



# Potrero Terrace-Annex Beset by Challenges



In September firefighters battled what appeared to be a meth lab fire at vacant Turner Terrace units. Firefighters can be seen dismantling a boarded up door to gain entry into the inflamed unit. PHOTO: Thomas Hunter II

BY MARK STEENSLAND

Construction of the Potrero Terrace and Annex housing complex was catalyzed in 1937, when the U.S. Congress passed the Housing Act as part of President Franklin Delano Roosevelt's New Deal, a package of legislation and initiatives enacted to help the country recover from the Great Depression. Other New Deal elements included banking safeguards, such as the Federal Deposit Insurance Corporation, and creation of the Social Security Administration. The Housing Act was designed to provide safe and affordable residences for low-income families.

In 1938, San Francisco created the Housing Authority (SFHA) to manage Housing Act subsidies. SFHA is the oldest such entity in California. Two years later, the Authority opened Holly Courts, the first public housing development west of the Mississippi River, in Bernal Heights. Other complexes, including the original 469-unit Potrero Terrace, were completed by 1943 and were mostly occupied by war industry workers, with Annex added in 1955.

Roughly 60 years later, in 2005, many affordable housing developments had been neglected into poor condition. Renovating them would require an estimated \$267 million investment, or more. After consulting with residents, businesspeople, and civic leaders, then-Mayor Gavin Newsom, along with former

POTRERO-ANNEX continues on page 9

# As Coyote Sightings Rise, City Advocates Coexistence, Avoidance

BY JESSICA ZIMMER

As San Franciscans increasingly share videos, photographs, and first-hand accounts of coyote encounters on social media and at neighborhood gathering spaces, municipal officials encourage coexistence with the animals.

"Six months ago, while walking my Cavalier King Charles Spaniel, I saw a coyote visit McKinley Square park in the middle of the day. The coyote walked in from 20th Street. I alerted other visitors in the park, who had children and small dogs playing in the park. Everybody picked up their kids and dogs and left," said Gayle Maccia, a De Haro Street resident.

Last summer Maccia was chased by a pair of coyotes while walking her dog on 17th Street.

"I picked up my leashed dog and ran back to the building. The coyotes followed me up to the front door, which I slammed on them. They were watching me through the glass," said Maccia.

Maccia called 311 about the incidents. A San Francisco Animal Care and Control (SFACC) representative called her back, but, according to Maccia, dismissed her concerns.

"All you get from these calls is, 'Coyotes have a right to live here too.' There's no common sense about how to protect children and animals other than for people to leave," said Maccia.

Maccia would like the coyotes relocated; an action prohibited by state law.

Deb Campbell, SFACC spokesperson, said the agency receives daily calls about coyote encounters, with many reporting that the animals are becoming bolder.

"Right now, the younger coyotes are dispersing, and coyotes are frequenting new areas of the City. Coyotes that have been in the City for years have become used to people and most have been fed extensively. They've been conditioned to see people as potential sources of food and to not fear humans as much as they should," said Campbell.

Project Coyote, a Larkspur-based nonprofit devoted to coyote research, has received more inquiries from the media and public about coyotes this year than previously, according to Camilla Fox,

COYOTE continues on page 10

# San Francisco Flower Market to Open After Several Delays

BY JENNA DUNCAN

While an official opening date hasn't yet been announced, the San Francisco Flower Market is inviting vendors to relocate to its new 901 16th Street location this month. According to Jeanne Boes, Flower Market General Manager and Chief Operating Officer, the intention is to move everyone in between Christmas and New Year's Day, with operations up and running before Valentine's Day, and then have a "grand reopening."

The existing market, which includes two warehouses and a parking lot, spans roughly 1.5 million square feet. It's been located South-of-Market since 1956. The relocated Flower Market will house between 250 to 350 employees, operating within a 117,000 square feet footprint.

"And that does not include the parking garage, which is also new," said Mike Grisso, senior vice president at Kilroy Realty Corporation, which is building the facility.

The parking garage has 205 parking spaces. Preliminary forecasts indicate the Market will attract about 400 unique visitors and shoppers daily.

Flower Market vendors had expressed concerns that the shift to Potrero Hill might not meet their needs, preferring a location rooted in a blue-collar business tradition. An underutilized site previously occupied by Corovan was ultimately selected, with efforts to preserve existing structures.

"It goes back to 2014 when Kilroy Realty Corporation purchased the existing Flower Market from the ownership groups," Grisso said. "At that time, we had a proposal—a plan—to build a new San Francisco Flower Market at the existing location with a development above it. It was going to be on the ground floor, at the lower level. But after that, the Flower Market told us that they would prefer a different location. We finally landed on this site. It was available, it was the right size, and the Flower

Market liked the location."

The Flower Market first emerged in 1912, when farmers gathered to sell their products at Lotta's Fountain at Market and Kearny streets. The market was formed to provide Bay Area floret brokers with a place to buy and sell. Over time flower producing families have left the business or retired. The San Francisco market is the second largest in the country, after Los Angeles, and is one of the few remaining wholesale-owned flower *souqs* nationwide.

"We like to say we have the biggest selection, because we have not only global products but also what's indigenous to California," Boes said. "Most florists in the United States don't have that opportunity to have such a huge selection. Most of the families who were the original shareholders of the flower market are no longer in the flower industry. Now we have five growers, and we have wholesal-

FLOWER MARKET continues on page 10



PUBLISHER’S VIEW

More Wisdom

BY STEVEN J. MOSS

Steven Moss turned 64-years-old last fall, a passage that prompted him to share the “wisdom” he’s acquired over the past six decades and a half.

In the olden days people spent a lot of time sitting and staring. For a long time that was enough, but as human brains developed, we got bored. We needed to be occupied in some way, so we brushed each other’s hair, shelled peas, knitted, played games that didn’t require much focus, like checkers. We kept our hands busy and let the mind wander.

Sitting and staring is a kind of observant rest, a chance to check out the world as it goes by: whose walking with whom, the latest street fashion, clouds taking different shapes, the smell of the weather, objects in the night sky. It’s an opportunity to let creative, intellectual, financial or personal insights bubble to the surface, popping into epiphanies or just drifting away. To make up jokes. To be completely, utterly, unproductive in the very best of ways.

When I say “stare” I don’t mean jail-house. Sit-staring is more languid. Not a gape or a gawk, and rarely an ogle. More like a meditative gaze, eyelids relaxed, face softened. At its best it’s an art form,

an acknowledgement that we’re all connected, but in a loose, uncrowded way. Come, sit, stare. In amiable silence or easy-going conversation.

As we got wealthier cafes became great places for a good sit and stare. The caffeine focused our attention. Cigarettes added to the mix and became an essential sit and stare prop. Light up and lean against a lamp post or lounge on a park bench as long as you want, sitting, staring, observing without being observed, there, but not.

Cigarettes are mostly gone or have become akin to playing the kazoo; noticeable and annoying. Now we have phones, which have almost entirely replaced the sit and stare. Everywhere we go – hotel lobbies, bars, benches – people look at their phones. Without one, or peas to shell, or something to knit, standing or sitting alone looks creepy, or sketchy. You can barely do it in your own home without getting suspicious of yourself. We’ve eliminated the sit and stare, replaced it with the scroll and scowl. It’s a room that no longer exists, like publicly available bathrooms in privately-owned spaces.

PUBLISHER’S VIEW continues on page 10

SHORT CUTS

Impaled

San Francisco Fire Department officers, responding to reports of a traumatic injury in Potrero Hill, found a man in his 40s who had “impaled himself somewhere in the groin area” while trying to get over a spike-tipped fence near the intersection of Kansas and 22nd streets, Fire Department spokesperson Mariano Elias said. According to Elias, the Heavy Rescue team decided to cut the fence, rather than remove the man from it. While they were lowering him the cut piece of metal fence fell from the wound.

Paramedics wrapped the injury and transported the bloke to San Francisco General Hospital. There’s an encampment near the freeway, with those trying to access it occasionally getting stuck in the fence, though generally not so dramatically.

Smashed

Last month the Potrero Avenue Walgreens was significantly damaged after a car rammed into it during the early morning hours. San Francisco police

SHORT CUTS continues on next page



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# HAPPY HOLIDAYS!



Wishing all of you a warm and wonderful Holiday Season.

With gratitude for my clients, friends, and for life on the Hill!

Warmly,  
Claudia Siegel,





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SHORT CUTS from previous page

officers responding to reports of a burglary at the store found the destruction and an unoccupied car left at the scene. No suspects were seen entering the beleaguered business, and there were no reports of stolen items. Police said that two other automobiles accompanying the weaponized vehicle fled southbound on Potrero Avenue. No arrests have been made in the incident. Will the locking up of items at Walgreens have to extend to entire stores, with one customer allowed in at a time..?

Resigned

The California College of the Arts’ provost, **Tammy Rae Carland**, will step down next month after serving in the position for nine years. **TT Takemoto**, CCA’s former dean of humanities and sciences, will serve as interim provost; Carland will return as a faculty member following a sabbatical. CCA faces significant budget deficits amidst a sharp decline in student enrollment, recording a \$20 million shortfall in August, with the school pondering layoffs or a merger. Registration peaked at 1,800 students in 2019; 1,295 enrolled this fall. The only accredited nonprofit art college in Northern California, CCA opened a \$123 million campus expansion last month, funded by donations, which added more than 80,000 square feet of classroom and studio space and finalized consolidation of its Oakland and San Francisco campuses. The population of people willing and able to pay CCA’s \$55,000 rack rate tuition, with slim prospects of making a decent living in the arts after graduating, is waning. At last month’s holiday sale, dozens of students gamely offered arty stickers, drawings, and jewelry, with a vibe that mixed gender non-conformity with a desperate need to be seen and appreciated. The political and social tide seems to be going against them.

Aled

**Zuckerberg San Francisco General Hospital** doctors are deploying artificial intelligence to analyze medical scans, helping them diagnose patients with elevated stroke risks. Menlo Park company RapidAI has a five-year, \$400,000 contract with General to field software to examine computed tomography scans and magnetic resonance imaging. RapidAI uses an algorithm trained on millions of images to spot suspected large vessel blockages within minutes after a scan, flagging higher risks of strokes or aneurysms. The future marches forward.

# The Good Life Continues

BY ROHIT PRASANNA

Celebrating its 50th anniversary, in a City in which the average business lasts no more than five years, The Good Life Grocery is a testament to its owners’ grit, and the support of loyal shoppers. The Good Life emerged as part of an anti-corporate zeitgeist that was fanned, in part, by the peace and civil rights movements. The idea, born in the 1970s, was to distribute healthy food through neighborhood networks. Energized by this cause, The Good Life opened its first storefront at 1457 18th Street in 1974. Kayren Hudiburgh, now a co-owner, got involved two years later. Her husband, Lester Zeidman, joined in 1980, chiefly responsible for finances. When the 18th Street building was sold in 1984, Good Life was confronted with a tenfold increase in rent. Support poured in from journalists and politicians, but most importantly from the store’s loyal “friends, neighbors, and customers,” as *San Francisco Examiner* columnist Stephanie Salter described it. The Good Life Alliance was created, with signs urging support to “Keep Our Good Life on Potrero Hill” plastered throughout the community. While the new landlords weren’t influenced, the campaign provided financial support to move to the present 20th Street location. Neighbors who shopped at Good Life as children now tell their kids, many of whom attend nearby Webster Elementary School, that

if they find themselves in trouble they can head to the store for help. Good Life continues to struggle with issues that confront many small businesses. Municipal permitting processes seem arbitrary, an expense that’s hard to cover in the tight-margin grocery business, especially while paying employees well. In 2023, City inspectors threatened to dismantle the bench outside the store because it was an insufficient number of inches away from the sidewalk’s edge. There was an unannounced placement of a bike rack that blocked the loading dock, and fines for not complying with a requirement to redeem recyclable bottles or cans for cash, despite the lack of onsite storage and closure of a recycling center nearby. These fines remain on the books, albeit unenforced, though a 2017 law exempted the store from the obligation. Today Good Life serves as a community anchor. It’s provided employment to young Black men referred by the Omega Boys’ Club and refugees fleeing conflict in El Salvador and other Central America countries. Many staff members began working at the store as teenagers and stayed for decades, including co-owner Samantha Zuvella, who began as a bagger when she was 17. Hudiburgh shows evident pride her hardworking and tight-knit team. Describing how they stayed open and well-stocked throughout the pandemic, Hudiburgh said, “our task here is to feed the community; it’s an important job.”



# Letters to the Editor

Editor,

I wanted to take a moment to say how much I enjoyed Rebekah Moan’s article on our neighbor, filmmaker Stephen Lewis (“Hill Resident Stephen Lewis Creates Feature-Length Documentary,” October). As someone who transitioned from a more traditional career to a creative field, I found his journey incredibly inspiring. The twists and turns in his path to filmmaking really resonated with me. I also hadn’t been familiar with Arthur Tress’ work before, so I’m excited to explore it now. I look forward to watching the documentary!

Christina Kent  
De Haro Street

Editor,

Why is the Seal’s Stadium Safeway so miserable a shopping experience? Why are carts often unavailable? The Safeway at 29th and Mission streets had a similar problem but resolved it two years ago. Why have such overly long aisles with few midpoint pass-throughs to adjacent lanes? It gives this shopper a trapped feeling, and a headache too. Why lockup the fancy coffee? Then have no help come while one listens to a canned message minute after minute: someone will be with you shortly; we appreciate your patience. My patience is gone in three minutes. Then I’m gone in 10, coffee-less. Why an understaffed store with plenty of business? Both The Good Life Grocery locations are far more customer friendly.

Stephen Fotter and Abigail Johnston  
Florida Street

GETTING INVOLVED

**Green Benefit District | GreenBenefit.org**

The Dogpatch & NW Potrero Hill Green Benefit District charter ends in 2025 and we need your support to continue our work for another fifteen years! Property owners will receive a paper petition to return by mail in the enclosed envelope or drop off at the Dogpatch Hub (1278 Minnesota Street) by December 15, 2024. You can also request an e-signature version by emailing [info@greenbenefit.org](mailto:info@greenbenefit.org).

Join volunteers from NW Potrero, the California Native Plant Society–Yerba Buena, and supporters on the 400 Block of Vermont Street for one of our upcoming Vermont Greenway & Eco-Patch Workdays! On Saturday, December 21, 2024, and Saturday, January 18, 2025, from 10 a.m. to 1 p.m., volunteers will get the opportunity to roll out cardboard, cover it with mulch, and plant some California native plants. Volunteers are advised to bring sturdy shoes, a hat, sunscreen, and water. We will provide gloves, tools, and instructions. Each event is limited to 25 volunteers. Secure your spot by registering today at [greenbenefit.org/volunteer!](https://greenbenefit.org/volunteer!)

**The Potrero Boosters Neighborhood Association | 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.potreroboosters.org](http://www.potreroboosters.org) to learn more about how to join us!

**Dogpatch Business Association | dbasf.com**

Dogpatch Business Association (DBA) promotes and supports Dogpatch businesses. Business owners and community members are invited to get involved!

- Join the DBA! ([dbasf.com](http://dbasf.com))
- Sign up for our newsletter to find out about member meetings, opportunities, and local news
- Follow us on **Instagram** @destinationdogpatch to learn more about Dogpatch businesses, events, and activities
- Explore Dogpatch through a curated wayfinding map of local businesses, available online at <https://linktr.ee/exploredogpatch>

**The Potrero Dogpatch Merchants Association | 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**

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**

Join our **monthly volunteer days** on the second Saturday of the month. This month it is December 14th at 10 a.m. **Donate** to help keep Starr King Open Space open, accessible, and well-maintained for our neighborhood.

*For a \$200 annual fee your organization can be listed in Getting Involved. Contact [production@potreroview.net](mailto:production@potreroview.net)*

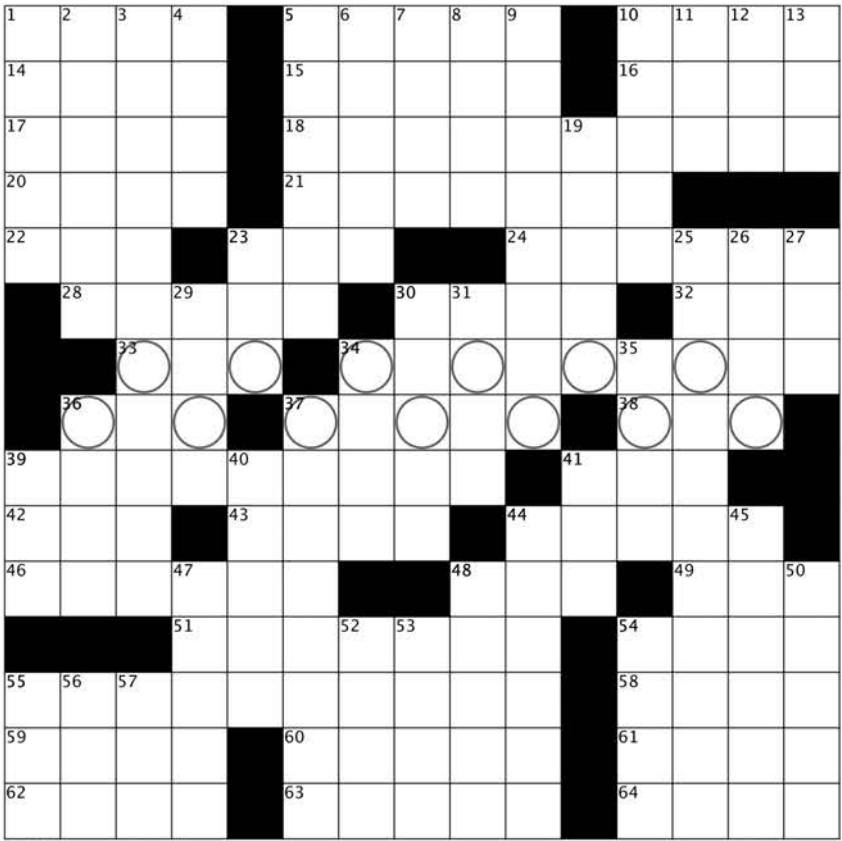
HANDY NUMBERS		
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Shamann Walton		waltonstaff@sfgov.org
Recology		415.330.1300
San Francisco Animal Care and Control		415.554.6364
San Francisco Fire Department (non-emergency)		415.558.3200
San Francisco Police Department	671-2300; tip line, 415.822.8147	SFPDBayviewStation@sfgov.org
SFHOT/Homeless Outreach Team		311 or 415.734.4233
State Senator Scott Weiner		415.557.1300



# Crosswords

Upon completion, enjoy a bonus answer within the circles by reading left to right, following the zig zag.

BY DENA WITKES



© 2024

ACROSS

- 1. Victorian window part
- 5. Twitch
- 10. Earthquake response grp.
- 14. This one has five words
- 15. Less feral
- 16. Three-syllable berry at The Brazilian Spot
- 17. Pond organism
- 18. Place you enter so you can try to leave, like BreakoutIQ or Reason
- 20. Whopper manufacturer
- 21. Badgers
- 22. Part of mph
- 23. Joey in the Hundred Acre Wood
- 24. Record label for the Kinks
- 28. Heir to the family fortune
- 30. Port authority?
- 32. Water source
- 33. It's a ball
- 34. Bring back into practice
- 36. On the \_\_\_\_ (at large)
- 37. Sit in on, as a class at SFSU
- 38. Break bread
- 39. Weapons thrown by the Dark Knight
- 41. Mom, pop, bro, and sis
- 42. Potrero's Pennsylvania, e.g.
- 43. Goad
- 44. "What, me \_\_\_\_?"
- 46. Museo del Prado site
- 48. Badger
- 49. Punch line?
- 51. Summons, as spirits
- 54. Tokarczuk who won the 2018 Nobel Prize in Literature
- 55. Gives a subtle suggestion
- 58. Musical connector
- 59. Makeup of some Buddha statues
- 60. Cavaliers, to Warriors
- 61. "Present!"
- 62. Word in a read receipt
- 63. Eucalyptus lover
- 64. They may be liberal

DOWN

- 1. \_\_\_\_ detox treatment at Studio 81 Salon
- 2. LGBTQ+ supporters
- 3. Made harsh news more palatable
- 4. Catch wind of
- 5. Squish, squash, or squelch
- 6. Scenic stroll, from the Spanish
- 7. Gremlins and Pacers
- 8. Politician's pursuit
- 9. Snack food mascot with a top hat and monocle
- 10. Modern Persian
- 11. Friendly introduction?
- 12. Warhol subject
- 13. Objective
- 19. Trial partner
- 23. Director Reiner
- 25. Vehicle used as a printing press at the annual Roadworks Festival
- 26. Diplomacy
- 27. Well-put
- 29. \_\_\_\_ Thomas, the Soul Queen of New Orleans
- 30. Hunk of cheese at La Fromagerie
- 31. Egyptian goddess of fertility
- 34. Step on a ladder
- 35. Caboose position
- 36. The floor, in a children's game
- 37. First animal in the dictionary
- 39. "Just like that!"
- 40. The remains of Sutro Baths, for example
- 41. Kit, for one
- 44. "\_\_\_\_ Fadeaway" (Grateful Dead song)
- 45. Frozen dessert option at Souvla
- 47. Reach perfection
- 48. Susceptible to bribery
- 50. Going rates on Muni?
- 52. Birthplace of seven U.S. presidents
- 53. Maker of Terra Bites and Camino Gummies
- 54. Fed. workplace watchdog
- 55. Spins, at 1015 Folsom

Solution on page 10.

# Smuin Ballet: Dancing for 30 Years

BY CHRISTINE MINEART

Smuin Ballet was founded in 1994 by Michael Smuin, known for infusing classical ballet with “the rhythm, speed, and syncopation of American popular culture,” according to the nonprofit’s website. In 2019 the company relocated to Potrero Hill. Amy Seiwert became its artistic director last summer.

“I moved to San Francisco in 1999 to dance for Smuin Ballet. I was a dancer with the company for nine years and most of those were with Michael when he was still alive. When I retired [as a dancer], Celia invited me to become the company’s Choreographer in Residence, which was a position I kept for a decade,” said Seiwert.

Seiwert’s new role coincides with Smuin’s 30th anniversary and the retirement of longtime artistic director Celia Fushille.

“I say that I inherited two legacies, both Michael’s and Celia’s,” said Seiwert. “He was very much about creation and choreographing and new work, and then Celia was about curation, which means she was bringing in choreographers from all over the planet to create these dances, and I get to do that now, too. Smuin is a contemporary ballet company, and we come from a classical ballet base. But we’re very interested in using that language to see what else it can say, not to look back so much historically, but to look forward. Swan Lake is an amazing story, but we’re not going to put a prince and princess on stage. It’s much more about people and stories our audiences will recognize, a reflection on contemporary life.”

With a \$5 million operating budget, Smuin is working to close a budget gap caused when the San Francisco Grants for the Arts (GFTA) changed its grant-making criteria in 2023. GFTA receives its funding from hotel tax revenue, established in 2018 by Proposition E, Hotel Tax for the Arts.

“We went from \$150,000 to \$38,000 annually from the GFTA due to a lower ranking score in 2023. Last year we increased our ranking and our annual increase [in funding] was \$238,” said Managing Director Lori Laqua.

A new GFTA director was appointed by City Administrator Carmen Chu last fall, Kristen Jacobson, a former professional dancer and nonprofit executive.

“I have great hopes for her, I think she’s been on both sides of the funding equation,” said Laqua.

“Smuin has been a long-time valued grantee of Grants for the Arts,” said Jacobson. “One of GFTA’s goals for Fiscal Year 2025 grants was to support sustainability by not diminishing any organizations funds in light of the City’s budget deficit. Not one organization that qualified for funding in both FY24 and FY25 received a decrease in their specific grant program amount. I think this reflects the City’s deep investment and commitment to supporting arts and cultural organizations.”

To replace missing municipal monies, Smuin has established “funds for the future” to support different aspects of the company’s work.

“We have a Michael Smuin Fund, which is to make sure that we can continue to put on his work. Then

there’s the Celia Fund, which is to honor what she did with the company for commissioning new works and licensing existing works from national and international choreographers. And then we have the Dancers Fund, which [contributes to our] ability to perhaps compensate them more than the annual cost of living increase,” said Laqua.

“Because it’s such a small company we only have 16 dancers at a full capacity. You get to know the dancers very, very quickly, even inside of a show you’ll see a single dancer dance four different roles, and you’ve seen them in so many iterations of themselves across that one evening,” said Warner.

Friends of Smuin, a group of engaged audience members, also raises money for the troupe.

“They’re an auxiliary board, and they put on several events a year, for example, opening night parties or opening night dinners. They also host a fundraiser at Roche Winery, in Sonoma every spring,” said Laqua.

Smuin offers youth lessons. Potrero Hill Montessori School students attend weekly ballet classes. The San Francisco Rotary Club has funded a free youth program, ConfiDance, offered at Smuin’s studio and the Boys & Girls Club in Mission Creek.

“ConfiDance is a class for children ages six to nine that is an entirely free program. It’s kind of all styles of movement. It uses movement-based exercises to build self-expression, self-confidence, teamwork, and leadership,” said Community Engagement Manager & Rehearsal Assistant Ben Warner. “We’re trying to build ways in which our space can become a creative hub for San Francisco dancing. We started a choreographic residency process which enables discounted rent of our space when we are off site.”

The company travels often, performing in Walnut Creek, Carmel, and Mountain View.

“Anyone in Potrero Hill, if they want to stop by, take a tour, we’re always there. You’re welcome to stop in, watch rehearsal. We’ve got those big windows. Squash your face on it, we’ll wave,” said Warner.

“In the spring we’re going to do a piece by choreographer Trey McIntyre called Wild Sweet Love, and the music ranges from Mendelssohn’s Wedding March to The Partridge Family, to Somebody to Love by Queen,” said Seiwert. “I will be doing a world premiere, and we also have on the program an iconic piece by our founder, Michael Smuin called Eternal Idol.”

“Having completed Dance Series 1 of our fall series, [I] can feel it is pushing us to the future. And you know we’re seeing Amy’s vision through her choice of programming. There’s all of this great stuff that we’re carrying forward. We have midlife momentum,” said Laqua, “[Seiwert] truly is the past, present, and future. She embodies it all, that’s what’s exciting to me. What will she think of next?”

*The Christmas Ballet will be performed December 13 to 24 at the Yerba Buena Center for the Arts. LGBTQ+ night on December 20 will feature former company dancer Lady Camden, who was a first runner up on RuPaul’s Drag Race.*



# LIVE OAK SCHOOL

## CAMPUS TOURS

### Small Group Tours

9:10-10:10am

1:30-2:30pm

## OPEN HOUSE

**December 14**

1-3pm

Register for Admissions  
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[www.liveoaksf.org](http://www.liveoaksf.org)

415.861.8840

[admissions@liveoaksf.org](mailto:admissions@liveoaksf.org)



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Cheers,  
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## Potrero Hill Community

# HOLIDAY COOKIE PARTY

## Exchange & Contest

Saturday, December 21, 11am - 4pm

Potrero Hill Neighborhood House  
953 De Haro Street  
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Sample Cookies, Enjoy Hot Cocoa & Cider, Kids Crafts & Games  
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Please Bring 2 Dozen of Your Favorite Cookies to Share

Information: 415-826-8080 Contest Entry Form: [nabecookie@gmail.com](mailto:nabecookie@gmail.com)



COMMUNITY | DECEMBER

**Now through 12/31 Tuesday**  
**Animals: SF SPCA Festival Windows**  
SPCA's adoptable puppies and kittens are ready to find their forever homes as they romp and play in the windows. Animal-assisted therapy ambassadors will be making surprise visits to snuggle with passersby. 12 to 6 p.m. Free. Macy's Union Square, 170 O'Farrell Street. For more information: <https://bit.ly/4eHuhwS>

4 wed

**Wellness: Decrease Stress and Increase Engagement**  
Join Dr. Stephanie Rafanelli for a workshop offering concrete curricular and pedagogical ideas for middle or high school classrooms. As the holiday break approaches, educators and learners can benefit from research-supported ideas to decrease stress and anxiety. The concepts are associated with increased engagement, learning, a sense of belonging, and a host of other positive educational outcomes. Participants will learn activities and ideas before collaborating with other educators to develop direct applications for their own classroom and gather ideas about using SCRAP resources to support their new activities. SCRAP's Free Teacher Workshops qualify as Proposition G hours! 4:30 to 6:30 p.m. Free. SCRAP 2150 Newcomb Avenue. For more information: <https://tinyurl.com/4e2bcbbv>

5 thur

**Design: Michael Doret Book Talk and Signing**  
Join legendary lettering artist Michael Doret for a humorous journey through his new book *Growing Up in Alphabet City*, in conversation with Associate

Curator Stephen Coles. Get a peek into the secrets of drawing letters by hand. Book signing to follow. 5:30 to 8 p.m. Free. Letterform Archive, 2325 Third Street. For more information and to RSVP: <https://bit.ly/4fxlpLC>

6 fri

**Film: Flow**  
A journey through realms natural and mystical, *Flow* follows a courageous cat after his home is devastated by a great flood. Teaming up with a capybara, lemur, bird, and dog to navigate a boat in search of dry land, the companions must rely on trust, courage, and wits to survive the perils of a newly aquatic planet. Roxie Theater, 3125 16th Street. For more information: <https://roxie.com/film/flow/>

7 sat

**Wellness: Rainbow Community Day of Buddhist Meditation Practice**  
All who self-identify as LGBTQIA+ & Gender Non-conforming are invited to a day of silent meditation in community to support connecting with the natural purity of hearts and minds with presence and kindness. There'll be Dharma instruction, guided meditations, mindful walking practice, and time for questions and sharing. The retreat will be co-led by Anushka Fernandopulle and John Martin, who teach at Spirit Rock Meditation Center. 10 a.m. to 4 p.m. Suggested donation \$40 to \$100; no one turned away for lack of funds. San Francisco Buddhist Center, 37 Bartlett Street. For more information: <https://bit.ly/3UVVZyM>

**12/7 Saturday and 12/8 Sunday**  
**Retail: Make Good Market at Heath Ceramics**  
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supporting small makers, local manufacturing, and independent craft. Featuring more than 40 special guests and vendors hosted by the Tile Factory, as well as demonstrations by The Aesthetic Union using its hand-cranked presses. Plus, workshops on journaling, the creative process, drawing and more. A fleet of food trucks will be on hand to keep your bellies full. Saturday 10 a.m. to 5 p.m. Sunday 10 a.m. to 4 p.m. RSVP encouraged. Heath Ceramics, 2900 18th Street. To reserve a spot, and for more information: <https://bit.ly/3YYsnCa>

8 sun

**Art: Shipyard Art Show**  
More than 50 artists in Building 101 of the Hunters Point Shipyard open their studio doors for holiday shopping. Enjoy treats as you discover unique and handmade treasures. 11 a.m. to 5 p.m. Free admission. Hunters Point Shipyard Artists, 451 Galvez Avenue. For more information: <https://bit.ly/48Zf4WY>

**Retail: On the [Bernal] Hill**  
Fifth annual holiday art and gift fair. Meet neighbors, find and sell unique gifts. 11 a.m. to 4 p.m. Cortland Avenue. For more information: <http://bit.ly/4fNUef2>

11 wed

**Art: Free Art Workshop**  
Create your own mini-Parol using materials such as paper plates, colored cellophane, tissue paper, and yarn. This workshop is inspired by the Parol Lantern Festival, a quintessential Filipinx symbol of hope, blessings, and luck during the holiday season. 2 to 4 p.m. Free with registration. Grand Lobby, Yerba Buena Center for

the Arts, 701 Mission Street. For more information: <https://bit.ly/3ZcM6iS>

12 thur

**Music: SF Symphony's The Muppet Christmas Carol**  
Michael Caine stars as penny-pinching Ebenezer Scrooge who learns the true meaning of Christmas. Watch this holiday classic film on the big screen as the Symphony performs the score live. Join Kermit the Frog, Miss Piggy, and all the Muppets in this merry, magical version of Charles Dickens' classic tale. 7:30 to 9:30 p.m. \$80. Davies Symphony Hall, 201 Van Ness Avenue. For more information: <https://bit.ly/3YTzdZG>

14 sat

**Art: Ornament Painting**  
Ukrainian painter Marina Malyarenko will guide you in creating custom painted holiday ornaments with Petrykivka style techniques using traditional tools. Come away with two hand painted ornaments; all materials provided. Rich in Ukrainian symbolism, Petrykivka style utilizes distinct brushing techniques in its many floral and natural images and motifs. Attendees receive a 10 percent discount on any purchases made the day of the class. 12 to 3 p.m. \$103.22. ARCH Art Supplies, 1490 17th Street. For more information: <https://tinyurl.com/4vwwf9nv>

**Community: Gun Buyback**  
No questions asked. Handguns = \$100. Assault Weapons = \$200. 8 a.m. to 12 p.m. United Playaz, 1083 Howard Street. For more information: Rudy Corpuz 415.573.6219

CALENDAR continues on next page


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CALENDAR from previous page

15 sun

Ceramics: Introduction to Clay Workshop

A step-by-step hands-on clay workshop led by RedBrick Ceramic Studio artists. Finished ceramic art can be picked up four to five days after the workshop. 1 to 3 p.m. \$28.52. Redbrick Ceramic Studio, 2111 Mission Street, Third floor. For more information: <https://bit.ly/4eDgh7e>

31 tue

New Year's Eve: Dinner Dance Party with The Klipptones

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The Portfolio

YOUTH CREATIVE CONTEST at THE VIEW

Laylañas Elmarouk is nine years old. She attends fourth grade at Fitness for the Brain. "The Majestic Orca" is mixed media: marker, crayon, ink, rhinestone stickers, and Photoshop.



# A Quarter Century of Potrero Hill History

BY PETER LINENTHAL

More than 200 people filled St Teresa’s Church last month to celebrate the neighborhood and snack on Goat Hill Pizza and Loard’s Ice Cream. Featured was a conversation between Goat Hill co-owner Philip De Andrade and former District 10 Supervisor Sophie Maxwell. Maxwell’s son Rama’s death from Hodgkins lymphoma propelled her environmental justice work, including successfully collaborating to shutter the Hunters Point and Potrero power stations. The Sophie Maxwell Building, consisting of workforce housing, is under construction at the Power Station in Dogpatch.

Connie Hale talked with her hula teacher, McArthur fellow Patrick Mākuakane, who has lived on Potrero Hill for 25 years and played an important role in keeping traditional hula vital while innovating through his school, *Nā Lei Hulu i ka Wēkiu*, which means ‘Many-feathered Wreaths at the Summit’. He calls his approach ‘*hula mua*’: ‘hula forward’.



Last month, Potrero History Night drew more than 200 attendees.

PHOTO: Peter Linenthal



Members of *Nā Lei Hulu i ka Wēkiu* performed at last month's Potrero History Night.

PHOTO: Mike Lin

## POTRERO-ANNEX from front page

District 10 Supervisor Sophie Maxwell, created HOPE-SF, a collaboration between the Housing Authority and Mayor’s Office of Housing and Community Development (MOHCD). The plan was to rebuild four of the most severely deteriorated public housing sites: Alice Griffith, Hunter’s View, Sunnysdale-Velasco, and Potrero Terrace-Annex, tripling the total number of housing units across these developments from 1,900 to more than 5,300.

A decade went by. Proposition A, which voters approved in 2016, provided \$310 million in bond monies to fund construction at Sunnysdale and Potrero. BRIDGE Housing Corporation (BHC) secured the contract to “Rebuild Potrero.” In 2019, an initial 72 units were opened for occupation at 1101 Connecticut Street.

Next up, according to Eric Brown, BHC Senior Vice President of Communications and Policy, is Potrero Block B, located at 1801 25th Street. Planned for a mid-2025 opening, Block B will house residents earning between 30 and 60 percent of the area median income, currently \$105,000 for a single person, \$150,000 for a family of four. Block B will have 117 units for former public housing inhabitants, 38 apartments for low-income occupants, and two manager units.

Terrace-Annex residents are first in line for an apartment. Three-quarters of the Block B units will serve as subsidized replacements for current Terrace-Annex residents. The remaining residences are affordable/income-restricted, with priority given to former and existing Annex-Terrace inhabitants.

It wasn’t supposed to take 20 years to build less than 200 residences. Part of the delay was caused by the need to re-classify public housing as mixed-income neighborhoods, with some units sold or rented at market rates, others reserved for low-income households. The mixed-income model originated in the 1990s, with the federal Hope VI program, based on the successful transformation of a failing public housing development, Columbia Point, into a mixed-income apartment complex in Boston, Massachusetts.

Pursuing this model has been challenging, particularly associated with relocating existing public housing residents. Anxiety about dislocation and gentrification is especially acute in San Francisco, where 1960s “redevelopment” of the Fillmore dislodged a sizeable chunk of the City’s African American community. In the late-1990s, a similar effort to revitalize Bayview-Hunters Point through new construction resulted in a 342 percent rise in housing

prices. The real estate runup, combined with toxic mortgages, forced out many of the neighborhood’s Black residents.

The Potrero plan is supposed to overcome these challenges through land sales to private developers, who will build 817 market-rate rentals and condominiums along with 200 low-income or below-market units. In addition, Terrace-Annex’s 600 public housing units would be replaced one-for-one.

“This increase in density,” said Anne Stanley, MOHCD spokesperson, “allows for the replacement of all the public housing, plus new affordable, plus market rate housing, without displacement.”

Terrace-Annex residents must be temporarily relocated so their units can be torn down and replaced. Those inhabitants then move back into the new residences. According to Brown, Block B residents were moved to 1101 Connecticut after it opened, and the associated vacated buildings demolished.

Every replacement 1101 Connecticut unit was leased to a legacy Annex-Terrace resident, with inhabitants given first preference for any future replacement unit that becomes available in the building, followed by Sunnysdale residents who have yet to relocate into a new unit.

Meanwhile, Terrace-Annex has been poorly served by the Eugene Burger Management Corporation (EBMC), which took charge of property oversight in 2022. The private-sector firm failed to perform necessary maintenance and did little to prevent squatters from occupying vacant units scheduled for demolition. In 2023, a fire in a unit that was supposed to be empty killed one person and forced others living nearby to move. Fire Department investigators suspect trespassers were responsible.

Earlier this year, reports emerged that Lance Whittenberg, an EBMC employee, had allegedly been renting vacant units, collecting monthly payments in cash, which he’s accused of pocketing.

Whittenberg was fired shortly before accusations against him became public. However, the San Francisco City Attorney office said it could find no evidence that property management staff was collecting rent off-book from Terrace-Annex squatters. “While we found no corroborating evidence that any off-lease residents paid Whittenberg, three off-lease residents reported being extorted by unknown men under threat of violence,” the City Attorney stated.

Last fall, the City took legal steps to evict the squatters, many of whom believed they were legitimately renting the units because they were paying Whittenberg. In response, the Eviction Defense Collaborative, a nonprofit that helps low-income tenants respond to eviction lawsuits, asked the Housing Authority to halt the expulsions.

EDC Community Outreach Senior Litigation Attorney Jessica Santillo said SFHA refused to stop the evictions, vacate judgments against residents who didn’t respond to notices on time, place eligible Terrace-Annex residents on a waitlist for portable housing vouchers, or allow residents to remain in their homes until alternative subsidized housing could be found.

“Most disturbingly,” she added, “they refused to even meet with residents to draft a plan to relocate rather than turn them out to the street.”

Stanley countered that MOHCD, alongside SFHA, has provided information to the impacted occupants on how to access shelter and referrals to the office’s Tenant Right to Counsel partners.

In a wrongful death lawsuit filed last month, Ralph Gescat asserted that Annex-Terrace was egregiously mismanaged, becoming a death trap for his 40-year-old son Richard Gescat, who perished in a 2023 blaze in an abandoned building at the site. *Mission Local* reported that Gescat was likely a squatter living on the property.

Under pressure from the San Francisco Board of Supervisors, demolition approval of Annex units was granted last fall by the Housing Authority and the U.S. Department of Housing and Urban Development.

“Because Potrero HOPE SF is a long-term multi-phase project that includes the construction of new streets, parks, and other community improvements in conjunction with new buildings,” Stanley explained, “every phase requires careful and intentional engagement with residents, as well as the development of detailed relocation plans prior to starting the next phase of demolition.”

Although there are numerous vacant Terrace-Annex units, few buildings are entirely empty. Demolition can’t be executed until those residents are relocated to off-site replacement residences or in Potrero Block B when it’s completed.

EBMC’s contract expires in January. The Housing Authority intends to issue a request-for-proposal for a replacement. In September another fire broke out in the same building as the one in 2023, suggesting squatters continue to be a problem. The entire Potrero project is supposed to be completed in 2034, almost 30 years after the rebuild was first contemplated.

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COYOTE from front page

the organization’s founder and executive director. Frequent questions include whether there’s been an increase in conflicts between coyotes and people, and if so, what’s causing it, and whether San Francisco’s coyote population is growing.

“It’s hard to know if there is an overall increase in conflicts, as conflicts are generally very site specific to a given area...can vary year to year based on where coyotes are denning, raising their families as well as available resources. We...know that most conflicts with coyotes in urban areas are driven by human behaviors...intentional and unintentional feeding, off-leash dogs, which can lead to dogs chasing coyotes and disturbing den sites where coyote parents are trying to raise their young, and people failing to implement proper hazing of individual coyotes exhibiting habituated behaviors,” said Fox.

SFACC estimates there’s roughly 100 coyotes in the City.

“This figure has remained relatively stable over the years. Coyotes self-regulate their populations based on available food and habitat. If left unexploited, e.g. not trapped, shot or lethally removed, they will maintain a stable population by defending their territories from other coyotes. When coyote family groups are destabilized through lethal control, e.g. killing, this can create social chaos and lead to more females breeding at a younger age and more pups surviving to adulthood, essentially filling in the territorial vacuum. This is known as ‘compensatory reproduction,’” said Fox.

Coyotes may be preying on the City’s wild feline population.

“We’ve heard that coyotes have killed cats in feral colonies and don’t doubt it. But have no data to back that up. We’ve recommended that feral colony caretakers use raised feeding stations, where the cats are fed in a protected area of a raised platform, to eliminate the crowd of animals, mice, rats, skunks, raccoons, and opossums, that show up to also eat the cat food. Coyotes are attracted to the food, and they see all of those animals, including cats, as prey,” said Campbell.

A taxidermized coyote specimen is included in the California Academy of Sciences’ “California: State of Nature” exhibit, which opened in May. Cal Academy is collecting roadkill samples to learn more about coyotes’ diets and causes of death.

“Some information researchers are hoping to glean from the sample collection include coyotes’ stress and exposure to toxicants,” said Dr. Christine

Wilkinson, a postdoctoral researcher at the University of California, Santa Cruz and Cal Academy.

“If you look in academic publications, there are more articles and questions about how urban expansion is affecting natural environments and what animals tolerate to be near people. Animals like coyotes can get food more easily but is that food high quality?” said Farley Connelly, The Wildlife Society San Francisco Bay Area chapter president.

He encourages aspiring scientists to get a pair of binoculars and start watching wildlife. Birds tend to be more visible than large mammals like coyotes.

“All species are connected. You will likely learn information about or even see other animals as you observe,” said Connelly.

FLOWER MARKET from front page

ers. We wholesale product from all over the world and internationally. There’s not a huge demand for flower markets, that’s why no one is building them in the U.S. or around the world. Because of the internet and the availability of flowers and shipping and all that, our market was really antiquated. And we are really looking to support our vendors.”

The SF Flower Market operates as a nonprofit, with a mission to support floral agriculture in Northern California. The market has rebranded, adopting a new logo meant to resemble a dahlia, San Francisco’s official flower.

“The flower industry employs a lot of Californians from the farms to the logistics companies, to wholesaling entities... to the people who actually use the product, in the art of designing flowers,” Boes said. “The flower industry sells millions of dollars of flowers.”

U.S. floriculture generates more than \$6 billion revenue annually, according to the United States Department of Agriculture.

The Potrero Hill location features air conditioning, a loading dock, mezzanine level, and two freight elevators. The SoMa facility never had a loading dock.

“Most of the cut flower vendors have their own refrigerator space where they store their flowers, usually overnight and sometimes during the daytime, too, to keep them fresh and make them last longer. Having new, state-of-the-art modern refrigeration is a big upgrade,” Grisso said.

PUBLISHER'S VIEW from page 2

Anger is an underrated emotion. It deserves more respect.

At the top of the emotion pyramid is love. We all want love. But love is a total slut of a feeling. We slather it around like sunscreen on a hot day in Palm Springs. Which is to say, everywhere, all the time.

“I love this dress!”

“Mmm, I love chocolate!”

“Love it!”

Even when used semi-appropriately it’s the face cream of feelings. “I love you,” can be murmured to a baby while you’re changing its diaper, to your elderly mother whose semi-comatose in hospice, or while having sex with your partner. Love for a child, for an object, for an experience, it’s all the same. At least according to the English language. From that perspective, there shouldn’t be a love deficit. You want love, go shopping...which, actually explains a lot about America.

Then there’s sadness. We love sadness. I mean, as long it’s not me who’s sad. Go ahead, cry. Let it out. Tears are valued as an authentic expression of real emotion, coming to life as actual body secretions. Proof that a feeling is real!

Tears are the most sacred of body fluids. Nothing’s more thrilling than so-called “tears of happiness,” it’s like two perfect emotions, together at last. We get to see the tears, but we don’t have to be sympathetic. All the salty, tangy,


taste, none of the calories.

Anger scares us. It taps into our deepest childhood fears: rejection, punishment, isolation. Sometimes it goes too far, maybe gets violent, or shouty. But nothing energizes a righteous response like anger. It just needs to be channeled effectively. What do we do when we’re angry? We complain, we challenge, we change things. No one’s pouring out into the streets to protest gun violence because their sad, happy, or in love. They do it because they’re mad. Especially moms. “Arizona mad moms” standup for the mentally ill. “Mad Moms” champions parental involvement in schools. MADD is Mothers Against Drunk Driving.

Anger propelled Prince’s transformative playing in “My Guitter Gently Weeps.” He was furious that he wasn’t on the list of top 100 guitarists.

BTW, madly in love: what does that mean? Upset that you’re in love with the wrong person? Mentally ill love? Hate-fcking?

Let yourself get mad. But just like love, or sadness, point it in the right direction. Anger can change the world, often in good ways. When it doesn’t it can usually be doused by love, generously defined.



## Celebrate Your Loved Ones

Your community wants to know about and celebrate the life of loved ones who’ve passed on, as well as other life-cycle events. Consider placing notices in the *View*, at half the price of regular advertising rates. We can also write what needs to be said for a modest fee.

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				51	I	N	V	O	K	E	S			54	O	L	G
55	D	R	O	P	S	A	H	I	N	T				58	S	L	U
59	J	A	D	E		60	R	I	V	A	L			61	H	E	R
62	S	E	E	N		63	K	O	A	L	A			64	A	R	T



**SFMTA** Fare Prices as of January 1, 2025

  <b>\$2.75</b> Full Fare Single Ride (Clipper® & MuniMobile®)	 <b>\$102</b> Adult “A” Monthly Pass (+ BART within SF, Clipper®)
 <b>\$1.35</b> Clipper START Single Ride Fare (Clipper®)	 <b>\$85</b> Adult “M” Monthly Pass (Clipper®)
  <b>\$5.50</b> One-Day Pass (No Cable Car) - Adult (MuniMobile®/Farebox)	  <b>\$1.35</b> Senior/People with Disabilities Single Ride (Clipper® & MuniMobile®)
 <b>\$43</b> Senior/People with Disabilities Monthly Pass (Clipper®)	 <b>\$43</b> Lifeline Monthly Pass (Limited Locations )



**SFMTA.com/Fares**

Paying your fares keeps us moving.

**311** Free language assistance / 免費語言協助 / Ayuda gratis con el idioma / Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance linguistique gratuite / 無料の言語支援 / Libreng tulong para sa wikang Filipino / 무료 언어 지원

# ALL - YOU - CAN - EAT

## Monday Night 5-9 @ Potrero Hill



### Pizza & Salad \$19.75

Under 10 \$9.75 ★ Under 6 Free

## Goat Hill Pizza

**SOURDOUGH PIES**  
★ SINCE 1975 ★  
**SAN FRANCISCO**  
WEST PORTAL 415-242-4628  
POTRERO HILL 415-641-1440



**MBC** biolabs

Happy Holidays



We’re proud to have been a community member since our founding in 2012, and we look forward to being here for many years to come. Thank you for allowing us to be part of your community. Wishing our employees, companies, and the entire community a happy holiday season.

**MBC** biolabs

953 Indiana Street | San Francisco, CA | 94107



# ON SALE

## ...at The Good Life Grocery

### Enjoy Our Gift to You!



THE GOOD LIFE GROCERY CALENDAR 2025 POTRERO HILL BERNAL HEIGHTS

### Visit Santa At The Good Life



SHOP LOCAL! SANTA INVITES YOU TO CELEBRATE WITH! ON POTRERO HILL! DEC 20 2024 4:30-6:30 PM 1512 20TH ST. (NEXT DOOR TO GOOD LIFE GROCERY) PRESENTS HOLIDAY CHEER HOT DRINKS COOKIES



### Butter

1lb -reg 7.59  
**\$6.49**



### Organic Eggnog

32 oz. -reg 6.79  
**\$5.79**

### Half & Half

32 oz. -reg 3.99  
**\$2.99**



### Martinelli's Sparkling Cider

25.4 oz. -reg 6.69  
**2/\$8**



### Tcho Bars

2.5 oz. -reg 5.99  
**2/\$8**



### Straus Organic Greek Yogurt

32 oz. -reg 9.99  
**\$7.99**



### Endangered Species Chocolate

3 oz. -reg 4.99  
**2/\$7**



### Bonne Maman Jams

13 oz. -reg 7.99  
**\$5.99**



### Fiasco Panettone



### Straus Organic Ice Cream

32 oz. -reg 10.29  
**\$7.99**



### Happy Hanukkah



### Cowgirl Creamery Mt Tam

8 oz. -reg 16.99  
**\$13.79**



### Milton's Organic Crackers

6-9 oz. -reg 5.29  
**2/\$6**



### Bob's Red Mill Organic Rolled Oats

32 oz. -reg 8.29  
**\$5.99**



### Organic Winter Squash

**\$1.49 lb.**



### Willie Bird TURKEYS

SANMENA CA.



### Prime Rib, Rack of Lamb, Caggiano Hams, Ducks & Game Hens & Pies



### A Very Merry Christmas



### Don't Forget The Flowers!



### Organic "Good Luck" Black Eyed Peas

**\$4.49 lb.**



### Peas and Greens New Year's Day!



### Bring on the NEW YEAR!



### THE GOOD LIFE GROCERY



### THE GOOD LIFE GROCERY

SERVING POTRERO HILL SINCE 1974

# THE GOOD LIFE GROCERY



Open Every Day! 8 AM to 8 PM - 1524 Twentieth Street - Potrero Hill - San Francisco - 415-282-9204