in Harlem, New York, to a storied life. He didn't know his parents and was raised by a caring array of colorful folks. If you spent any time with JoeSam. he'd tell you his stories!

Joe was plucked from Harlem by Big Red, a social worker, who identified him as gifted and talented. He and his brother, James, arrived in Tuckahoe, New York, where they attended middle and high school. Joe was a star athlete while his artistic prowess landed him as editor of his high school yearbook. Joe was encouraged to go to art school, but he doubted he could earn a living as an

artist; instead, he attended the Historically Black College and University, St. Paul's College, in Minnesota.

James took another path. He joined the Marines and was killed in Vietnam. James' portrait hangs in Tuckahoe's Town Hall. Joe took his children and grandchildren to view James there.

Joe returned to New York after college to begin a career in juvenile justice and youth development. At Floyd Patterson House in the Lower East Side, Joe's effectiveness with youth was noticed by educators. In the heat of the 1960s when the promise of change felt imminent, Joe joined a group of innovators convened at the University of Massachusetts, Amherst, Graduate School of Education to forge new approaches to close gaps between race and class in public schools.

From Amherst, Joe arrived in San Francisco and jumped into community activism. On the boards of Mission Mental Health Clinic and San Francisco General Hospital, and director of Head Start Services, Joe made a reputation as someone who'd fight for children and families.

In 1985 JoeSam. dedicated himself to his art, to take his social justice fight to a broader audience through his God-given talent. He exhibited in private spaces and The Grand Gallery in Oakland, won a National Endowment for the Arts award for his Black West Series, represented by Haines Gallery, and received several residencies, public art projects and global invitations to display his work. JoeSam. settled at 'The Point'

where he connected with the history of what'd been one of the Bay Area's most vital Black communities.

At The Point JoeSam. initiated STAR, a residency program for emerging artists. JoeSam.'s Black artists community became integral to his journey. The comradery they provide one another extends today, supporting work that goes beyond social commentary to the simple, vital expression of beauty and joy.

In 2005 JoeSam. moved to Hartford, Connecticut, where he continued making and exhibiting art. JoeSam.'s virtuosity, impact and multifaceted artistic career came into full view in 'Text Messages', a solo show at the Museum of the African Diaspora in 2023-24.

Amidst his many accomplishments, JoeSam. was proudest of his children, who were at his side when he passed peacefully. He's survived by Mike Samuels, Jason Samuels and Joeonna Bellorado-Samuels; his daughters in law Karla Reed Samuels and Stephanie Mayor Samuels; his grandchildren Kyle, Chase, Madison, Evan, Rommy, Seth, Carter and Warren; his great grandchildren, Jaydon, Jordan, Jayce, Noah, Emilia Rose, and Sai; siblings Gregory, and Loretta; nephews Ben and Orion Bellorado, their families and hundreds of friends and associates throughout the world.

Rest in Paradise, JoeSam.

*Family and friends will celebrate JoeSam. on September 1, 4 to 8 p.m., words at 6 p.m., 330 Mississippi Street, home of Donna Bellorado.*

### Vincent Ettorie Keyes

February 20, 1930 - July 11, 2024

Vincent Ettorie Keyes, known affectionately as Vin, passed away at the age of 94 in San Francisco. Born in Brooklyn, New York, Vin attended the Coast Guard Academy and was in the United States Coast Guard. He served in the Korean War aboard the Magnolia from 1952 to 1956, including as Commanding Officer. He was honored with several recognitions, including the National Defense Service, United Nations Service and Korean Service medals.

After his military career Vin attended the University of San Francisco School of Law, practicing law in San Rafael for 36 years.

Vin was a devout member of the Cathedral of St Mary's of the Assumption, where he participated actively in the community and found great solace and fellowship.

He's survived by his nieces, Pauline (Keyes) and Richard Warboy Jr, Theresa Keyes, Marianne Keyes, Veronica (Keyes) and Anarge Fran-gos Jr, and his nephew, Raymond E Keyes. Vin was preceded in death by his parents, Raymond V and Mary (Roventini) Keyes, and his brother, Raymond F and Maureen (Healy) Keyes. His dedicated caregiver, Marline, tended to Vincent during his last six years with devotion, dignity and compassion.

### MAYOR'S RACE from previous page

to-residential conversions Downtown. He'd implement a 10-year transfer tax reduction, from six to three percent, for developers who meet a minimum of 12 percent affordable units, using solely union labor, and invest \$25 million in union pension funds.

### POLICE from page 6

ing for early retirement.

"When I first came in, most people would retire at 55 after serving a full 30 years. But now people are turning 50 and moving to Idaho, you know."

Although the same thought sometimes crosses his mind – he'll be 55 next year – Koniaris said he's excited when he sees young officers work with the community.

"We took this job to make a difference," he said. "And I know there are some who think people join for the wrong reasons, but I've never seen that. I know it exists. But in my experience, the officers I've worked with have just really wanted to get out there and help people."

For Koniaris, not being able to do that is the worst part of the job.

"Like an RV that somebody wants moved and you have to give the owner 72 hours' notice. And if they move it an inch, it counts as moving it. And we have to tell people we tried, but it's the way the laws are."

California Vehicle Code 22651(k) prohibits parking for more than 72 hours on any road where no signs indicate any other restrictions. The San Francisco Municipal Transportation Agency indicates that residents should wait at least 72 hours before contacting authorities about a vehicle they think

has been parked over the 72 hours limit. Empowered by a recent U.S. Supreme Court decision and encouraged by Governor Gavin Newsom, Mayor London Breed, has vowed to aggressively clear encampments and directed police officers to cite homeless campers for illegal lodging if they refuse shelter, with jail time a possibility.

Koniaris has two officers assigned exclusively to illegally parked RVs and focuses on reducing violent crime as his top priority.

*Captain Koniaris will be a guest at the next Kansas Street SAFE Association Meeting on Monday, September 30, 2024.*

### SHAMANN WALTON from page 9

constructed since 1995 from local government-imposed rent control. The California Legislative Analyst's Office, a nonpartisan advisory body, projects that by revoking the Act some renters would pay less for housing. However, it'd also result in fewer rentals being available and lower values for rental properties in cities that expand rent control.

A 2018 study by Stanford University professor Rebecca Diamond indicated that San Francisco's rent control ordinance can be effective at preventing tenants from being displaced in the short term, particularly benefiting lower income and minority renters, but that it decreases the rental housing stock by removing incentives for landlords to keep properties on the market, which increases rents in the long run.

Walton led the development of a District 10 safety plan, a collaborative effort that included the San Francisco Police Department, San Francisco Unified School District, and Young Community



Optimism, on Olive and Polk streets.

PHOTO: Potrero View Staff

Developers, an organization for which Walton previously served as president. The plan identifies neighborhood-specific measures to enhance safety, such as increased patrols by multilingual officers who are community members, traffic calming, and increased lighting. Violent crime in the Bayview District – which largely overlaps with District 10 – is nearly 30 percent lower in 2024 compared with the same period in 2019.

Amidst persistent concerns of poor property management – including roof leaks, vermin, and backed up trash

chutes – at the Potrero Terrace-Annex housing complex, Walton held hearings at which he excoriated executives from the Eugene Burger Management Corporation, which manages a portion of the site, and the San Francisco Housing Authority (SFHA).

"Eugene Burger has not been a good property management company," Walton said, admitting that the hearings only prompted a temporary rise in service levels, with more work needed to ensure better oversight by SFHA.

# ON SALE

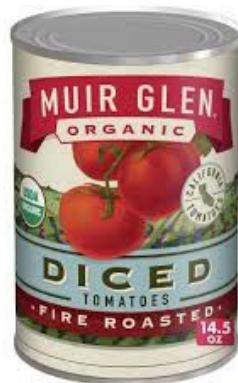
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