

NORTH PANHANDLE NEWS



North of Panhandle Neighborhood Association

www.nopna.org

Sept/Oct 2015

Three Residential Developments Headed to Divisadero

By Libby Estell



Plans for 650 Divisadero expanded significantly after Divisadero was rezoned. Rendering: Webco Group LLC

A trio of residential buildings are in the works on Divisadero, posing the largest-scale development along the corridor in recent history. And now that the street has been named a Neighborhood Commercial Transit District (NCTD), at least two of those new buildings are likely to be much larger than anything the neighborhood has ever seen.

NCTD designation requires that new buildings with more than five units offer 40 percent of the units as two-bedrooms or 30 percent as three-bedrooms. Already the zoning changes have sent architects from Webco Group LLC back to the drawing board.

Webco purchased the former Alouis Radiator shop at 650 Divisadero in 2013 and released plans for a 16-unit residential building on the site. The original

(Continued on page 3)

Halloween Party

- Trick-or-treating, costumes, haunted garages
- 6 p.m. – Costume Contest at Grove St. between Baker and Central
- Donate candy in the “big tent” at Grove and Lyon
- Email board@nopna.org to volunteer



Saturday
Oct. 31
5–8 p.m.

Ask Not What Your Community Can Do for You...

By Tim Hickey



Young or old, newbies or natives, people of the neighborhood generally enjoy good living and lots of great activities here in NoPa. There are many reasons but one of them is that there is an active community and an involved neighborhood association. What does NOPNA, the (all-volunteer) North of Panhandle Neighborhood Association, do? Many things!

We organize the annual Block Party, Halloween Party, and Holiday Party. We work with local merchants and entrepreneurs who want to develop a local enterprise. We create and distribute a free newsletter with local interest content. We meet with SFPD representatives regularly to share crime concerns affecting the neighborhood and help reduce them. We meet with elected officials and city department managers to address quality of life and safety issues and increase the services available in the area.

These are done out of love of the neighborhood and a desire to make a difference. We strive to represent the neighborhood and use our experiences to draw energy and express relevancy on the issues. We cannot do it without people who care.

We have many volunteer opportunities in finance, writing, event organizing, and more.

Please, if you live in the community and want to make it a better place, get involved, email the group at board@nopna.org, and let us know that you can help. We will contact you and find out how your skills and energy can best be directed. We all work full-time and don't require that you commit 40 hours per week, just some time as available to show you care. The neighborhood will benefit and you will know you are doing your part.

Tim Hickey is president of the NOPNA board. He has lived in NoPa since 2010.

North Panhandle News is published for the residents, businesses, and friends of our neighborhood, which is bounded by Masonic Avenue and Turk, Divisadero and Fell Streets.

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NOPNA's mission: The purpose of this association shall be to establish neighborhood unity, maintain multi-ethnic and multi-cultural diversity, foster a sense of neighborhood pride, promote a safe and clean community, and improve the quality of life for all residents of the neighborhood.

**CONTACT NOPNA by email: board@nopna.org
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Residential Developments *(from page 1)*

plan called for a five-story 16-unit apartment building on the eastern half of the lot, with the 1920s façade on Divisadero preserved but renovated to house retail.

But NCTD zoning allows for many more units on the site. The new plan is to demolish the former radiator shop and build an all-new six-story apartment building. Of the 60 units, 48 percent would be two-bedrooms and the rest one-bedrooms. Twelve percent of the units would be designated for below-market-rate rentals. The building, designed by Warner Schmalz of Forum Design, also includes 26 underground parking spots and two retail spaces on Divisadero.

A public hearing to solicit neighborhood feedback on the new design was held in September.

The second development is planned for 1242 Hayes St., in the empty lot next to the Harding Theater. The application filed with the Planning Department this summer called for



A six-story, 152-unit building is planned for the Touchless Car Wash site. Rendering: Solomon Cordwell Buenz.

a five-story building containing nine residential units.

Finally, there is the six-story, 152-unit building planned for the current Touchless Car Wash site at Oak and Divisadero streets. Designed by the firm of Solomon Cordwell Buenz, the project is still in the early stages;

it calls for a mix of studio, one-, and two-bedroom units; four retail storefronts on Divisadero, and a 60-car garage.

Libby Estell is the managing editor of this newsletter. She has lived just off Divisadero since 2011.

Petition Wants to Increase Affordable Housing on Divisadero

In August, attorney, activist and local resident Dean Preston launched a petition at ActionNetwork.org to increase the minimum affordability requirements for future residential developments along Divisadero. The city currently requires developers to designate 12 percent of units in new buildings as affordable housing; Preston wants to increase that number to 33 percent.

“Divisadero has not seen large-scale development of this kind in recent history.”

The percentage was inspired by Proposition K, which voters passed in 2014 to improve the city’s balance of market-rate and affordable units. One of Prop K’s goals is that San Francisco will construct or renovate 300,000 residences by 2020, with 33 percent of those homes offered to those with low or moderate incomes.

The petition lays out three criteria for new residential developments and states that the community will not support projects which do not meet these criteria:

- Must not displace current tenants, homeowners or small businesses.
- Must contribute to neighborhood character and diversity in terms of affordability and architecture.
- Must include 33 percent of units affordable to low- and moderate-income residents.

“Divisadero has not seen large-scale development of this kind in recent history,” Preston told Hoodline. “Neighborhood residents and neighborhood character are at risk. We must act now to make sure that development does not result in displacement and that it expands affordable housing opportunities.”

At publication, the petition had collected 350 signatures toward a goal of 400. Once signatures have been collected, Preston will send the petition to the Board of Supervisors, Mayor Ed Lee, Planning Commissioners and local developers.

Auto Break-Ins on the Rise in NoPa

By Libby Estell

Does it feel like you're seeing more broken car windows on NoPa streets? You're probably right.

Citywide, car break-ins increased by nearly 50 percent in the first six months of this year. There have been 902 automobile break-ins so far this year in Park District alone, "and by next month, we'll clearly be over 1,000 auto burglaries for the year," Capt. John Sanford told those gathered at the SFPD Park Station community meeting on Sept. 9.

Officers from Northern and Park districts who attended the NOPNA General Meeting in July pointed to Prop 47 as the reason for the increase in car break-ins. Approved by California voters last year, it reduces penalties for non-violent and petty crimes. Thieves caught with less than \$950 worth of stolen property now receive little more than a citation and "are back on the street within hours," officers said.

"We're up against a number of things, but there are still too many people leaving valuables in their vehicles," Sanford said in September, noting that perpetrators often work in teams to scout residential blocks "very quickly." The burglaries take a matter of seconds.

So, what can you do to protect your car from break-ins?

It starts with removing anything of value. Bags, coats, spare change, CDs, cell phones, electronics—any of these items left behind and visible in your car can entice a burglar to smash a window. Even an empty box, or a blanket draped over what might be "hidden" valuables, can trigger a burglary. The repair costs and potential rise in insurance premiums can cost you far more than the value of these items.

What's more, auto burglary can open the door to more serious crimes. Garage door openers, vehicle registrations and house keys left in a vehicle give criminals your address and a way in, which can lead to identity theft and residential burglary.

The SFPD recommends these steps to prevent auto break-ins:

- Remove all valuables, including keys and garage door openers.
- Close windows and lock all doors.
- Park in well-lit, busy areas where your car is easily visible.
- Do not leave mail in your car; it has your name and address on it.
- Photocopy your registration and black out the address; keep the copy, not the original, in the car.
- Park in your garage, if you have one.
- Use your car alarm.

Libby Estell is the managing editor of this newsletter. She has parked her car in NoPa since 2011.



Help prevent a break-in by removing any valuables from your car. Photo: Avoision.com

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NOPNA Block Party Brings Neighbors Together on Lyon Street

By Mimi Sparrow

NoPa residents celebrated at the annual Lyon Street Block Party on an unusually hot day in August. With only a slight breeze to cool down, neighbors squeezed into the shaded areas on the block between Hayes and Grove.

The party included live music, activities for kids, and ribs and hotdogs cooked up by Khalil of Parkside Market. The band Red Meat entertained the crowd with country western tunes and songs. Later, Latina band Gringa took the stage to get people dancing in the street. New residents

met their neighbors as kids created spin art projects and experimented with face painting together.

Many thanks to Block Party sponsors Parkside Market, Jackie Tom Rentals, Mollie Poe - Pacific Union Realtor, Green Chili Kitchen, The Independent, Jennifer Rosdail - Realtor, Central Coffee, Rock the Bike, Whole Foods, Bi-Rite Grocery, and Faletti's.

Mimi Sparrow is a NOPNA board member. She first moved to NoPa in 2000.



Photos: Mimi Sparrow

Calendar of Events

NOPNA Halloween Party
Saturday, Oct. 31, 5–8 p.m.
Grove b/w Baker and Central

**SFPD Park Station
Community Meeting**
Tuesday, Nov. 10, 6 p.m.
Park Station, 1899 Waller St.

**SFPD Northern Station
Community Meeting**
Thursday, Nov. 12, 6 p.m.
Northern Station, 1125 Fillmore St.

**Panhandle Park Community
Work Day**
Saturday, Nov. 14, 9–11 a.m.
Meet near the playground

NOPNA Holiday Party
Saturday, Dec. 5, 6–9 p.m.
St. Cyprian's Episcopal Church
2097 Turk St.

SFMTA Improves Service on NoPa Bus Routes

By Libby Estell

Bus service in NoPa is experiencing some big changes. Not only has the SFMTA approved plans to speed up the 5-Fulton, the agency also added more buses to the 21-Hayes, 24-Divisadero and 43-Masonic routes.

By far, the biggest changes are coming to the 5-Fulton. According to SFMTA Director of Transportation Ed Reiskin, ridership on the route has grown by 10 percent since limited service was introduced two years ago. The new plans, approved by the SFMTA board on Sept. 1, are designed to quicken the pace of service along McAllister Street.

After residents resisted the SFMTA's original plan to add a number of traffic lights along McAllister, the new plan calls for just one light, at Broderick Street, and two traffic circles, at Lyon and Steiner streets. Other changes in NoPa include removing the stop at Lyon and extending the bus zone at Baker Street.

The changes are expected to deliver the route's 20,000 riders to their destinations about 20% more quickly.

The changes are expected to deliver the route's 20,000 riders to their destinations about 20 percent more quickly. Now that the project has been approved, next steps include detailed design. Construction is tentatively planned for Spring 2016.

Meanwhile, service increases have begun along several of NoPa's other key bus routes. Made possible by the addition of 30 new hybrid electric coaches to the city's fleet, the service increases were designed to decrease wait times for commuters.

Riders on the 21-Hayes can catch a bus every 8.5 minutes instead of every 10 minutes in the afternoon. Morning peak hours have also been extended to increase frequency for the morning commute.

Buses on the 24-Divisadero route now arrive every nine minutes throughout the day, instead of every 10.

Lastly, bus frequency on the 43-Masonic has increased from every 10 minutes in the morning to every nine minutes. Afternoon service is scheduled to arrive every 10 minutes.

Libby Estell is the managing editor of this newsletter. The 5R is her preferred bus line.



Changes to the 5-Fulton should cut travel times.

Photo: Torbakhopper/Flickr



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Italian Restaurant Coming to Former Auto Body Shop

By Libby Estell

The long-vacant auto body shop at 838 Divisadero is going to become a 115-seat Italian restaurant called Che Fico.

There's no word on whether the exterior will retain its distinctive red circle and arrow marquee, but the interior is being redesigned by dmarcStudio. Early renderings show an airy second-story dining room with exposed beams and skylights. The space will be accessible by elevator and a tiled staircase.

Chefs David Nayfeld and Matt Brewer, who recently moved into the neighborhood, are behind Che Fico. They promise a rustic Italian menu of handmade pastas, pizzas and charcuterie. Meat and produce, including the restaurant's namesake fig, will come from Brewer's family ranch in Sonoma.

Che Fico will be the third Italian spot on the Divisadero Corridor, after Little Star next door and Regazza a few blocks down, but it will be the only one with a full bar. It promises "a curated stock of fine and unique cocktails" as well as a list of affordable Italian and California wines.




Che Fico will occupy the top floor of a former auto body shop. Photo: Google

Nayfeld and Brewer are Bay Area natives who earned their chops cooking in New York and Chicago, respectively. The first-time business owners addressed neighbors assembled at the NOPNA General Meeting on Sept. 17, saying they are "ecstatic to be opening up a restaurant in the community where we grew up."


Che Fico is expected to open in summer 2016. There's no word yet on what the building owner plans to do with the ground floor, but Nayfeld said the environmental cleanup of the body shop was already complete.

Libby Estell is the managing editor of this newsletter. She has been sampling NoPa's restaurants since 2010.



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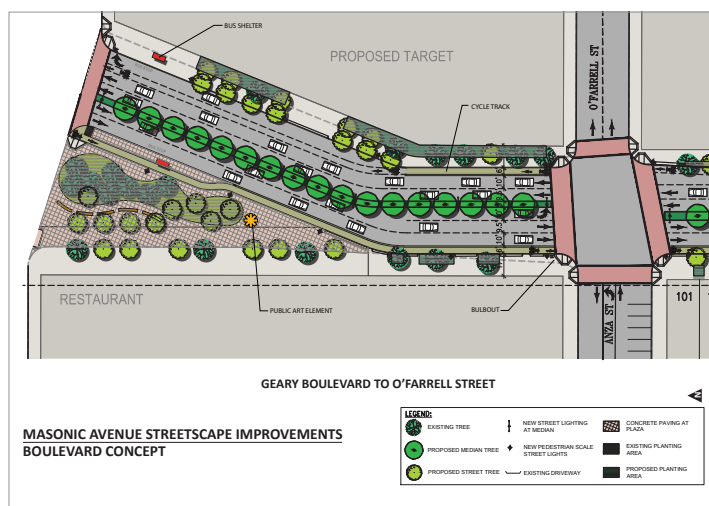
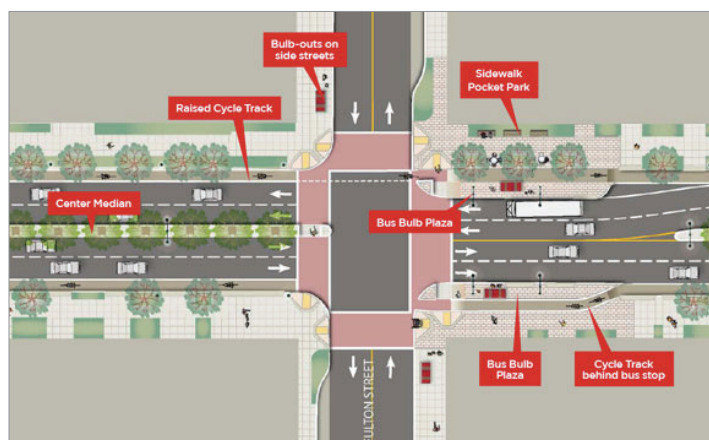
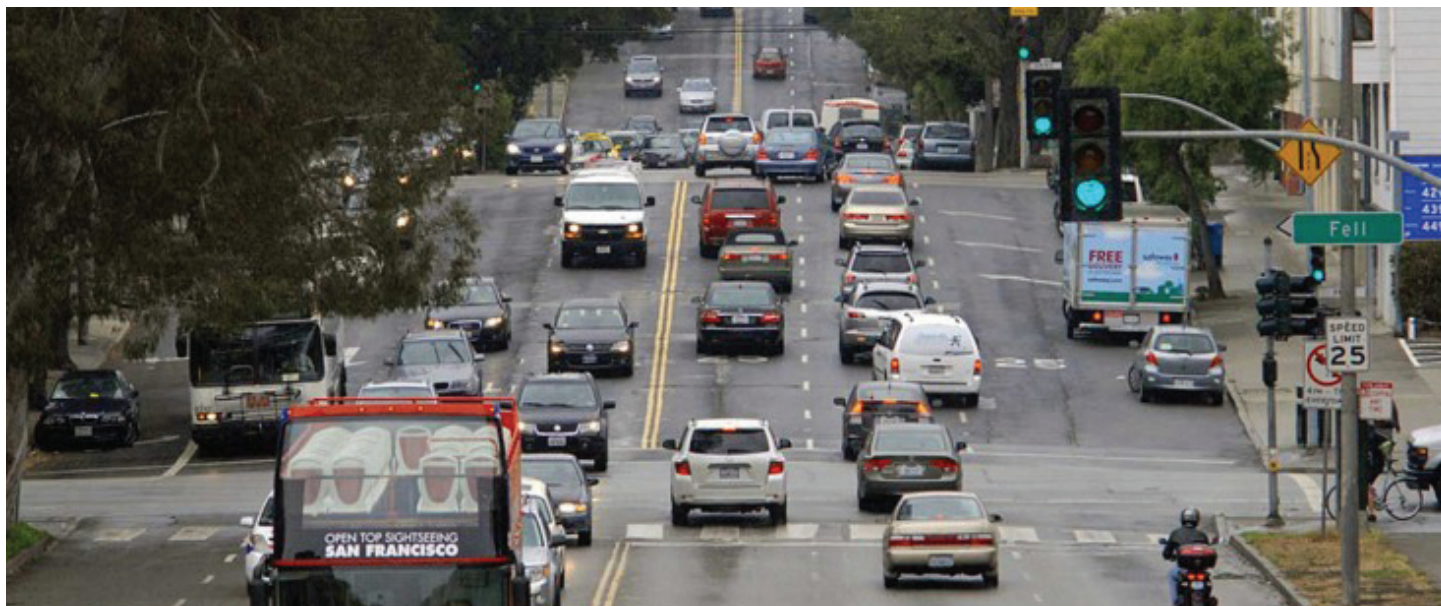
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Interested? Contact board@nopna.org.

Vision Zero

Masonic Avenue Street Improvements Make Slow Progress

By Tim Hickey



Photos: S.F. Dept. of Public Works

It took more than seven years to overcome obstacles and a small but vocal opposition, but plans to overhaul one of NoPa's busiest and most dangerous streets can now proceed.

On September 2, the Board of Appeals rejected opponents' final attempt to block the Masonic Avenue Streetscape Improvement Project, clearing the way for construction to begin in January. (To lessen the impact on traffic, only two lanes will be torn up at a time.) Little by little, we will see a greener, calmer Masonic Avenue emerge.

The \$18.2 million project is designed to deliver numerous improvements. The 43 Masonic bus route will see faster service and bulb-outs at stops for safer boarding. Sidewalks along the corridor will be made a consistent 22 inches wide. Nearly 300 trees will be planted. And a raised bike lane will clearly delineate the section of road intended for cyclists.

I would recommend anyone interested in seeing what these changes look like go for a walk down Masonic, note their thoughts, maybe even take a video. Then, in 2017 when the work is done, have a seat on a bench and evaluate. The project will be one of the greatest quality-of-life improvements for residents, especially anyone who lives on or travels through this corridor by foot, bike, or bus.

Tim Hickey is president of the NOPNA board. He has lived in NoPa since 2010.

At Work With Liz Terbolizard of Local Craft

By Libby Estell

“Everybody needs a window,” says seamstress Liz Terbolizard, owner of Local Craft. “Anybody who makes anything needs a window.”

But the right window can be hard to find. It took six years of searching and working out of her home for Terbolizard to find her storefront at 1421 Fulton St., followed by six months of negotiations with the building owner.

Once the five-year lease was signed, Terbolizard bartered and traded with friends to completely gut the long-vacant space. “It was wall-to-wall appliances from the owner’s other buildings,” she says. “There clearly had been some squirrels.”

Just three weeks and a lot of hard work later, Local Craft opened in May 2013. The space is primarily a workroom, where Terbolizard meets with clients and cuts and sews about a dozen projects at a time. She makes everything from cushions and slipcovers to backpacks and sculptures. “I probably make five different things a day,” she says.

“I’m very lucky to have this space and be able to make a living.”

Local Craft is also a hub for referrals, for jobs Terbolizard can’t handle herself, such as carpentry or metal work. “I love to refer. It’s hard to say no, I’d much rather refer people to someone.”

That openness and spirit of cooperation have made Terbolizard, who lives in Glen Park with her teenage daughter, a true part of NoPa. Those who pop in out of curiosity often become clients and friends. “Having a storefront is fantastic. I know everyone in the neighborhood,” she says. “I love that I’ll see the kids next door grow up.”

Local Craft, 1421 Fulton St.; 415-271-0212; sew@sfseamstress.com; Tues.-Thurs., 11:30 a.m.–6 p.m. or by appointment.

Libby Estell is the managing editor of this newsletter. She has lived in NoPa since 2011.



Liz Terbolizard at work in her shop.

Photo: Kwesi Terbolizard

Brenda's MEAT & THREE

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MOLLIE POE

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Please visit my website for further information on past sales and property presentations, or call me directly with any Real Estate inquiries.

If you are thinking of selling, I'd love to help with a market analysis of your property. Low inventory continues to drive our market and you maybe very surprised to find the 'hidden equity' in your home, given these market conditions. I have good insight into NOPA's Buyer pool, and I frequently have access to pocket listings and a proven strategy to get you the best results within NOPA's borders or other neighborhoods in our 7x7.

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