

THE NOE VALLEY VOICE

J-Church Line To Go All the Way Again

Riders Convince Transit Board To Restore Downtown Service

By Matthew S. Bajko

Downtown subway service returns this month to the J-Church trains more than a year after the subway line's route was altered so it ended at the Church Street and Duboce Avenue intersection. Meanwhile, transit planners are working on route changes for two bus lines that service Noe Valley.

Starting Saturday, Feb. 17, J-Church trains will continue into the downtown subway system under Market Street and travel all the way to Embarcadero Station. Over the objections of city transit planners, the San Francisco Municipal Transportation Agency voted in December to restore full service to the line.

When the agency revived the J-Church subway line in December of 2020, having mothballed it earlier in the year due to the Covid pandemic, it made the inbound terminus at Church and Duboce. Instead of heading downtown, the trains turned around to head back outbound to the terminus at Balboa Park Station near City College.



"Color My World with hope of loving you." As the seasonal celebration of romance begins, it is appropriate to recognize love in all its forms. And though romantic passion may be driven by a hard-wired desire to perpetuate the species, deep and supportive friendship is a choice that makes the journey satisfyingly smooth. Take a look at the unique creations at Flowers of the Valley. You may find a heart to give someone—even yourself. *Photo by Jack Tipple*

But riders of the line, which services the Noe Valley, Liberty Hill and Castro neighborhoods, vigorously lobbied for the J-Church to go back to its downtown route. They launched the Restore the J Workgroup and pressed their case with community groups, elected offi-

cial, and the SFMTA board.

"This was a big victory for J-Church riders," said Kathy Setian, a Noe Valley resident and workgroup co-founder.

Muni's leadership had argued it was

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Preschools Begin To Emerge From Pandemic Blues

Childcare Experts Focus on Classroom Safety

By Gabe Castro-Root

If you're three years old, it isn't easy to sit still and focus on a Zoom call with your preschool classmates. If you're the parent of a three-year-old, helping your child do online preschool may at times feel like a second job. And if you're a preschool teacher, managing a dozen toddlers on a laptop screen is, well, not exactly what you signed up for.

For nearly a year, Noe Valley preschools had to get creative with online programming, or risk closing entirely, potentially depriving the kids they serve of experiences critical to their development. But with their options for remote learning limited because of the play-based nature of preschool, most neighborhood schools worked overtime to find ways to bring kids back in person as soon as possible.

Now, with the pandemic dragging on but with face-to-face learning once again the norm, teachers and adminis-

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The Construction on Castro and 26th Streets—It's Been a Challenge

But There's Light (and Water) At the End of the Tunnels

By Kala Hunter

Whether you've been walking or driving or just hanging out in your home the past few months, it's been hard to miss the pounding of excavators and beeping of backhoes in "downtown" Noe Valley.

What's making all the noise? It's the aptly named "Castro and 26th Streets Water and Sewer Project," running south along Castro Street from 19th to 26th Street and east along 26th Street from Castro to Guerrero Street.

The project, launched in October 2020, has been frustrating for local residents, shoppers, and businesses. But the city says it's essential, to continue reliable delivery of fresh water to local faucets and toilets.

The goal of the estimated \$14.9 million project is to replace century-old water and sewer pipes, some of which date back to 1860. According to the Water and Power division of the San Francisco Public Utilities Commission (SFPUC), the old pipes have a lifespan of just 50 years and could fail if not replaced.

The new 8-inch to 24-inch pipes being installed will distribute water services to residents in Noe Valley and surrounding neighborhoods. In total,

15,600 feet of water pipes and 4,500 feet of sewer pipes are being replaced.

Harsh Impact on Merchants

Naturally, businesses along Castro Street have felt the brunt of the project's disruptions. During the holidays, many merchants railed against the loss of parking and patrons.

Rami Balat, owner/manager of Subs Inc. sandwich shop at the corner of Castro and 24th streets, said, "The [main] impact has been on parking, and the noise has been rough to work with. It has been so prolonged. We don't understand why there is paving and repaving and digging up and so forth. Is it busy work or productive?"

Just up the hill, Fadi Shatara, the owner at 1001 Castro Street Market, shared a similar sentiment. "It's been a hassle. It has been a six-month-long back and forth and back and forth. It has killed business. It shut down the whole corner. The city has been no help. They don't tell us when they will do the work. I understand that the work is necessary for us to have water, but taking this long sucks for our small business. It's ridiculous."

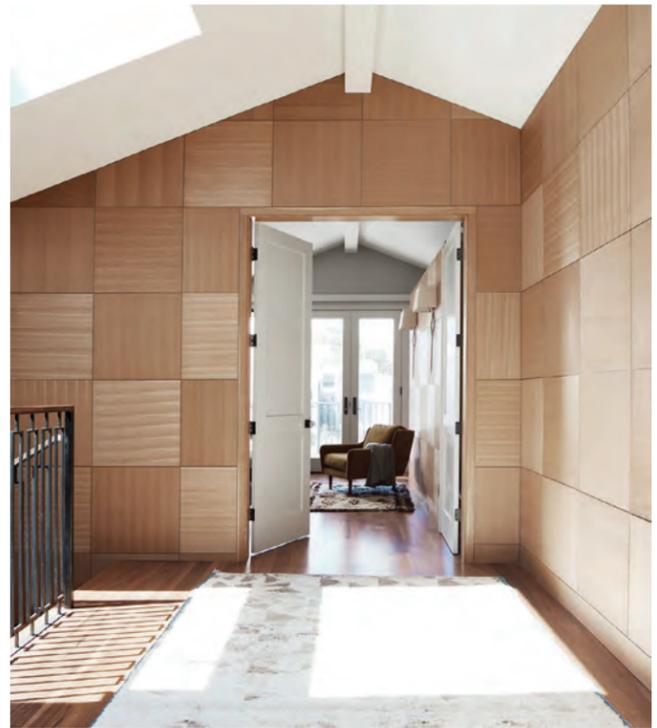
Others pointed to the mogul-like bumps (think skiing!) along the patched roadway.

"Driving up and down Castro feels

CONTINUED ON PAGE 9



A Really Slow Block: Residents, workers, and would-be diners at nearby Chloe's Cafe had to abandon all thoughts of peace and quiet last month, as the city replaced decades-old sewer and water pipes along 26th Street at Church Street. *Photo by Corrie M. Anders*



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Gorgeous, newly remodeled top floor residence nestled perfectly on the border of Noe Valley and the Mission's Valencia Street corridor - offering the best of both worlds and all these fabulous neighborhoods have to offer. This condo residence recently went under a cosmetic refresh and features a gorgeous deck, in-unit laundry, parking, a new kitchen, refinished floors, is newly painted and so much more.



537 Oak Street

3 BED | 1 BATH | Offered at \$1,275,000

Perched on the top floor of a detached Victorian building, this spacious full floor view residence in a boutique 3-unit building is one block from the heart of Hayes Valley. The residence features a masterful mix of vintage and modern amenities, abundant natural light, a sun filled deck, views of SF City Hall/Downtown and soaring ceilings!



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Upstream on Church Street. The rains of early January may have assisted in creating an environment conducive to migrations of all sorts. — or at least their artistic depiction.

Photo by Jack Tipple



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LETTERS 58¢

A Thank You From Elizabeth Street Editor:

Hello! My name is Jen, longtime resident of the neighborhood and the new owner of 820 Elizabeth St. My soon-to-be husband and I had our offer accepted in January and are grateful that we'll have the keys in our hands in just a couple of weeks.

So much of the work people do is tireless and doesn't receive many thank you's, so I wanted to reach out and let you know how much I appreciate the work that you've done to keep so many stories online for all these years.

I came across this absolutely beautiful history ("Florence's Family Album," February 2006 *Noe Valley Voice*) of our home, and was able to look up the print edition from 1993 to see the incredible illustration of it that was drawn by Florence Holub (which we intend to frame immediately).

We had already pieced together the history of the owners from 1975 until now, but thanks to your work we now know everything back to 1914, including the fire in 1927 that is the reason our house and the one next to it are so different from the other 1900 Victorians stretching up the road! And we know about the garage down the hill where the owner parked his delivery truck. All these little mysteries started coming together, and we wouldn't have ever been able to figure them out otherwise.

So, thank you. We're so lucky to have found our forever home in a neighborhood we've loved for so long already, and we're even luckier to know the stories that came before us that won't be lost or forgotten.

Jen Rizzo, Elizabeth Street

J-Church Riders Sway Transit Board Editor:

Riders of the J-Church won a significant victory in December when the SFMTA Board of Directors voted to restore the J to the subway during all hours of service. [See *J-Church story, page 1, this issue.*]

We owe this victory to the hard work and unity of communities along the J-Church route. Every letter written and petition signed added up to make our voices heard at the highest levels of decision-making.

The decision of the board was exceptional for two reasons. First, it went against the recommendation of MTA Director Jeffrey Tumlin, who advocated for a mash-up ("Option 3") of subway service only after 8 p.m., supplemented by a daytime surface bus at half-hour intervals. Not a single person of the hundreds who wrote or gave public comment supported the MTA's preferred option.

The board's decision was also exceptional because it lacked the unambiguous public support of our district supervisor. This vulnerability was offset by those of us who did our homework, presented the facts, and pointed out the flaws in the MTA's attempt to blame pre-pandemic service delays on the J-Church.

The MTA's attempt to exploit the pandemic crisis to establish an unpopular service cut without public participation brings to mind what Naomi Klein called the Shock Doctrine. Thanks to vigilance and unity of action, we have restored direct service to downtown, scheduled to resume on Feb. 19.

Kathy Setian, Sanchez Street

Three Barks for Maxwell's Editor:

Our local neighborhood pet spa, Maxwell's Pet Bar, celebrated its first anniversary last fall (November 2021), and continues to thrive during the pandemic. The owners (Jen and Kristi Maxwell) are a hoot, and the shop's mascots, Hazel and Bumblebee, are also a comedic duo (just like their humans).

I work there a few hours a week to fulfill one of my retirement goals: to give back to my community. Maxwell's is a pet-friendly business that offers dog self-service baths with dryers and even mani-pedis for the beasts. It looks like a salon, smells like a salon...it's a real salon for dogs and cats. Now who can say they really gave their pet a spa day? Maxwell's can!

Sandy Nakamura

editor@noevalleyvoice.com

Redistricting Can Shape City Hall Decisions for the Next 10 Years: Here's How to Get Involved

By John Trasvina

As a young civil rights advocate in Washington, D.C., at the beginning of my career, I believed I was having an impact when I was included in "the meeting," but time after time it appeared that decisions had already been made. Finally, I asked an older colleague, who responded, "Oh, you need to be at the pre-meeting!" This is one of those times for all San Franciscans.

The "pre-meeting" that may set the course of San Francisco Board of Supervisors decision-making over the next 10 years is now going on via the redistricting process. After the U.S. Census each decade, our local, state, and congressional district lines across the country are redrawn to meet the Constitutional requirements to be of equal population and to respect identifiable communities of interest — which can be racial groups, neighborhoods, or geographic areas. Drawing district lines has a direct and large influence on who is elected and who is heard by city supervisors and other legislators. There is no single way to do the job right, and every time a line is drawn for one district, it necessarily changes the line for a neighboring district.

A nine-member panel appointed by the Mayor, Board of Supervisors, and Elections Commission is now meeting to draw the Board of Supervisors district lines that will last for the next 10 years. It is essential for San Franciscans to attend these meetings and speak out about how the district lines can best reflect their neighborhoods and larger communities. I served on the panel 20 years ago after the 2000 Census. Panel members are hardworking and dedicated but must rely on map-drawing experts, consultants, and the testimony the panel receives. We can't leave this important outcome to the organized insiders, who otherwise dominate the meetings.

The rapid growth of San Francisco's downtown, South of Market, and Bayview populations over the last 10 years means that those supervisorial districts must shrink in territory to comply with redistricting principles and the Voting Rights Act. At the same time, districts that did not have that same level of high growth are concentrated on the west side of the city and must be expanded—typically eastward—in order to achieve the "equal population" requirement. Diamond Heights, Noe Valley, and the Castro may literally get caught in the middle and we as residents should make our views known on the potential impacts.

In redistricting, there are also opportunities to unite communities that may not have existed in such large numbers 10 years ago, such as Chinese Americans currently divided in the Portola and Visitacion Valley districts. Finally, and here is where paying attention and being present makes a big difference, there will always be one or two districts asked to sacrifice their interests in order to "accommodate" the rest of the district lines. San Francisco residents must be involved or else they risk being the proverbial movie scenes left on the editing room floor.

Decisions made by the Board of Supervisors determine the direction of our city and establish budgets for police, fire, social services, and other city departments. The board hears zoning and other appeals and plays a big role to approve or disapprove many of the mayor's actions and appointments. By attending and speaking at redistricting task force meetings, you increase your voice not only on the district lines but on the future supervisors who will represent the districts. Let the task force members know how people across our district have come together on civic projects or to express their needs—a kind of collaboration that might be lost if certain district line changes are made. Or let them know the difficulty of having to go to two different supervisors if a business district or other community area is unnecessarily assigned to two different districts.

The Redistricting Task Force will be meeting almost weekly until April 13, when it is scheduled to approve new district lines. You can call in to speak and/or watch it on the city cable channels 26, 78, or 99. With technology, you can provide your own ideas of where the lines should be drawn, for either our own district or all of them.

Don't let yourself or your neighbors be cut out of those decisions. Redistricting is the all-important "pre-meeting" and we all must participate. The San Francisco Redistricting Task Force website is: <https://sf.gov/public-body/2020-census-redistricting-task-force>

Diamond Heights neighbor John Trasvina is immediate past dean of the University of San Francisco School of Law and a former member of the San Francisco Elections Commission and Redistricting Task Force.



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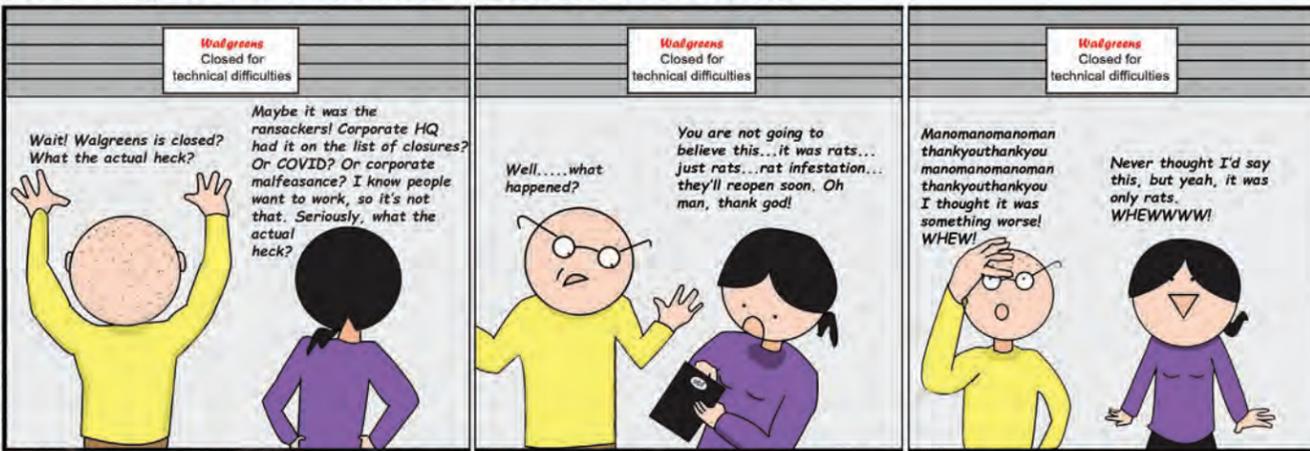
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THE CARTOON BY OWEN BAKER-FLYNN

It's time to go to the Way Back Machine, all the way back to December!



Seriously, when I saw Walgreens was closed I thought the absolute worst, and I think I speak for a lot of Noe-gians when I say I'm so glad they're back, especially Alan!

Neighborhood Preschools Adapt to Pandemic Hardships

CONTINUED FROM PAGE 1

trators say they've mostly found a rhythm, a give and take of keeping kids and families safe while allowing them to learn and play unencumbered.

"Overall, I think we're managing pretty well," said Leanne Foley, director of the Eureka Learning Center, a preschool in a converted house on Diamond Street. "It's stressful but we're managing, and I feel very privileged to be able to say that."

Relearning Social Skills

The Eureka Learning Center has a mask-at-all-times policy, indoors and outdoors, that hasn't changed since they first returned to campus in September 2020. While that policy has helped keep the community safe, Foley says it's created its own set of challenges.

"For children that have a speech delay, they are really needing to see the way in which our lips are formed," she said, adding that language development has been especially hard for many of her students this year.

"Sometimes," Foley said, "It's like, 'Wait a minute, are you saying you want me to play, or you don't want me to play? Are you done with that toy?'"

Aida Lane is observing similar difficulties for students at Valle De Niños, a bilingual preschool on Dolores Street where she is the director.

"At the beginning of last year, we noticed so many children were delayed with their gross motor skills as well as their social skills," Lane said. "Even just being able to play with another child was so totally new for some of the younger students."

Small Groups a Strategy

At Kangaroos Preschool in Glen Park, students are divided into four self-contained cohorts, each with their own classroom and teachers. Kangaroos adopted the cohort system early in the pandemic and has stuck to it with minimal changes ever since, even as guidance from federal and local health officials has changed.

They and other schools using similar systems say the cohorts have worked well because they allow teachers to work more intimately with a smaller group of students. In some ways, students might be getting a more personalized education than ever before, said Angelina Flores, Kangaroos' director.

Noe Valley Nursery School, a parent-run co-op within Christopher Park in Diamond Heights, has taken a slightly different approach. The families added a Covid-focused position to their board early in the pandemic to organize safety guidelines and streamline communications between teachers and parents.

That addition, said parent and board member Ryan LeBlanc, helped make a return to the classroom possible in June 2020, long before most schools were able to bring students back together.

For parents, the school has felt like a refuge. "I was so glad to have the preschool because it provided a sense of normalcy and stability for our kids in a very unstable time in the world," said LeBlanc, who has two children at Noe Valley Nursery School and a third who graduated from there in 2020.

Parents Missed in Classroom

But one of the biggest challenges for nearly all local preschools has been adapting to having parents absent from



Outdoor time has been central to the pandemic experience at the Eureka Learning Center, with students doing art, climbing, and playing with toys in the school's back yard. Photo by Gabe Castro-Root

the classroom. To minimize exposure, most preschools stopped letting parents inside for class activities and events. "It's isolating, but we're doing the best we can," said Flores of Kangaroos Preschool.

At a co-op like Noe Valley Nursery School, parents are central to classroom activities, volunteering alongside paid

teachers throughout the school year.

Last fall, after an absence of more than a year, they were able to return to their typical roles. "It's been a real joy" to be back, LeBlanc said.

The Eureka Learning Center is still not allowing parents inside, which Foley said has made it harder for teachers to build relationships with their stu-

dents' families.

"We miss the parents being able to be inside the classroom with us," Foley said, "but we also understand the importance of why they can't be right now."

While parents have mostly been eager to get their kids back to the classroom, enrollment has lagged for some schools. Valle De Niños, which closed for six months in 2020, is still trying to grow back to its pre-pandemic size.

"I lost half our families," Lane said.

Valle De Niños has since been able to fill most of their available spots, though some openings remain. Enrollment had never been a problem before the pandemic, Lane said.

Teachers Remain Loyal

As for teachers, most have remained at their schools. That's mitigated the need for extensive hiring searches, a time-consuming task amid the ongoing labor shortage.

Some preschool teachers have even seen raises, like those at Kangaroos, where administrators are looking to expand their teaching staff to help manage the cohort system.

Flores said that while finding new employees had been hard, the fact that most teachers stayed on has lessened the urgency of the search.

'Everybody's Chipping In'

The trials of operating a preschool during the pandemic have also created opportunities for some bright spots.

"We definitely use our outdoor space much more than we did in the past," Lane said. "Even during storytime, if we can do it outdoors we'll bring comfortable blankets and have outdoor storytime. In the past, we might be doing much more indoor play."

And teachers have used the pandemic to collaborate and grow together.

"There's a much stronger early childhood education community that's evolved from this whole pandemic," Foley said. "There are a lot of resources that are shared and connections that have been made in the field from this."

Flores agreed, and said the resilience of her school's community had given her strength through the hardship of the last two years.

"Everybody's understanding, and everybody's chipping in," she said. "It's teamwork all around." ■

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CRIME SNAPSHOT

Unwelcome Rise in Burglaries

By Corrie M. Anders and Sally Smith

Car break-ins and package thefts, the bane of Noe Valley's existence over the past year, were down in December. But no such luck for a more serious crime: burglary.

According to the city's digital map of incident reports, residents and businesses reported 26 burglaries in the neighborhood in December. Though fewer than in December of 2020 (30), the number was more than double that of November, when 12 burglaries were recorded.

The most common type was a home break-in, the data showed. There were 21 burglaries of apartments or houses, including nine "hot prowls," those occurring while someone was at home. (Five incidents took place at stores, offices, or other sites.) Several of the burglaries involved thieves entering through garages.

Typical among them was a theft that occurred at 4:30 a.m. on Dec. 13 at a home in the 700 block of Duncan Street. According to an account in the Dec. 17 Ingleside Police Station digital newsletter, "the victim was awakened by a loud noise coming from his garage. When the victim went to investigate, he discovered the garage door open, and broken glass on the garage

floor." Video surveillance later showed two suspects breaking into the garage and stealing two bicycles. "Evidence discovered on scene suggested that the suspects broke the window pane, used a device to hook the emergency release cord, and manually opened the garage door to make entry into the garage area," police reported.

No arrests had been made in the case by mid-January.

Vehicle thefts also trended higher in December. Police said 17 vehicles had been swiped from Noe Valley streets, though three had been recovered.

In addition, reports of domestic violence were of concern in both November (7) and December (5).

Those five cases were among 1,185 criminal incidents reported for all of

CRIME SNAPSHOT DATA

Noe Valley Incident Reports January – December 2021

Incident Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec
Larceny/Theft	33	27	29	24	36	26	63	42	41	38	39	23
Burglary	36	54	17	11	16	38	23	14	23	14	12	26
Malicious Mischief	13	13	11	5	7	8	10	7	3	12	7	9
Motor Vehicle Theft	18	12	15	12	23	11	18	14	8	13	13	17
Assault	4	4	2	1	4	3	6	6	4	2	2	2
Robbery	1	0	0	0	2	5	0	0	2	2	2	1
Other Misc.	8	8	3	7	6	5	5	6	8	9	7	7
Fraud	3	3	2	2	3	3	4	1	3	3	7	4
Family D. Violence	1	0	2	0	2	0	0	3	2	0	7	5
Vandalism	0	0	1	2	1	0	1	0	2	0	0	0
TOTALS	117	121	82	64	100	99	130	93	96	93	96	94

Source: Dataset titled "Map of Police Department Incident Reports: 2018 to Present" at <https://data.sfgov.org/Public-Safety/Police-Department-Incident-Reports-2018-to-Present/wg3w-h783>. This dataset includes police incident reports filed by officers and by individuals through self-service online reporting for non-emergency cases. Disclaimer: The San Francisco Police Department does not guarantee the accuracy, completeness, timeliness, or correct sequencing of the information, as the data is subject to change as modifications and updates are completed. December data was culled by the Noe Valley Voice Jan. 17, 2021.

last year in the 10 categories the Noe Valley Voice monitors monthly.

The annual total was slightly higher than the 1,045 incidents reported in 2020, the first year the Voice began charting incidents using data from "A Digital Map of San Francisco Police Department Incident Reports From 2018 to the Present," found under Public Safety at Data.sfgov.org. We collected the December numbers on Jan. 17, 2022.

Be aware the crime map considers Noe Valley to be the area bordered by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard.

Also note Noe Valley and its residents fall under the jurisdiction of two large police districts, Mission and

Ingleside, the divide of which is Cesar Chavez Street. Both districts got new leaders last month, after their current commanders were promoted.

Lieutenant Gavin McEachern took over as captain at Mission Station, after Captain Rachel Moran left in November to become commander of field operations for the SFPD's Golden Gate Division, a role that oversees five districts, including Ingleside. To contact Capt. McEachern, call 415-558-5400 or email sfpdmissionstation@sfgov.com.

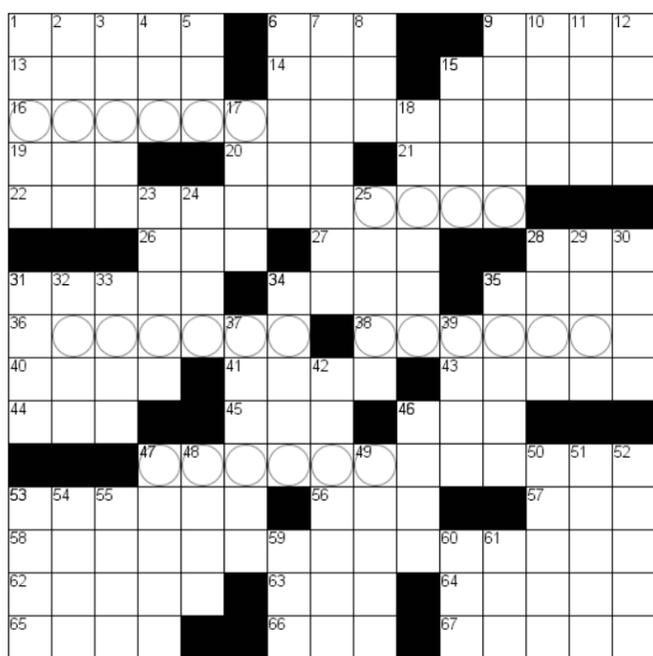
Meanwhile, Lieutenant Kevin Knoble took the reins at Ingleside Station following the reassignment of Commander Nicole Jones to the SFPD's Administrative Bureau. Capt. Knoble can be reached at 415-404-4000 or at sfpdinglesidestation@sfgov.com. ■

THE CROSSWORD BY MICHAEL BLAKE

Getting Radical

ACROSS

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- Have ___ in the conversation
- Comic dog's bark
- Fancy mushroom
- Celebrations in Gilroy since 1979
- 6, on a phone pad
- Tassajara SF ___ Center
- "Well-heeled" Mrs. Marcos of the Philippines
- Looking really embarrassed
- Noe's ___: Mr. Digby's predecessor
- Bad firecracker
- Warriors' org.
- Also-ran
- Fruit-filled buy at Noe Valley Bakery
- Phone button
- What you can't squeeze blood from
- Famous misspelling by VP Dan Quayle
- Late funnyman Sahl
- Alternative to "Town" on a Warriors jersey
- Iraqis and Qataris
- Busy insect
- Wheel of Fortune buy
- A-E bridge
- Fred Astaire's dancing partner
- Aviators
- Dundee disagreement
- Greensward
- Sanchez Street center for expectant mothers, and this puzzle's inspiration
- Former Vegas hotel, with "The"
- Apple mobile plat-



- form
- Hair lock
- June 6, 1944
- Sra. north of the Pyrenees
- Actor Affleck
- San Francisco ___ Troupe
- Russian ruler
- Linked with
- Film reviewer Roger
- Fix, as socks
- "My, but this soda has made me ___"
- Half of NB
- Amorphous shape
- Summer coolers
- Symbol of innocence
- Plains tribe
- "Yeah, right!"
- Defacing, as someone's yard on Halloween
- What begins "Greece," but not "Germany"
- "Just watch me!"
- The Little Chihuahua buy
- "I6 and Pregnant" spin-off
- Born and ___ in
- Noe Valley
- Motown founder Berry ___ Jr.
- Judge Lance and skater Midori
- Elevate
- Keebler cookie bakers
- Walk the Line Oscar winner Witherspoon
- Impudent
- Initialism for what the Army once called shell shock
- "If ___ a Hammer"
- "Stormy Weather" singer Horne
- ___ Innes, Noe Valley Voice reporter
- NYC's Twin Towers, for short
- S&L offering

Solution on Page 22
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J-Line Gets a Ticket To the Embarcadero

CONTINUED FROM PAGE 1

necessary to keep the J-Church trains out of the tunnel system in order to help speed up service on the four other subway lines running underground to the Embarcadero. Doing so during 2020 contributed to a 75 percent reduction in delays for the other subway lines, according to the SFMTA.

Yet the shorter J-line was a major inconvenience to J-Church passengers, who had to disembark from their trains and catch Muni's other lines via the underground Church Station or the aboveground N-Judah stop. Muni riders with mobility issues were particularly vocal in objecting to the reduced J-Church route. They pointed out that the only elevator into Church Station was on the other side of Market Street from the Church Street stop, forcing them to navigate four lanes of traffic to reach it. Often, the only escalator headed down into the station was on the wrong side.

Vote Was Unanimous

Their concerns resonated with the SFMTA board members, who on Dec. 7, after a lengthy discussion of the plans, unanimously voted 6-0 to return downtown subway service to the J-Church. When the route returns to its

full service this month, train frequency will be reduced to every 15 minutes in order to accommodate the line extension.

At the hearing, SFMTA board director Steve Heminger put forward the motion for restoring the J's route, since he noted Muni service was still below its pre-pandemic levels and there were not as many subway trains in the tunnels per hour as there once were.

(There are now fewer than 25 trains running per hour, meaning Muni has yet to hit its self-imposed limit of 30 trains per hour in the downtown tunnel. At that threshold, the transit agency had predicted there would be system-wide congestion and delays in service.)

"We are fixing a problem we don't have currently," said Heminger.

The SFMTA board also approved fixing the aboveground platforms at the J-Church stop at Church and Market streets to provide better shelter during inclement weather and better wayfinding signs for passengers. Board member Manny Yekutieli noted these actions might reduce rider concerns should Muni decide the J-Church needed to be taken out of the subway in the future.

"It is giving us clear next steps to do the work we need to do if we do want to take it out of the tunnel in a more permanent way," said Yekutieli.

Jeffrey Tumlin, a Noe Valley resident who oversees the SFMTA as the city's director of transportation, had suggest-

ed the board delay its decision on the J-Church route restoration to allow Muni staff to further analyze the situation. But there was little support for doing so among the board members.

Somebody's Listening

SFMTA board chair Gwyneth Borden agreed with her colleagues who had argued there was no reason to further inconvenience J-Church riders. She noted that the J, when compared with the other subway lines, had seen the slowest return to its pre-pandemic ridership.

"Let's see if ridership increases as a consequence of it going back into the tunnel. That will show us that this really does matter," said Borden.

Following the SFMTA board's decision, District 8 Supervisor Rafael Mandelman thanked it for "listening to transit riders" by adopting a Muni service plan "that balances community needs with our shared goals of providing reliable, accessible, and safe transit options for all San Franciscans."

He had told the *Voice* last year that removing the J-Church from downtown subway service had not been successful.

"This is an important win for the many riders who advocated passionately for a return of direct downtown service, especially those with disabilities and limited mobility, though it does so at a reduced frequency that is less than what District 8 residents and J riders deserve," said Mandelman. "I will continue to advocate for more frequent and reliable service on the J."

In January, the shortened J was running every 10 minutes on weekdays from 8 a.m. to 6 p.m.

Route Changes for 48 and 35

The SFMTA board also voted to make several changes to the 48-

Quintara/24th Street and 35-Eureka bus lines as they traverse Noe Valley. Both had seen their routes altered due to the Covid pandemic. Muni had eliminated the 48's route along Grand View Avenue, which had provided service via Hoffman and Douglass streets. It had also rerouted the 35 bus so it provided inbound service on Hoffman and outbound service on Douglass.

While residents in the area had called for restoring the 48-line to its former route along Grand View, the SFMTA board rejected doing so. It agreed with its staff recommendations.

By Jan. 22, Muni had tweaked the outbound route for the 35 so that it now used 22nd Street to connect to Douglass rather than using 21st Street. The outbound stop at 21st and Douglass was replaced with one at Eureka and 22nd. The change was made to avoid having both inbound and outbound buses using the same segment of 21st Street.

To address Clipper Street residents' complaints about having buses adding to the congestion on a main Noe Valley traffic route, the SFMTA board approved the staff proposal to split the 48 route in that area. This change would mean buses running east will turn off Clipper at Douglass, while buses going west will access Clipper via Diamond Street. Currently, the 48-Quintara/24th buses heading from West Portal toward Noe Valley turn off Clipper at Diamond Street, while those going in the opposite direction turn from Castro Street onto Clipper Street.

In order to implement the change, certain segments of 25th Street and Douglass Street will need to be reviewed, as they are currently too steep for the buses to safely maneuver. SFMTA staff is now working on a plan to make the route changes but has yet to say what its timetable is. ■

Construction Project Ahead of Schedule

CONTINUED FROM PAGE 1

like you're in a stagecoach," said Christine Simmons, owner of Terra Mia, the ceramic shop at 1314 Castro St. "It's loud, disruptive, and super dusty."

Combine the dust with traffic delays, and some local residents are avoiding the street altogether.

Carol Yenne, who lives on Alvarado Street near Castro, called the project "never-ending. It reminds me of Van Ness," a street makeover that has lasted more than five years. "We never drive down Castro anymore. It is horrible for driving," said Yenne, the founder of Small Frys children's store on 24th Street and a former head of the Noe Valley Merchants Association. "We now only take Noe or Diamond to get north/south. It is unfortunate because we used to stop into Cliff's and other shops but no longer do that. I feel bad for the businesses and homes along Castro. It is really awful."

By January, Castro Street was being repaved, and construction had shifted to 26th Street. Businesses such as Noe Cafe on Sanchez Street and Chloe's on Church Street were now at the heart of the beast.

The Nuts and Bolts

SFPUC communications director John Kote acknowledges the project has been long and difficult. "Construction projects of this size are complicated. They involve a lot of moving parts."

Still, he explains, there are reasons for paving and repaving. "Pipeline construction generally proceeds in phases: the roadway is cut with a saw, the pavement is removed, the trench is dug, the pipeline is installed, pipelines are connected together, pipelines are pressure tested, pipelines are disinfected, and (depending on size) pipelines are connected to residences/businesses or reservoirs."

After each step, Kote notes, the trenches need to be covered with steel plates or temporary asphalt, or they

may be reopened for additional connections and testing. "Sewer pipelines undergo a similar process in trenches which are separated from water pipelines. Typically, sewer pipelines are located in the center of the street, while water pipelines are laid along the sides of the street."

Besides all that, the work must comply with the California Environmental Quality Act (CEQA).

Smooth Roads and ADA Ramps

Kote points out that despite the annoyance it is causing, the project will provide long-lasting community benefits.

"The Castro Project contains several curb ramps to meet the requirements of the Americans With Disabilities Act. Added to the contract is the renovation of the Harry Aleo parking lot on 24th Street between Castro and Noe streets. The work focuses on resurfacing the lot to adjust the current slope and making improvements to the existing ADA-accessible parking stall," he said.

That piece of the puzzle is due to begin mid-March, and may close the lot for several months. But the good news is, said Kote. "Twenty-fourth Street will not be closed to traffic."

The entire water-sewer project is set to be completed by August 2022 and is currently ahead of schedule, Kote said.

When the final repaving is done, he assures, it will vastly improve the look and smoothness of the ride along Castro and 26th streets.

"It's understandable that most people don't like the disruption of a construction project on their street. But the short-term inconvenience is worth the long-term benefit of having a safe, modern, and reliable water system and sewer system."

To find out more about day-to-day operations, monitor Nextdoor or search the project name at www.sfpuc.org. You may also email skech@sfpwater.org for a schedule of updates.

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As envisioned in the developer's most recent proposal, the 1900 Diamond Project would be nestled among existing and new trees and would feature a public view deck accessible by a new stairway connecting Diamond Street and Diamond Heights Boulevard.

Images courtesy On Diamond LLC

Deal Negotiated on Diamond Street Housing Project

Compromise Includes Pedestrian Staircase and Public View Deck

By Matthew S. Bajko

Set to take place in early February is the long-delayed hearing before the city's planning commission over a controversial market-rate housing project proposed for the hillside where Diamond Street meets Diamond Heights Boulevard. In early January, the project proponent and a group of neighborhood leaders who had initially opposed it reached an agreement to allow the project to come before the oversight panel.

Developer On Diamond LLC is seeking approval to build 24 new luxury homes on the site, and intends to pay close to \$3 million to the mayor's housing office so the project doesn't have to set aside a percentage of units as affordable housing. Critics had argued that the entire project should be affordable housing. They also complained about its impact on a grove of trees and on views afforded by the hilly terrain.

The planning commission was initially set to weigh in on the project in August. But city planning staff postponed the final hearing to allow the developer and neighbors time to work out a compromise. Late last month, the planning department recommended approval of the negotiated project, allowing it to advance to a hearing before the planning commission on Feb. 3.

10 Trees to Be Spared

One of the biggest changes is that rather than fronting the sidewalk, the new housing will be pushed back onto the hillside, to preserve 10 of the Monterey cypress trees on the property. There had been 16 trees of significance on the undeveloped patch, but one Monterey pine had toppled during a storm late last year. It and five others will be removed.

The number of driveways is being reduced from 15 to eight. A staircase will run the length of the hillside from Diamond Street up to Diamond Heights Boulevard to provide a pedestrian connection between the Upper Noe and Diamond Heights neighborhoods. A publicly accessible deck will also be built above one of the residences, to provide views spanning the bay from downtown San Francisco and the Bay Bridge to the San Mateo Bridge.

"This public deck is going to have monster views," said developer Marc Babsin.

The changes to the project design will result in a few less bedrooms overall but not require a reduction in the

number of housing units.

Babsin told the *Bay Area Reporter* he had agreed also to fund various pedestrian improvements in the area, from new crosswalks and sidewalk bulb-outs to funds for maintenance of plantings in the street median.

Changes Significant, Say Neighbors

Signing on to the agreement not to oppose the project were Betsy Eddy, co-president of the Diamond Heights Community Association; Diamond Street resident Steve Chaffin; and Olga Milan-Howells, president of Upper Noe Neighbors. They had formed the 1900 Diamond for All group, which had a website with information and a petition for opponents to sign.

In a brief phone interview Jan. 12, Eddy said that because of the changes Babsin had agreed to make, the trio of community leaders would no longer oppose the development. She shared a statement they had emailed to those who signed the petition, to let them know about the compromise.

"Although some may be disappointed, there has been a considerable investment in time and money in this effort. After 1.5 years pushing for a better outcome; addressing environmental, neighborhood, and legal concerns at a cost of +\$100,000 in legal, architects', and expert fees, significant changes have been made by the Emerald Fund to the project which benefit the neighborhood," it read in part.

If approved, the project will be the first sizeable family housing development to be built in that section of supervisorial District 8 in years.

Homes to Sell for \$2 Million

"We are in desperate need of housing in San Francisco, particularly family housing," Babsin said. "This project is all three-bedroom homes, which is family housing. Noe Valley, Glen Park, and Diamond Heights have produced no projects of 20 or more homes in the last four decades."

On Diamond LLC, an affiliate of the San Francisco-based Emerald Fund, is purchasing the Diamond Heights site from the Cesar Chavez Foundation. On Diamond plans to construct 10 duplexes and four single-family residences for a total of 24 new homes, each selling for around \$2 million, Babsin estimated.

"This is the place to locate family housing," he said. "It will also lead to the creation of 11 affordable homes in San Francisco that would not be created otherwise."

The \$3 million the developer intends to pay to the Mayor's Office of Housing and Community Development

will be used to build below-market-rate housing elsewhere in the city.

Opponents of the project had sought last year to see the Diamond Heights land used for affordable housing in the local area.

They had contended that since the Cesar Chavez Foundation used more than \$20 million in tax-exempt affordable-housing bonds issued by the California Statewide Communities Development Authority to purchase and rehabilitate the property in 2004, including the Vista Del Monte affordable-housing community, it must abide by the stipulation included in a deed restriction that required the charity to maintain the property for affordable multifamily rental uses for a period of 55 years.

The Cesar Chavez Foundation countered that the existing affordable hous-

ing would remain as such until at least 2061 and that it had the right to sell the vacant hillside in order to funnel the proceeds into new affordable-housing developments. It had told the Diamond Heights Community Association the money would be earmarked to build affordable housing in California.

More than a thousand people had expressed support or opposition to the project via letters to the planning commission and a petition denouncing the development. No matter what the planning commission decides in February, its decision could be appealed to the Board of Supervisors, which would then decide the project's fate.

A longer version of this story by Voice contributor Matthew S. Bajko was first published on Jan. 12 on the Bay Area Reporter's website, ebar.com.



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Photo by Jack Tipple

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The Cost of Living in Noe

All-Cash Buying at Season's End

By Corrie M. Anders

The last two months of 2021, though traditionally calm in real estate circles, brought out the big spenders in Noe Valley. A buyer paid over \$6 million for a stylish renovation on one of the neighborhood's steepest streets. Another handed the seller of a home on Hoffman Avenue \$700,000 more than its asking price. Yet another paid an extra \$515,000 for a condominium listed at \$2 million.

A total of 46 single-family detached homes and condominiums changed hands in November and December, according to data supplied monthly to the *Noe Valley Voice* by Corcoran Global Living San Francisco. (That number was down significantly from the 59 sales during the same period in 2020, but it was still an indicator of brisk market activity.)

Flats also were popular, said Corcoran President Randall Kostick. He noted that buyers purchased one-three-unit and six two-unit buildings, ranging in price from \$1,650,000 to \$3.2 million, in late 2021.

The "strong sales" were driven by keen competition, Kostick said. On average, buyers pushed house prices higher by 9 percent in November and

10 percent in December, the data showed.

Kostick said there were more buyers in Noe Valley paying all cash for properties, and they were doing it fast—in an average three weeks' time. "People have access to a lot of money," he said.

The most expensive home sold in Noe Valley in November attracted a \$6.3 million bid in just seven days. That guaranteed the buyer a four-bedroom, five-bath home with stunning views in the 600 block of 29th Street, between Castro and Diamond streets.

The house, originally built in 2004, was remodeled in 2021 to feature an open floor plan, a show-stopping kitchen, a media room, a top-floor flex space with 500-plus square feet, energy-efficient technology, and solar roofing. Completing the home's 5,438 square feet of living space was a backyard tennis court and a two-bedroom, two-bath in-law apartment. The only amenity missing was a parking garage.

In December, the neighborhood's most expensive home was a four-story dwelling in the 100 block of Hoffman Avenue, between 23rd and Alvarado streets. It sold for \$4.2 million—\$707,000, or 20.2 percent, over its asking price (\$3,495,000).

The elegant Victorian offered five bedrooms and four bathrooms in 4,120 square feet of living space. During a recent remodel, the owners took pains to preserve period details while adding a contemporary kitchen and baths. Other highlights included a fireplace with marble surround, an open living room, a family room, guest suite, several decks, and a two-car garage. Three of the home's four stories afforded bay views.

Mando Condos

A buyer in November paid the \$2,395,000 asking price for a three-bedroom, three-bath condominium in the 1400 block of Sanchez Street, between 28th and Duncan streets.

The 1,960-square-foot residence, part of a two-unit building constructed in 2001, had a living room with a wall of windows that showed off the city and the bay, a fireplace, a private deck, a soaking tub in the master bedroom, and one-car parking.

December's top-selling condominium was a three-bedroom, two-bath townhome designed in 2014 by Zack de Vito Architecture, in the 1300 block of Church Street, between 25th and Clipper streets. Features included a gourmet kitchen, smart technology, a deck, solar panels, and a one-car garage with EV-charging station.

The final sale price for the 1,470-square-foot residence was \$2,510,000—25.8 percent more than the seller's asking price (\$1,995,000). ■



Among the features of this four-bedroom 29th Street home, which sold in November for \$6.3 million, were a media room, solar roofing, and a 500-square-foot top-floor flex space.

Photos by Corrie M. Anders

Noe Valley Home Sales*

Total Sales	No.	Low Price (\$)	High Price (\$)	Average Price (\$)	Avg. Days on Market	Sale Price as % of List Price
Single-family homes						
December 2021	9	\$1,875,000	\$4,200,000	\$2,749,111	17	110%
November 2021	11	\$1,700,000	\$6,300,000	\$3,489,545	19	109%
December 2020	10	\$1,700,000	\$4,450,000	\$3,151,500	55	100%
November 2020	14	\$1,775,000	\$4,950,000	\$3,110,143	43	100%
Condominiums/TICs						
December 2021	11	\$1,050,000	\$2,510,000	\$1,673,636	28	110%
November 2021	15	\$429,405	\$2,395,000	\$1,414,294	29	111%
December 2020	21	\$868,000	\$1,800,000	\$1,350,687	44	105%
November 2020	14	\$750,000	\$2,200,000	\$1,335,643	37	100%
2- to 4-unit buildings						
December 2021	4	\$1,900,000	\$3,200,000	\$2,506,250	24	109%
November 2021	3	\$1,650,000	\$2,275,000	\$1,947,667	35	104%
December 2020	4	\$1,125,000	\$2,940,000	\$1,785,000	73	95%
November 2020	0	—	—	—	—	—
5+-unit buildings						
December 2021	0	—	—	—	—	—
November 2021	0	—	—	—	—	—
December 2020	3	\$3,100,000	\$4,999,000	\$3,799,667	103	94%
November 2020	0	0	0	0	0	0

*This survey includes all Noe Valley home sales completed during the month. Noe Valley is loosely defined as the area bordered by Grand View, 22nd, Guerrero, and 30th streets. The *Noe Valley Voice* thanks Corcoran Global Living San Francisco for providing sales data. NWV2/2022



Buyers in December paid \$4.2 million for this four-story Victorian on Hoffman Avenue. The renovated five-bedroom, four-bath home came with a state-of-the-art kitchen, a marble fireplace, a two-car garage, and expansive views of the bay.

Noe Valley Rents**

Unit	No. in Sample	Range January 2022	Average January 2022	Average November 2021	Average January 2021
Studio	10	\$1,795 – \$2,500	\$1,937 / mo.	\$1,997 / mo.	\$1,986 / mo.
1-bdrm	41	\$1,995 – \$3,975	\$2,750 / mo.	\$2,638 / mo.	\$2,683 / mo.
2-bdrm	44	\$2,450 – \$7,000	\$3,717 / mo.	\$3,774 / mo.	\$3,179 / mo.
3-bdrm	20	\$3,495 – \$13,000	\$5,861 / mo.	\$5,686 / mo.	\$5,287 / mo.
4+-bdrm	5	\$5,500 – \$18,500	\$8,730 / mo.	\$8,805 / mo.	\$8,187 / mo.

** This survey is based on a sample of 120 Noe Valley rental listings appearing on Craigslist.org from Jan. 3 to 10, 2022. In January 2021, there were 268 listings. NWV2/2022



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SHORT TAKES

Free Concerts at Town Square

The Noe Valley Town Square on 24th Street is the place for three outdoor concerts in February, featuring live jazz, pop, Appalachian, and classical music.

First, Fillmore District performer and composer Stephanie Woodford will play and sing jazz and pop on Sunday, Feb. 6, from 2 to 4 p.m.

Then on Valentine's Eve, Sunday, Feb. 13, noon to 1:30 p.m., Skillet Licorice will return to the square to perform "high-octane Appalachian dance music" with guest artists Evie Ladin and Keith Terry. Ladin plays banjo and sings. Terry uses his body as a drum.

Classical takes a turn Sunday, Feb. 20, when Reed Awakening performs from 2 to 4 p.m. This woodwind trio is composed of Brian Bosely playing the clarinet, Chloe Veltman on oboe, and Michelle Ward sounding the bassoon.

All three concerts are free, but donations to the musicians will be cheerfully accepted.



Jack Tilney recently took over as manager of the Noe Valley/Sally Brunn Library. He hopes to expand old and new services.

New Librarian Joins Noe Staff

The Main Library's loss is our gain. The Noe Valley/Sally Brunn Library has a new branch manager, Jack Tilney. He also works as the adult services librarian, one of the positions he held at the Main Library. Another previous job was children's librarian at the Park Branch Library. Catherine Starr will continue to serve as Noe Valley's children's librarian.

Tilney says his biggest goal is to bring the library back to pre-pandemic levels. He hopes to "get back to seven-day scheduling sometime this spring, including a couple of nights a week," and to the movie nights, crafts sessions, and talks on local topics. One change he'd like to see is "a way to blend in-person and virtual, because not everyone can get to the library."

Tilney welcomes your ideas. If you have a suggestion, shoot him an email at nvamgr@sfpl.org or drop by 451 Jersey St., Tuesday through Saturday, 10 a.m. to 6 p.m. For now, patrons older than 2 must wear a mask, regardless of vaccination status.

Remove, Retain, Promote?

What important date should you remember in February? Valentine's Day? Presidents Day? Well yes, but don't forget the Tuesday, Feb. 15, special election. On the ballot are the proposed recall of three members of the school board (Alison Collins, Gabriela López, and Faauuga Moliga) and the

Short Takes are compiled and written by Richard May

election of a new state assemblymember from District 17 to replace David Chiu, appointed City Attorney in November.

You can drop off your mail-in ballot by Feb. 15 at 8 p.m. at the Noe Valley/Sally Brunn Library at 451 Jersey St., or trust it to the USPS. You can also vote in person.

Polls will be open 7 a.m. to 8 p.m. Find your polling place at <https://sfelections.sfgov.org>.

Word Weekend Live at Bethany

Noe Valley's annual literary festival, brought to you by Friends of Noe Valley and Folio Books, unfurls in its 16th iteration as Word Weekend, with three events, March 4 through 6.

Peggy Cling of Friends says, "After two long years of not being able to gather in person, we are thrilled for the revival of Word Week as Word Weekend." Martha Dietzel of Folio adds, "Noe Valley has such a great literary community, and Word Weekend is definitely part of that fabric."

A children's event with Judd Winick is first up. Winick will read Friday, March 4, at 5 p.m., from the eighth book in his popular Hilo graphic novel series, *Gina and the Big Secret* (for kids 8 to 12). Gina is back to fix the world! Epic battles, hilarious monsters, bad jokes, and true friendship are promised.

Word Weekend next celebrates Women's History Month with poetry, spoken word, and song at "Her Stories" on Saturday, March 5, at 4 p.m. Poet/performers Susan Dambroff, Chris Kammler, Susana Praver-Pérez, Kim Shuck, Kimi Sugioka, and Mimi Tempestt will take the stage, followed by an open mic hosted by Dambroff.

The third and final event, on Sunday, March 6, at 5 p.m., will be a conversation between Noe Valley authors Leslie Kirk Campbell and Allison Hoover Bartlett about Campbell's story collection *The Man With Eight Pairs of Legs*, which won the 2020 Mary McCarthy Prize in Short Fiction. (See story on page 19 this issue.) Maxine Einhorn will host.

All events are at Bethany United Methodist, 1270 Sanchez St., and are free, thanks to the church. Capacity is 80 people. Reserve your place at www.foliosf.com/events. For information, contact Folio, 415-821-3477.

Odd & Omnivore Still Cookin'

The Odd Mondays series continues online in February, while Omnivore Books on Food readings will be in person, although owner Celia Sack advises, "Check the website before heading over, in case there's a last-minute cancellation."

Odd Mondays hosts poet C.I. Aki

(author of *The World Black, Beautiful, and Beast*), story writer Caroline Kim (*The Prince of Mournful Thoughts*), and tech novelist Jessica Powell (*The Big Disruption*) Monday, Feb. 7, 7 p.m. Get the Zoom link from oddmondaysnoe-valley@gmail.com. Buy copies of the books at Folio Books, 3957 24th St.

Omnivore, at 3885 Cesar Chavez St., will offer three in-person events, including Indian cooking using a slow-cooker to save you hours of marinating and simmering when you make curries and masalas. Join Vasanti Bhadkamkar-Balan Sunday, Feb. 13, 3 p.m., and be ready to make Valentine's Day dinner!

Faith Kramer will be on hand Sunday, Feb. 6, at 3 p.m., to discuss her *Fifty-two Shabbats* cookbook with writer Dianne Jacob. It's full of recipes for traditional Jewish cuisine.

Lastly, if you like your recipes with biography and wine, Michelle Mandro will present her two books on women leaders of Napa and Sonoma counties Saturday, Feb. 26, 3 p.m.

Can't make it to the events? Buy books online at <https://omnivore-books.myshopify.com>.

Slow Down, 24th Street!

Raise your hand if you can go 25 miles per hour in your car/SUV/truck/bus along 24th Street between Chattanooga and Diamond streets. Soon, you'll be able to drive 20 mph along that stretch.

Assembly Bill 43, one of the many state laws that went into effect on New Year's Day, allows cities to lower speed limits by five miles an hour in business districts. Twenty-fourth Street was among several chosen in San Francisco to be reduced to 20 mph. Also in the works is increasing pedestrian crossing times at signals along Dolores, Guerrero, and Valencia streets. Keep an eye out for any new signs.

Both moves are part of Mayor London Breed's Vision Zero Strategy to increase pedestrian safety.



Stephanie Woodford performs jazz and pop at Acoustic Sunday at the Noe Valley Town Square Feb. 6, from 2 to 4 p.m.



Adriana Marchione

Filmmakers on a Creative High at SF IndieFest

Noe Valley documentary filmmaker Adriana Marchione will showcase her latest work this month at the 24th annual San Francisco Independent Film Festival. So will local resident John Corey, whom you may know for his *Lost in the Fog*, a film about a man (Harry Aleo) and his racehorse.

Their entries are two of 68 feature and short films from 10 countries to be presented Feb. 3-13 at San Francisco's Roxie Theater.

Viewers can attend many in person or watch them all streamed online.

Marchione's new feature-length film, *The Creative High*, made in collaboration with producer Dianne Griffin, explores how artists in recovery from alcohol or drug addiction can use the creative process to achieve an "alternative high."

It's a personal issue for Marchione, a photographer and artist who 28 years ago struggled with addiction before gaining sobriety.

"When I got into recovery, I lost my creative life in many ways," said Marchione, 53. Arts therapy "was a way for me to reclaim my creative life." Besides filmmaking, she now does poetry, performance art, and tango dancing.

The Creative High follows nine artists, who variously engage in hip hop, drag performance, punk music, dance, theater, and visual art.

Marchione, who lives at 30th and Church streets, met several of her future subjects while doing work as an arts therapist. "It finally dawned on me, of course, that this is what I'm so passionate about."

She previously directed *When the Fall Comes*—a film about the death of her husband in 2007.

The Creative High, a world premiere, will screen at 7 p.m. on Sunday, Feb. 6.

On Tuesday, Feb. 8, at 7 p.m., Elizabeth Street resident John Corey will show his 10-minute short *A Pythagorean Love Story*, also at the Roxie.

"It's the story of a Pythagorean enthusiast who finds the girl of his dreams, only to see her float away," Corey said.

Corey, 54, said he has been fascinated with the Greek philosopher Pythagoras since his college days. The pandemic gave him time to play around with "a crazy idea [about] one guy's obsession."

"I was a philosophy major in undergrad, and it's just a strange piece of Pythagorean lore that I came across during my studies," Corey said. "And considering that philosophy is not the most marketable degree, this will be my big chance to get some mileage out of it."

This year's SF IndieFest will offer 20 films for in-person viewing. Prices range from \$10 to \$150 for a festival pass. Masks and proof of vaccination are required. For the complete lineup, go to sfindie.com.

—Corrie M. Anders

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Community Outreach Public Notice

February 2022

The Redistricting Task Force has begun!

Every ten years, the boundaries of San Francisco's Supervisorial Districts are redrawn to ensure that each district maintains equal numbers of residents. Members of the public are encouraged to participate in the redistricting process.

The Task Force needs your input!

Tell the **Task Force** where to draw the San Francisco Supervisorial District lines! As they convene, they will look to **YOU** and collect your opinions, ideas, and concerns around your District lines and the impacts to our communities.

- **Please visit the website for the meeting schedule:** <https://sf.gov/public-body/2020-census-redistricting-task-force>
- **Create your own map using the Mapping Tool!** Please visit the Redistricting website and look under the Mapping Section.
- Don't have internet access? Visit your local Public Library!
- You can find your local library and hours by visiting the redistricting website and looking under "Information".
- Patrons can make computer reservations at <https://pcbooking.sfpl.org/easybooking/> and entering their library card number and PIN. Bookings are available 120 minutes (2 one-hour sessions) per day.
- The SFPL Web Services Team has added a link to the Redistricting Mapping Tool on their homepage, which will appear on all Library computers for access.

Please check with the Office of the Clerk of the Board for information regarding window flyers.

HOW TO PARTICIPATE IN THE MEETINGS:

- **Attend meetings** Please see the website for specific directions. <https://sf.gov/public-body/2020-census-redistricting-task-force>
- **Submit comments** by emailing rdtf@sfgov.org or calling (415) 554-4445
- Join the email list to receive updates issued by the Redistricting Task Force. To sign up, go to sfelections.org/rdtf
- Follow the Redistricting Task Force on Facebook and Twitter: @RedistrictSF

The City and County of San Francisco encourages public outreach. Articles are translated into several languages to provide better public access. The newspaper makes every effort to translate the articles of general interest correctly. No liability is assumed by the City and County of San Francisco or the newspapers for errors and omissions.

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Junior Warriors Youth Basketball commands Upper Noe and rec center gyms across the city all day each Saturday. Rec & Park organizes the league to provide an opportunity for youth to learn the game of basketball in a recreational, supportive, and safe environment. However, these energetic games are never short on excitement. *Photo by Chris Faust*

Winter Courses Open at Upper Noe Rec

Many classes in the **Winter Session** at Upper Noe Rec Center, running now through March 13, may have openings or be available for drop-in. It's never too late to join in. Check www.uppernoerecreationcenter.com or call the Upper Noe office at **415-970-8061** for the latest information. The **Spring Session** registration will begin March 5 at 10 a.m. Register at sfrecpark.org.

Note that visitors to the rec center, located at 295 Day St., must wear a mask at all times while indoors and while in proximity to children. Those 12 and over also must show ID and proof of vaccination.

The winter weather has been beautiful. So why not get out and play!

—Chris Faust, Chair, Friends of Upper Noe Recreation Center

Upper Noe Winter Schedule Jan. 3 – March 13, 2022

Auditorium Free Play

10 to 11:30 a.m. weekdays
11 a.m. to 4 p.m. Saturday

Tuesday

10 a.m. to 1 p.m. Pickleball FREE
Noon to 1 p.m. Pilates (all levels)
3:30 to 5:30 p.m. Junior Warriors
4 to 5 p.m. Beginning Tennis
5:30 to 7:30 p.m. Open Gym (Adult)
6:30 to 7:30 p.m. Yoga Hatha

Wednesday

10 a.m. to 2 p.m. Open Gym (Adult)
Noon to 1 p.m. Feldenkrais FREE
4 to 5 p.m. Girls Volleyball
5:30 to 7:30 p.m. Adult Drop-in Volleyball (advanced only)

Thursday

10 a.m. to 1 p.m. Adult Pickleball FREE
Noon to 1 p.m. Pilates
2 to 5 p.m. Open Gym (Youth)
5:30 to 7:30 p.m. Open Gym (Adult)
6:30 to 7:30 p.m. Boot Camp

Friday

10 a.m. to 2 p.m. Open Gym (Adult)
1 to 4 p.m. Argentine Tango 55+ FREE
2 to 5 p.m. Open Gym (Youth)
3:45 to 5:15 p.m. Shred and Butter
5:30 to 7:30 p.m. Adult Drop-in Volleyball (advanced only)

Saturday

9:30 to 10:30 a.m. Zumba FREE
(No Open Gym)



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- Covid-19** Text "COVID19SF" to 888-777, see sf.gov/topics/coronavirus-covid-19, or call . . . 311
- Burned-Out Streetlights**, city owned (wooden poles call PG&E) 311
- District 8 Supervisor** Rafael Mandelman, mandelmanstaff@sfgov.org 415-554-6968
- District 8 Community Liaison for Crime Prevention** Dave.Burke@sfgov.org
- Graffiti Removal, Tree Removal, Street Cleaning (DPW)** 415-695-2017
- Homeless Services** Street Outreach Services (SOS) 415-355-2250
- Lost or Injured Animals** Animal Care and Control 415-554-6364
- Mayor's Office of Neighborhood Services** sfmayor.org 415-554-7111
- NERT** (SFFD Neighborhood Emergency Response Teams) 415-970-2022
- Parking Enforcement** DPT Dispatch 415-553-1200
- PG&E** Gas or electrical issues 1-800-743-5000
- Pothole Repairs** potholes@sfdpw.org 415-554-5810
- Recycling** Recology San Francisco (free pickup bulky items) 415-330-1300
- Rent Board San Francisco** phone counseling 415-252-4600
- Sewer Problems, Overflows** 415-695-2096
- SFMTA or Muni** Call 311 or email MTABoard@sfmta.com 415-701-2311
- Tree Planting** urbanforestry@sfdpw.org 415-554-6700
- 24th Street Community Benefit District (Noe Valley Association)** . . 415-519-0093
- Water Leaks, Water Pressure** 415-554-3289

"To love deeply in one direction makes us more loving in all directions."
—Anne Sophie Swetchine (1782–1857), Russian mystic and social influencer in Paris

STORE TREK

Store Trek is a regular Voice feature profiling new stores and businesses in Noe Valley. This month we spotlight a boutique on 24th Street with more than a captivating aura.

KARIZMA
 4107 24th St. at Castro Street
 415-861-4515
 karizma94114@gmail.com

Momo Xu is a proprietor of various trades, from jewelry design and watch repair to crystal remedies and feng shui consultations for clients' homes and offices. Her boutique Karizma, now open in the storefront that previously housed Wink SF, has had three locations since she launched the business in 1995.

She first opened on Church Street near upper Market Street and, after a brief closure in 2016, reopened in a different space on the 200 block of the street. Last November, with the Church Street building requiring construction for a condo conversion, she packed up her store again and moved it to 4107 24th St.

The small shop opened its doors Dec. 10.

"Jewelry repair and watch repair you don't have in this neighborhood," said Momo, as she prefers to be called.

She had lived in Noe Valley in the late 1980s and early '90s while attending San Francisco State University. The



Momo Xu, shown holding her dog GoGo, unveiled Karizma in December in the spot once occupied by Wink SF at 4107 24th St. Wink moved a block down the street. Both now have good feng shui.

Photos by Art Bodner

Beijing native graduated with a degree in early childhood education and had planned to open her own preschool.

But Momo had won accolades from friends and classmates for her jewelry design and thus charted a different career path. She designed necklaces for the Nature Conservancy and decided to go into business for herself.

"People were loving my designs and wanted to wear them," said Momo, who now lives in the city's Miraloma Park neighborhood on Mount Davidson.

She sells both pieces of her own creation and vintage jewelry, ranging in price from \$15 to more than \$1,000. The store also will host birthday parties or school classes, where children can make beaded jewelry pieces.

There is a wide selection of beads (\$2.95 for small carved ones or \$6.25 for ones shaped like tigers) and other adornment pieces, like a wooden lucky baby (\$11.50), which customers can purchase to make their own necklaces or bracelets. Anyone with a vintage

jewelry piece they are not enamored with can bring it in, and Momo will work with them on crafting a new

design they would want to wear.

Customers can bring in rings to be re-sized or have their jewelry polished, soldered, or repaired.

Momo also will repair broken watches, the cost of which varies depending on the type of timepiece. She usually can have the work completed in a week.

"We will quote a price before we do the work, and sign a contract. The turnaround time is very fast," said Momo.

In the store, she also sells an array of crystals, such as red tiger eye, sunstone, jasper, and ametrine. Prices start at under \$1 and go up from there.

Momo also offers personal feng shui readings using crystal remedies, to "bring good energy to people's lives," she said. A 30-minute session goes for \$50.

She also will conduct two-hour feng shui consultations for either residences or businesses in person in San Francisco or nearby places. The typical cost is \$250 to \$300, she said, but this month she is offering a special neighborhood price of \$200. Momo also offers sessions via video-conferencing for customers who live farther away.

"It will bring them positive energy to their house," she said. "I will check out what is the problem for why bad things are happening and [advise them] if they need to move furniture and objects to end that."

Since opening in Noe Valley, Momo has felt welcomed by the neighborhood.

"I am happy with the move. Most of my older customers followed me here," she said. "Every day, people come in to say thank you for coming to the neighborhood."

Karizma is open daily from 11:30 a.m. to 7 p.m.

—Matthew S. Bajko



With its colorful façade and promise to offer jewelry and watch repair, Karizma has already attracted positive energy.

Wishing you a Happy Valentine's Day!

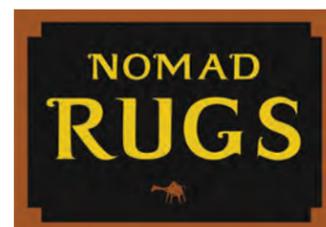
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SUN FEB 13	VASANTI BHADKAMKAR-BALAN • AUTHENTIC INDIAN COOKING WITH YOUR INSTANT POT: CLASSIC AND INNOVATIVE RECIPES FOR THE HOME COOK • 1:00 P.M. . FREE! Bring the flavors of Indian cooking into your kitchen with this diverse collection of recipes that leverage the Instant Pot®.
SAT FEB 26	MEET MICHELLE MANDRO AND WOMEN FROM THE 'WINE COUNTRY WOMEN' BOOK SERIES • 3:00 P.M. . FREE! Join us for a celebration of the second-edition of <i>Wine Country Women of Napa Valley</i> and <i>Wine Country Women of Sonoma County</i> .
THURS MAR 17	ROBERT V. CAMUTO • SOUTH OF SOMEWHERE: WINE, FOOD, AND THE SOUL OF ITALY • 6:30 P.M. . FREE! A series of portraits that takes us into the magical world of Italian "South-ness" - a land that remains an infinite source of fascination and pleasure.
THURS MAR 24	ERIN GLEESON • THE FOREST FEAST ROAD TRIP: SIMPLE VEGETARIAN RECIPES INSPIRED BY MY TRAVELS THROUGH CALIFORNIA • 6:30 P.M. . FREE! 100 vegetarian recipes depicted in Gleeson's signature aesthetic of atmospheric photography and charming watercolor illustrations.
SAT MAR 26	CATHY BARROW • BAGELS, SCHMEARS, AND A NICE PIECE OF FISH: A WHOLE BRUNCH OF RECIPES TO MAKE AT HOME • 3:00 P.M. . FREE! Bagel lovers rejoice! This delightful cookbook makes it easy to bake fresh bagels in your own kitchen with just five base ingredients and simple techniques.

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First Fiction a Prize Winner

Devotion to Craft Pays Off for Leslie Kirk Campbell

By Laura McHale Holland

As founder of the Ripe Fruit School of Creative Writing, Leslie Kirk Campbell has been nurturing aspiring writers in Noe Valley since 1991. Now she's also celebrating her debut collection of short stories, *The Man With Eight Pairs of Legs*, released by Sarabande Books on Feb. 1, 2022.

"I wanted to write something that was of the quality I'm inspired by when I read," Campbell said.

It appears she did just that. Her book won the prestigious 2020 Mary McCarthy Prize in Short Fiction, an award that included publication of the manuscript. In addition, several of the stories have been published in such literary magazines as the *Thomas Wolfe Review*, the *Briar Cliff Review*, and *Southern Indiana Review*. The collection's title story appeared in the October 2021 issue of *Ploughshares*.

Read an excerpt from the book's first page, and you'll see why the judges were impressed:

Everyone in Cañon knew that thirty-four-year-old Harriet Rogers, the reclusive, six-foot-tall history teacher at Coolidge High, was not a drinker. Nor did she hang out in bars. But on this clear, wintry night, heading down Main Street toward the interstate, her Buick, like a stubborn horse, bucked and halted in front of Lola's Saloon of its own accord. Or at least that's how the town later came to explain it.

Harriet soon meets Callahan, the story's supporting character, who is a double amputee with eight pairs of prosthetic legs, each engineered for a specific purpose, such as mountain climbing, swimming, or running. Harriet, who hates her gangly body, becomes envious of his legs. In all eight stories comprising the collection, Campbell notes, body image and the ways the past marks our bodies—through scars, tattoos, and bruises, as well as genetic memories passed down through generations—are explored.

The Man With Eight Pairs of Legs isn't Campbell's first book. In 1997, Riverhead published her guide for new mothers, *Journey Into Motherhood: Writing Your Way to Self-Discovery*. A single mother at the time, she wrote that book in one summer. It took her seven years to finish her first fiction



Leslie Kirk Campbell, author of *The Man With Eight Pairs of Legs*, will appear in conversation with true-crime writer Allison Hoover Bartlett (*The Man Who Loved Books Too Much*) at Noe Valley Word Weekend at Bethany United Methodist Church on Sunday, March 6. Photo by Art Bodner

collection.

With an undergraduate degree from Stanford; an MA in English/creative writing-poetry from San Francisco State University; years of teaching experience, first at San Francisco State, then on her own; and articles published in the *San Francisco Chronicle Magazine*, *Literary Mama*, *SF Gate*, and more, Campbell expected to sail through Bennington's MFA fiction-writing program when she enrolled in 2013.

"I thought, this is going to be so easy. But it was so hard." While there, she gravitated to the "poetry and density" of the short-story form and dug in. "I dedicated myself to my stories," she said. "I didn't say, 'Oh, this doesn't work, I'm going to try another one.' That's one of my things: persistence pays off."

The payoff for Campbell isn't recognition, though. She became hooked on lyrical language by Carson McCullers' *The Heart Is a Lonely Hunter* when she was 11 years old. Lawrence Ferlinghetti was another early influence. But Campbell noted she wasn't obsessed with books in her youth, because she was "too social." That quality came in handy. By the time she was 15, she had lived in five cities and attended eight schools. "My father was a professor,

and we moved to different universities. I lived in California, the Midwest, and Hawaii. I always had all kinds of people in my life," she said. "So in my stories, there are all different kinds of people."

Campbell's eyes sparkled with mischief when she admitted she doesn't write every day. "I write for three, four days, nights. I have a better time and I'm more productive if I have a lot of space in front of me where things can happen. I can relax into researching, trying things out. And then I totally let go. On a subconscious level I'm working on a story, but I'm not paying attention to it, and I can fully focus on my teaching or my family, my home."

Her home has been Noe Valley since 1979, except for a brief displacement

due to eviction, after which she purchased her Hill Street Edwardian. Both of her sons were born in the neighborhood. The first was birthed in her bathtub in 1988. Her second followed 10 years later, after she fell in love with Thomas Schenkel, whom she married 27 years ago. As a parent, Campbell devoted decades to community building in the San Francisco public schools, shifting her own writing to the back burner.

All along, she has continued to coach writers individually and in small groups at Ripe Fruit. During the pandemic, she switched to teaching via Zoom (see www.ripefruitwriting.com). She remains committed to supporting each student's unique voice, she said.

No matter what she does, Campbell strives to pay attention with compassion and to build worlds for her readers. "It comes to listening closely and really seeing the person before you, whether that person is literally in front of you or it's a character in your imagination."

She also cherishes bonds forged at former neighborhood haunts, like Herb's, Elisa's, and Bell Market. "The cashiers at Bell, they watched my eldest son grow up from zero until he was a bagger as a teen. They knew me. I knew them. Now, for years at Whole Foods, I don't know any of them, and none of them know me."

On Monday, Feb. 1, at 7 p.m., Campbell will read from her work at Green Apple Books, 506 Clement St.

Then, as part of Noe Valley Word Weekend (March 4–6), she'll converse with local author Allison Hoover Bartlett at Bethany United Methodist Church, 1270 Sanchez St., Sunday, March 6, at 5 p.m.

For more on her upcoming events, visit <https://lesliekirkcampbell.com>. ■

LETTERS TO THE EDITOR

THE VOICE welcomes your letters. Email editor@noevalleyvoice.com. Please include your full name and contact information. (Anonymous letters will not be considered for publication.) Letters may be edited for brevity or clarity. We look forward to hearing from you.

NOE VALLEY WORD WEEKEND

NYT BESTSELLING AUTHOR
JUDD WINICK

FREE IN-PERSON EVENT
MARCH 4 AT 5PM

"An action-packed page turner with heart!"
-Dav Pilkey, author of *DOG MAN*

HER STORIES

AN AFTERNOON OF SONGS, SPOKEN WORD, AND POETRY TO CELEBRATE WOMEN'S HISTORY MONTH

March 5 at 4pm followed by an open mic

FREE IN-PERSON EVENT

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CHRIS KAMMLER SUSANA-PRAYER-PEREZ SUSAN DAMBROFF

THE MAN WITH EIGHT PAIRS OF LEGS

LESLIE KIRK CAMPBELL
in conversation with Allison Hoover Bartlett

MARCH 6 at 5pm
FREE IN-PERSON EVENT

"Marvelous... sexy... harrowing."
-Anthony Doerr, *All the Light You Cannot See & Cloud Cuckoo Land*

Brought to you by Friends of Noe Valley & Folio Books
Hosted by Bethany United Methodist Church
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and now for the RUMORS behind the news

Popping In and Popping Out

By Mazook

OLD BUSINESS: I take a winter vacation in December and don't reappear at the keyboard until February (I am off in August as well), so this is the first Rumors of 2022.

I hope you have read the January *Voice*, because it had some great stuff. Bravo to Jack Tipple and Sally Smith for putting together the "Rising Voices" in our quaint little village. There even was an essay by Bill Yard, who back in the 1980s wrote his observations of "Neo Valley."

First, I want to correct my glaring error in the December column. When I introduced Momo Xu and her eclectic gallery Karizma, which now sits where Wink used to be at 4107 24th St., I failed to include that the store does jewelry and watch repair. My apologies, Momo.

Instead, I wrote that the new Stroller Spa down the street does watch repair. Which it definitely does not.

Stroller Spa owner Jaimie Mamikunian said she was quite surprised to see people streaming into her shop with their broken watches. But since she knew about Karizma, Mamikunian was happy to send customers up the street to see Momo. The expert watch repairer, by the way, is Momo's brother Tom Jian.

I do have news about Stroller Spa, which arrived in November as a pop-up at 4037 24th St. Owner Mamikunian sadly reports she will have to pop out of the space at the end of February.

"We were unable to negotiate a new lease with the landlord, so I will have to move on," she says. "But we are still planning a big event for the neighborhood, on Saturday, Feb. 12, in celebration of Valentine's Day. We'll also have a store-wide sale on all of our inventory." She says she will look for another location in Downtown Noe Valley for the stroller store.

The postscript on this item is that a pizza maker may set up shop in the Stroller Spa space.

Pizza? I wonder if they make watches. Second, I want to wish the Noe Valley Farmers Market a very happy 18th birthday. The actual date of birth of the market was Dec. 6, 2003, but the celebration was postponed until Dec. 18 due to Covid. Everybody sang happy birthday at 11 a.m. sharp, and then had some cake, donated by Jennifer Kenny Nguyen of Native Baking. By 11:05, it was eaten up by the gleeful crowd.

Lastly, I never got to respond to the letter to the editor in the December issue, addressed to me from Emil Davis, expressing his dissatisfaction with my coverage of the Slow Sanchez group's success in getting city approval of "Slow Street" status. He says he is "moving to Milpitas, where residents are less selfish, downplay the ME FIRST attitude, and use their brains and are more rational." I say to

Emil: adios, bro.

☎☎☎

NEW BUSINESS: The Russians are coming, after almost a year of obtaining permits, remodeling, and putting together the serving staff at the former Mahila space at 1320 Castro. On Wednesday, Feb. 9, the first dinner will be served at Birch & Rye. Chef/owner Anya El-Wattar defines the cuisine as "Modern Russian Kitchen." Dinners will continue Wednesdays to Saturdays from 5 to 9 p.m. Starting Feb. 20, Sunday brunch will be served from 10 a.m. to 3 p.m.

So, where did the name come from? According to the restaurant's spokesperson, Tessa Schrupp, "It is named for two entities dear to the Russian soul and kitchen. The distinct white and black bark of the birch trees is ubiquitous in Russian forests and folklore, and its sap is a treasured ingredient, being the country's work-horse grain, ground into flour for Russia's iconic hearty breads."

Born in Moscow, and with a degree from Columbia University and formal culinary training at New York's Natural Gourmet Institute, El-Wattar has been a culinary star in San Francisco for the past decade, starting in the kitchen of the world-famous Greens. In 2016, she launched Project Butterfly, a catering business that focused on catering for non-profit causes, including the Rainforest Action Network.

The dinner menu features starters called "zakuski" (little bites), which are gourmet potato salads. Soups will be El-Wattar's unique borscht creations. The entrées are a variety of meats, vegetables, and breads baked in a wood-burning oven. I will be ordering the vegetarian stroganoff, with einkorn noodles, wild mushrooms, and aromatic fennel oil sauce. And for dessert, some Bir Sap Jelly with sour cherries, Siberian caramelized pine nuts, and flower petals.

Sunday brunch will feature rye waffles, sirniki (cheese pancakes), and the Roasted Buckwheat Bowl.

As you might expect, reservations are strongly suggested. There is seating for 35 inside plus seats at the chef's counter and more seating in an outdoor back patio.

☎☎☎

OUR LOCAL MANSION: Another chapter has been written about the Tudor Revival house located at the top of Liberty Hill at 3690 21st St., at Sanchez Street. It was built in 1929 by San Francisco mayor James "Sunny Jim" Rolph Jr., as a guest-house (some say for his mistress). Dubbed "Casa Cielo," it had a huge ballroom on the top floor and one of the best views in town. After Rolph's death in 1934, it was bought by a prominent eye surgeon, who owned it for 10 years.

According to the website mayorsmansion.com, Joseph Salaman, who owned tanneries in what is now Redwood Shores, bought the property in the mid-1940s.

The Salaman family sold the house in 2008 for \$4.3 million to Frederick Roeber, who restored it over the next few years at a cost of about \$8 million. Roeber, an Internet pioneer, passed away in May 2020 and left the house to Caltech, which sold it in December of that year.

It was listed for sale last April for \$11,850,000. By August, the asking price had been reduced to \$8.1 million. It went

down to \$7 million in November. Then it went "off-market" and was sold in December at just under \$5 million.

The lucky buyers, according to the recorded deed, are Bruce N. Davis and Robert Kenneth Murray Jr., who appear (by my Google search) to own property on the East Coast and a residence in New York City.

The word is they will be good neighbors. One of the first questions that arose after the sale was, what would be the fate of the Saturday morning concerts in the mansion's front yard?

Concert organizer and neighbor Hans Kolb had put together a string ensemble, featuring cello, viola, and violins, which was playing Saturday mornings at 11 a.m. The mini-concerts have gone on since 2020 as a tribute to Roeber. Could the music continue?

The answer was yes. "They [the new owners] are wonderful people," says Kolb, "and very community minded."

Another Noe Valley house was sold recently, and it may have caused even more stir. Channel 4 News and a gazillion others reported the sale in early January, setting off a media frenzy with "clicks" heard around the world.

The red-tagged 122-year-old, 2,000-square-foot house, located at 320 Day St., was described by AP in the London-based *Guardian* as "the worst house on the best block" in San Francisco.

The vacant tear-down (with parking space!) was originally listed for \$995K but sold at auction for \$1,970,000.

Experts say the fate of the house is likely demolition. Then some architect will turn it into the best house on the best block.

Interestingly, a residence on the Noe/Mission border at 271 Fair Oaks just sold for \$6.7 million. It looks as if Murray and Davis got a great bargain up at 21st and Sanchez.

☎☎☎

SHORT SHIRTS: Walgreens Noe Valley manager Hai Wu says the 1333 Castro St. store is again stocked with Covid home test kits. They were sold out for several days when Omicron peaked in our neighborhood in early January. At press time, the store had stocked the shelves and placed no limit on the tests you could buy. Wu says sales have been brisk. "In one day recently, we sold over 3,000 kits."

A veterinary practice is coming to Downtown Noe Valley at the long-vacant space at 3820 24th near Church. An application was filed with the Planning Department on Dec. 22, 2021, by Curo Pet Care. It was noted on the application that this "animal veterinary clinic does not have any overnighting of dogs." Curo's website says, "Curo Pet Care is a family-owned veterinary services company founded in 2015. We are based in San Francisco with operations in California, the Pacific Northwest, and Rocky Mountains."

A financial planning firm, RHS Financial, has bought and moved into the commercial condo at 4171 24th St. Owner and San Francisco native Risely Sams says he is "delighted to leave downtown and move into my neighborhood, where I have lived for the past 15 years, into a wonderful office space and be able to walk with my dog to work every day."

Also moving to upper 24th Street this month is Eye Q Optometry, opened in 1995 by Dr. Kimberly Tom on 24th near



A Steal! From *The Guardian* to CBS News to the *New York Post*, the media moguls were out in force last month, buzzing about this house at 320 Day St., which sold Jan. 7 for what was to their eyes an outrageous \$1,970,000. Neighbor Marc Cousineau, who's lived on Day Street for 15 years, said he got a call from his brother in London who'd read about the sale in the *Daily Mail*, asking, "Isn't this the house across the street from you?" Yes, it was. And it even has its own parking space. Photo by Corrie M. Anders

Noe. The office is now at 4193 24th, the space near Diamond that before the pandemic housed Noe Valley Cyclery.

The rumor from three reliable sources is that the space at 3903 24th St., recently vacated when French Tulip moved next door (and more recently occupied by a pop-up gallery for local artists), will now house a to-go "bone broth" shop. Given the shelf space allotted to bone broths at Whole Foods, the nutritious liquid is very popular among our denizens.

Speaking of Whole Foods, Melanie Holt, the store manager in Noe Valley from day one (September 2009) has moved over to the Whole Foods in Potrero Hill to manage that market. She says it is close to where she lives and that she will miss "the very strong community feeling here in Noe Valley and feeling so connected to it. I will really miss getting my coffee next door at Bernie's." Coming from the Potrero WF to manage the Noe store is Jack Douglas, who lives nearby ("I am much closer to home now"). He says he is delighted to come back here, where he had been a co-manager with Holt when WF first opened in Noe Valley.

☎☎☎

VOLUNTEER TODAY: Urban Angels SF, located in the Diamond Heights Shopping Center (second floor, 5228 Diamond Heights Blvd) is sending out a request for "clothes in good condition to donate to families in the Mission District who are struggling to get by." They need men's, women's, and children's clean and usable clothing and shoes.

"We are especially in need of men's clothing," says activist Nelson Barry, who is gathering donations at his Diamond Heights law office, where volunteers come in and sort the shoes and clothing. Says Barry, "And don't forget to mention that we also need more volunteers to help us, please!" Call 415-587-0550.

☎☎☎

THAT ALL, Y'ALL. Don't forget to vote Feb. 15. I'll have the results in March. ■

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Action SF, the National Movement in Your Neighborhood

Websites: <http://www.action-sf.com/> or <https://m.facebook.com/ActionSFactivism/>
 Email: ActionSFsolidarity@gmail.com
 Meetings: Usually first Sundays, 12:30-2 p.m.
 Virtual meeting. All welcome.

Al-Anon Noe Valley

Contact: 834-9940
 Website: al-anonsf.org
 Meetings: Wednesdays, 7:30-9 p.m.
 St. Philip Church, 725 Diamond St. (park on Elizabeth Street side; enter on 24th Street)

Castro Community on Patrol

Website: castropatrol.org
 Email: info@castropatrol.org

Castro Merchants

Contacts: Masood Samereie, President;
 Dave Karraker, 415-710-0245
 Email: Dave@mx3fitness.com
 Address: 584 Castro St. #333, SF, CA 94114
 Meetings: Email info@CastroMerchants.com

Diamond Heights Community Association

Contact: Betsy Eddy, 867-5774
 Address: P.O. Box 31529, SF, CA 94131
 Website: www.dhcasf.org. Meetings: Second Thursday, 7 p.m. Call for location.

Dolores Heights Improvement Club

Email: info@doloresheights.org
 Website: www.doloresheights.org
 Meetings: Third Thursday of every second month. Bank of America, 18th and Castro.

Duncan Newburg Association (DNA)

Contacts: Deanna Mooney, 821-4045;
 Diane McCarney, 824-0303; or Sally Chew, 821-6235. Address: 560 Duncan St., SF, CA 94131. Meetings: Call for details.

Eureka Valley Neighborhood Association

Website: <https://evna.org>
 Address: P.O. Box 14137, SF, CA 94114
 Meetings: See website calendar. Castro Meeting Room, 501 Castro St., 7 p.m.

Fair Oaks Neighbors

Email: hello@fairoaksneighbors.org
 Address: 200 Fair Oaks St., SF, CA 94110
 The Fair Oaks Street Fair is traditionally held the day before Mother's Day.

MORE GROUPS TO JOIN

Friends of Billy Goat Hill

Contact: Lisa and Mo Ghotbi, 821-0122
 Website: www.billygoathill.net

Friends of Dolores Park Playground

Contact: Nancy Gonzalez Madynski, 828-5772
 Email: friendsofdolorespark@gmail.com
 Website: friendsofdolorespark.org

Friends of Glen Canyon Park

Contact: Jean Conner, 584-8576
 Address: 140 Turquoise Way, SF, CA 94131
 Plant restoration work parties, Wednesday mornings and third Saturday of the month.

Friends of Noe Courts Playground

Contact: Laura Norman
 Email: lauranor@yahoo.com
 Address: P.O. Box 460953, SF, CA 94146
 Meetings: Email for dates and times.

Friends of Noe Valley (FNV)

Contact: Todd David, 401-0625
 Email: info@friendsofnoevalley.com
 Website: friendsofnoevalley.com
 Meetings: Two or three annually.

Friends of Upper Noe Recreation Center

Contact: Chris Faust
 Email: info@uppernoerecreationcenter.com
 Website: uppernoerecreationcenter.com
 Meetings: Email or check website.

Friends of Upper Noe Dog Owners Group (FUNDOG)

Contacts: Chris Faust, David Emanuel
 Email: info@fundogsf.org
 Website: www.fundogsf.org

Glen Park Association

Contact: info@glenparkassociation.org
 Website: glenparkassociation.org
 Address: P.O. Box 31292, SF, CA 94131

Juri Commoners

Contact: Dave Schweisguth, 415-6290
 Email: dave@schweisguth.org
 Website: meetup.com/Juri-Commoners
 Meetings: Most last Saturdays, 9-noon.

Liberty Hill Neighborhood Association

Contact: Dr. Lisa Fromer, president
 Email: efromer3@gmail.com
 Meetings: Quarterly. Email for details.

Noe Neighborhood Council

Contact: Ozzie Rohm or Matt McCabe, Co-founders
 Email: info@noeneighborhoodcouncil.com
 Website: noeneighborhoodcouncil.com
 Meetings: Quarterly at Sally Brunn Library, 451 Jersey St., with date publicized on website and Nextdoor.com.

Noe Valley Association-24th Street Community Benefit District

Contact: Debra Niemann, 519-0093
 Dispatch: To report spills or debris on 24th Street, call Billy Dinnell, 802-4461.
 Email: info@noevalleyassociation.org
 Website: noevalleyassociation.org
 Board meetings: Quarterly. See website.

Noe Valley Democratic Club

Contact: Carrie Barnes, President
 E-mail: noevalleydemocrats@gmail.com
 Website: www.noevalleydemocrats.org
 Meetings: Monthly at the Valley Tavern, 4054 24th St., with dates publicized on website.
 Email: info@noevalleyfarmersmarket.com

Noe Valley Farmers Market

Open Saturdays, 8 a.m. to 1 p.m., and Tuesdays, 3 to 7 p.m.; 3861 24th St. between Vicksburg and Sanchez.
 Contact: Leslie Crawford, 248-1332
 Email: info@noevalleyfarmersmarket.com

Noe Valley Merchants and Professionals Association (NVMPA)

Contact: Rachel Swann, 225-7743
 Meetings: Last Thursdays, Old Republic, 4045A 24th St., 9 a.m. Call to confirm.
 Website: www.NoeValleyMerchants.com

Noe Valley Parent Network

An e-mail resource network for parents
 Contact: Mina Kenvin
 Email: minaken@gmail.com

Noe Valley Parents, San Francisco

Listserv contact: noevalleyparent-owner@yahoogroups.com. Subscribe: noevalleyparentssubscribe@yahoogroups.com

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Progress Noe Valley

Facebook: [facebook.com/ProgressNoeValley](https://www.facebook.com/ProgressNoeValley)
 Email: progressnoe@gmail.com
 Website: progressnoe.com
 Meetings: Check Facebook page for current meeting and event schedule.

Resilient Noe Valley

Contact: Antoinette
 Email: resilientnoevalley@gmail.com
 Newsletter: <http://eepurl.com/gYuCD5>
 Website: www.resilientnoevalley.com

San Francisco NERT (Neighborhood Emergency Response Team)

Contact: Noe Valley NERT Neighborhood Team co-coordinators Maxine Fasulis, mfasulis@yahoo.com; Carole Roberts, carole_roberts@faludi.com
 Website: <https://SF-fire.org>
 New classes will be commencing soon. Visit the SF NERT website for more information.

San Jose/Guerrero Coalition to Save Our Streets

Contact: Don Oshiro, 285-8188
 Email: contact@sanjoseguerrero.com
 Website: sanjoseguerrero.com
 Meetings: See website.

Friends of Slow Sanchez

Contacts: Christopher Keene, Andrew Casteel
 Email: info@SlowSanchez.com
 Website: SlowSanchez.com

Upper Noe Merchants

Contact: Info@UpperNoeNeighbors.com
<https://uppernoeneighbors.com/merchants/>

Upper Noe Neighbors

Contact: Olga Milan-Howells, 756-4455
 Email: President@UpperNoeNeighbors.com
 Meetings: Bi-monthly on third Wednesday. Upper Noe Recreation Center, 295 Day St. Call to confirm.

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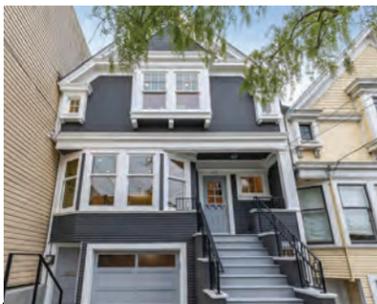
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2550 22nd Ave | \$2,750,000
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109 Wool St | \$2,635,000
ModernBernalMasterpiece.com



349 Banks St | \$2,601,290
BanksStreetBeauty.com



564 Diamond St | \$2,525,000
NoeValleyDiamond.com



8 Mateo St | \$2,175,000
GlenParkVictorianGem.com



1836 Golden Gate | \$2,120,000
NOPADreamCondo.com



1581 Treat Ave | \$1,965,000
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1778 48th Ave | \$1,850,000
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2025 Hayes St | \$1,800,000
BeautifulNOPACondo.com



3316 Folsom St | \$1,800,000
BeautifulViewCondo.com



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