



THE NOE VALLEY VOICE

Candidates Have A Go at Mayor in District 8 Debate

Contenders Talk Housing, Homelessness, and Safety

By John Ferrannini

The top four challengers to San Francisco Mayor London Breed in the November election answered questions for a District 8 audience, on housing, homelessness, and public safety, at a forum Sept. 5.

The event, held at the Randall Museum in Corona Heights Park, was co-sponsored by 11 community groups, including Friends of Noe Valley, Upper Noe Neighbors, and the Dolores Heights Improvement Club.

“We invited all the top five candidates based on polling to be a part of this forum,” said Matt Hicks, who was on the volunteer steering committee. “Mayor London Breed declined. I personally got involved in this because, like so many of you, I love San Francisco and I believe the city is at a



It’s the Incredibles! We spotted these superheroes—Tyler, Sophie, and baby Jack—at Halloween festivities last year. Who knows? They might fly in again this year to lift the firetruck on Sanchez Oct. 20 or compete in the costume contest at the Noe Night Market Oct. 29 at the Town Square. For all the party info, see page 15. Photo by Art Bodner

crossroads. I don’t remember a more consequential race for mayor.”

The candidates who participated were former interim mayor Mark Farrell, nonprofit executive and Levi

Strauss heir Daniel Lurie, Board of Supervisors President Aaron Peskin, and District 11 Supervisor Ahsha Safaí.

CONTINUED ON PAGE 7

City Engineers Okay 4-Way Stop At 28th Street

Relocation of J Stops on Church Also Set to Move Forward

By Matthew S. Bajko

Drivers on Church Street should be prepared to see the installation of a four-way stop at the 28th Street intersection. Vehicles on 28th already have to stop at Church before crossing or turning onto the busy thoroughfare.

Residents in Upper Noe have long called for upgrading the intersection from a two-way to a four-way stop. And after hearing public feedback on the matter during a Sept. 6 meeting, engineering staff for the San Francisco Municipal Transportation Agency lent their support for the change, which the neighborhood hopes will increase safety for both vehicles and pedestrians.

The transit agency’s citizen oversight board is expected to finalize the decision this month, when it meets Oct. 15. Otherwise, it could take up the change at its Nov. 5 meeting.

“Over the past several years, we have received numerous requests for a four-way stop at 28th and Church,” said SFMTA traffic operations manager Eddie Tsui.

Because adding the four-way at 28th will impact the travel times for J-Church trains along Church Street, the SFMTA also wants to move two of the J-line’s existing stops. The J-Church stop for passengers at Clipper Street would move south to 26th Street, and the 27th Street stop would relocate to 28th Street.

“In order to minimize the impact on Muni service on the J-Church, we are also proposing to adjust some of the stop locations to make the stop spacing a little bit more even,” explained Tsui.

The engineering staff will bring the proposed changes on Church Street as a combined project to the SFMTA Board for approval. In doing so, they are bucking calls from neighborhood residents to install the stop signs but postpone tinkering with the light-rail stops.

Crossing Church Can Be ‘Scary’

The creation of the four-way stop at Church and 28th streets received near unanimous support during the engineering hearing in September. Many speakers said they lived nearby and had seen vehicles speeding through the intersection, presenting a dangerous situation for pedestrians who crossed there to access local businesses, a dance studio, and St. Paul’s Catholic Church.

“Many, many cars on Church Street are driving way too fast and over the speed limit. It is quite scary crossing Church Street at 28th Street,” said Kay, who described herself as a senior who lives on 28th.

Relocating the two Muni train stops, however, has elicited a mix of

CONTINUED ON PAGE 8

Upzoning Plan Splinters Support for New Construction

But Message at Town Hall: Taller Buildings Are Coming

By Matthew S. Bajko

Under a state mandate, San Francisco is required to plan for 82,000 new housing units by 2031, and 46,000 of them need to be “affordable,” for low- or moderate-income residents. Where they will be built in a 47-square-mile city fenced in on three sides by water is an open question.

To city planners, a logical place would be along transit corridors throughout the city. Putting housing on those streets would not only address the new quotas but provide additional rid-

ers for the buses and trains run by Muni and BART. It would also result in an increased customer base for nearby businesses.

To pave the way for such construction, the city plans to relax permitting laws to allow for taller and denser buildings. In Noe Valley, 24th Street and Church Street could be prime targets for these changes, called “upzoning.”

Under a draft proposal released in April 2023 by the Planning Department at the direction of Mayor London Breed, the city would raise the height limits for new buildings to between 65 and 85 feet, or six to eight stories, along several neighborhood transit cor-

ridors, including Church Street south to 30th Street.

In other parts of the city, the upzoning map would allow residential towers as high as 30 stories on commercial streets. State lawmakers in Sacramento have passed numerous laws allowing developers to build even taller structures if they agree to set aside a portion of the housing units as affordable.

Additional housing legislation is set to become law next year.

Altogether, the changes are aimed at ensuring local jurisdictions do not obstruct residential development projects and that California moves forward

CONTINUED ON PAGE 11



Too Graphic? This rendering, showing what Church Street might look like if developers took advantage of taller height limits proposed by city planners to meet state housing goals, was seen by some as illuminating, by others as “fearmongering.” Image courtesy Neighborhoods United SF



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LETTERS
66 CENTS

Voter Turnout Is Everything
Editor:

I have been a Noe Valley resident for over 40 years and love our local newspaper.

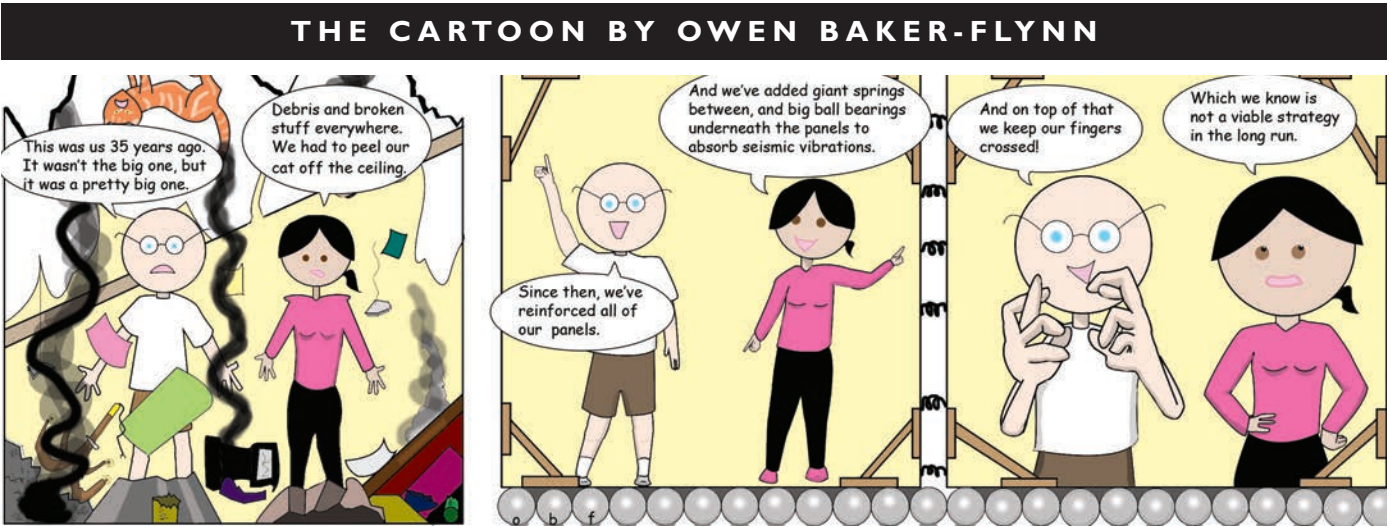
Thank you for your September 2024 cover story “Noe Grassroots Fired Up About Kamala and Tim.” It’s wonderful to know how actively engaged our Noe Valley neighbors are in the upcoming election.

One more activity your readers may want to know about is the 2024 Grassroots Fund, led by Noe Valley’s own Action SF.

For the past three election cycles, we’ve successfully raised funds for highly effective local grassroots groups to help them get out the vote in the most high-stakes states. This year we are on track to raise \$60,000 (\$10,000 for each group), and as of mid-September we’ve already exceeded \$52,000 in donations!

Most political observers agree that this election will come down to one thing: TURNOUT! At Action SF we believe the most efficient way to increase voter turnout in the states that will determine the election is to have local people reaching out to their neighbors, door to door, with an open ear and a positive message about the importance of the vote.

Our groups in Arizona and Pennsylvania are knocking on one million doors in their states, and all the groups are targeting young people, new and infrequent voters, voters of color,



and those who feel left out of the system.

For more info on Action SF and our 2024 Grassroots Fund, please check out our website (action-sf.com) and help us reach our goal of \$60,000 before Nov. 5.

Cheers for all the good work thus far and more to come.

Tomas Tucker with Amy Fine
Action-SF volunteers

Take a Walk on the J Line
Editor:

The opinion piece by Karen Kennard in the September 2024 *Noe Valley Voice* on the J-Church and the passionate “uphill battle to save the one-seat ride” was a very interesting read. While the “one-seat ride” is definitely more convenient when traveling to and from downtown, post-Covid rider habits have changed, largely due to remote work, Lyft, Uber, and robotaxis.

While Kennard’s skepticism of the Muni bureaucracy may not be unfounded, in my opinion getting around San Francisco on transit has never been

quicker and easier. Knowing your options (including some walking), using the available transit apps, and yes transferring can at times be faster than waiting for a J.

Coming from downtown, I often make use of BART and the 48 or the K, L, M, or S to Castro and the 24, if I’ve just missed the J and don’t want to wait 10 to 15 minutes. At age 75, a frequent Muni/BART user, and a Noe Valley resident since 1973, I consider any extra walking or going up and down stairs as exercise.

Managing a unique hybrid Metro network has got to be quite the challenge (and it’s still running on floppy discs). Operating both at street level and underground, with six lines bunched into one tunnel on two tracks, can result in unreliable service at times. One train breakdown or incident and the entire underground system slows or grinds to a halt. Street operation can be just as unpredictable. Credit should be given where credit is due to making a transit network with some major inherent design obstacles easier to navigate.

Unfortunately, according to Muni’s ridership statistics, the J has, and I believe has always had, the lowest weekday ridership of all the fulltime rail lines, attracting about 7,000 riders a day, down from around 15,000 pre Covid. Not sure how accurate these figures are, since riders 18 and under and seniors pay nothing and don’t require a tap on. (For the numbers, go to <https://www.sfmta.com/reports/average-daily-muni-boardings-route-and-month-pre-pandemic-present>.)

What remains to be seen in the near future, after the Covid bailout funds are exhausted, is whether the J (and some of the other lines) will survive as fulltime lines and whether transit will be supported with enough funding to ensure the preservation of Muni (and BART) as we know it.

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The *Voice* welcomes your letters, photos, and stories, particularly on topics relating to Noe Valley. All items should include your name and contact information, and may be edited for brevity or clarity. (Unsigned letters will not be considered for publication.) Unsolicited contributions will be returned only if accompanied by a self-addressed, stamped envelope.

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A Little Relief
In August

Criminal activity in Noe Valley dropped in August to its lowest level in four months, according to the San Francisco Police Department’s digital map of incident reports.

The department’s data yielded 98 incidents in the 10 categories that the *Voice* tracks monthly. That’s in contrast to 119 incidents in May, 108 in June, and 119 in July.

Thefts and burglaries were down in August but still accounted for more than half of the month’s illegal activity.

There were 36 incidents in the larceny-theft category, which includes thefts of property from cars, people, and businesses. Police said 17 vehicles were tar-

CRIME SNAPSHOT

geted along with 12 other locations. In addition, there were three stolen license plates and four shoplifting incidents.

Burglars hit 15 residential or other buildings and six stores.

Nine cars and one truck were reported stolen on neighborhood streets.

Personal attacks are rare in Noe Valley, but they do occasionally occur, as evidenced by three reported incidents in August.

A robber used force to steal from a victim on Wednesday, Aug. 7, at about 10 a.m. near 24th and Noe streets. A second person was hit 90 minutes later at the same location.

In the third incident, police told the *Voice* that John Matthews, 29, was arrested on charges of robbery and possession of burglary tools following an alleged theft at 6:48 p.m. on Monday, Aug. 26, at a “chain store” at Castro and Jersey streets.

Police also were notified of three assaults, including one where a gun was produced. That incident occurred Wednesday, Aug. 28, at 8:41 p.m. at 23rd and Sanchez streets.

Three domestic violence incidents involved violation of stay-away orders.

The June, July, and August 2024 data were collected on Sept. 18 from Data.sfgov.org.

—Corrie M. Anders and Sally Smith

CRIME SNAPSHOT DATA

Noe Valley Incident Reports August 2023 – August 2024

Incident Type	Aug23	Sep23	Oct23	Nov23	Dec23	YTD23	Jan24	Feb24	Mar24	Apr24	May24	Jun24	July24	Aug24
Larceny/Theft	27	26	34	39	24	334	32	31	42	42	49	32	49	36
Burglary	20	23	21	20	5	187	19	19	16	14	13	33	39	21
Malicious Mischief	10	8	11	11	7	105	3	8	11	6	9	7	5	8
Motor Vehicle Theft	17	15	11	12	12	173	8	11	11	5	15	8	12	10
Assault	4	2	1	5	7	49	3	4	4	3	5	4	3	3
Robbery	3	1	3	2	2	22	2	1	1	0	1	1	2	3
Other Misc.	4	3	3	7	11	53	3	5	5	6	20	19	7	8
Fraud	5	6	2	5	1	37	4	4	3	4	3	4	0	5
Family D.Violence	0	1	0	1	0	7	3	0	3	0	4	0	0	3
Vandalism	0	0	0	0	2	9	1	0	0	0	0	0	2	1
Totals	90	85	86	102	71	976	78	83	96	80	119	108	119	98

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 set 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 or updates are completed. The *Noe Valley Voice* scraped the June, July, and August 2024 data on Sept. 18, 2024. “Noe Valley” on the SFPD’s digital map is bounded by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard.

Noe Valley Voice, October 2024

NIGHT MARKET

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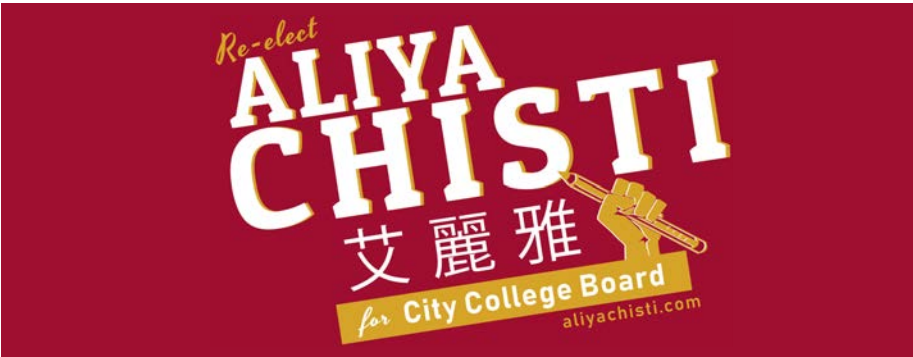
November 5, 2024 Election

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November 2024
GENERAL ELECTION
ENDORSEMENTS

ELECTED OFFICIALS	LOCAL BALLOT MEASURES
President - Kamala Harris	YES on Prop A - Schools Improvement and Safety Bond
US Representative - Nancy Pelosi	YES on Prop B - Community Health, Street Safety, Public Spaces & Shelter Bond
State Senator - Scott Wiener	NO on Prop C - Inspector General
State Assembly Member - Matt Haney	YES on Prop D - City Commissions and Mayoral Authority
Mayor - London Breed	NO on Prop E - Task Force to Recommend Changing Commissions
District Attorney - Brooke Jenkins	YES on Prop F - Police Staffing and Deferred Retirement
City Attorney - David Chiu	NO on Prop G - Rental Subsidies for Affordable Housing
Sheriff - Paul Miyamoto	NO on Prop H - Retirement Benefits for Firefighters
Treasurer - José Cisneros	NO on Prop I - Retirement Benefits for Nurses & 911 Operators
City College Board - Luis Zamora, Heather McCarty & Ruth Ferguson	YES on Prop J - Funding Programs Serving Children, Youth & Families
School Board - Jaime Huling, Parag Gupta & John Jersin	YES on Prop K - Great Highway Park
BART Board, District 9 - Joe Sangirardi	NO POSITION on Prop L - Additional Tax on Transportation Network Companies & AV Businesses
	YES on Prop M - Changes to Business Taxes
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Candidates Debate SF's Sticky Issues

CONTINUED FROM PAGE 1

The debate was moderated by Joe Fitzgerald Rodriguez, currently with the *San Francisco Standard*.

Polls, such as one published by KRON-TV in the days after the debate, show moderate Democrats Farrell (20.6%) and Lurie (17.5%) neck and neck with Breed (20.3%), with Peskin a little behind (8.5%) and Safai last (1.6%) of the major candidates. But the race will likely be decided after multiple rounds of ranked-choice voting.

On the Housing Crisis

Farrell said he would build more housing in every neighborhood of San Francisco, specifically along transit corridors, but not as much as Breed would.

"The massive upzoning this mayor has proposed would crush the citizens of San Francisco," said Farrell, who served on the Board of Supervisors from 2011 to 2018 before serving as mayor for six months after the death of Mayor Ed Lee. (See upzoning story, page 1.)

Farrell chided the absent Breed, saying, "We are supposed to be building 10,000 units a year, built 2,000 last year, and we're on slate to build 400 units."

On homelessness, Farrell said that tent encampments were gone after his time as mayor. He said in the current situation he would be in favor of destroying tents if people didn't accept services. "After three, four times, people start going into shelter or they decide it's not convenient to stay in San Francisco and they decide to leave," Farrell said.

He said the police department grew during his time as budget chair while he was a supervisor representing the Marina, and that he would fix the city's officer shortage. "Public safety was not the issue [in 2018], remotely, like it is today," he said.

Looking for Shelter

Lurie, a political outsider, blamed his opponents—who've all held elected office—for the city's predicament.

"I don't think we should let any of these City Hall insiders tell us they solved our homelessness crisis," Lurie said.

Lurie built housing while he was working at his nonprofit, Tipping Point Community. He said his goal from 2015 to 2022 was to reduce chronic homelessness in the city by 50 percent and that during that time it went down 13 percent. He claims he housed



District 11 Supervisor Ahsha Safai—flanked by (from left) opponents Mark Farrell, Aaron Peskin, and Daniel Lurie—speaks his case at a District 8 forum for the mayoral candidates Sept. 5 at the Randall Museum.

Photo by John Ferrannini

40,000. "We didn't hit our mark, but we had successes," he said. "We got housing built, on time and under budget."

Lurie expressed his disapproval of the Breed administration's sweeps of encampments.

"We've been doing sweeps for years with these City Hall insiders and it doesn't work," Lurie said. "You have to have safe and dignified shelter to move people into, bus tickets home. People are going from the Tenderloin and SOMA [South of Market] out to the Avenues."

Lurie said he had a plan to build 1,500 shelter beds in six months and create 2,500 units of shelter. Meanwhile, he would ratchet up bus rides home for people from out of town.

Lurie said he supported fully staffing the police, the sheriff's department, and 911 dispatch.

"Public safety is going to be my No. 1 priority on day one," he said.

A Defender of Rent Control

Peskin emphasized building "affordable housing" over housing at all levels, including units for middle-income families.

"We can build the affordable housing San Francisco needs without turning Ocean Beach into Miami Beach," Peskin said. He also promised to protect neighborhood character.

Like Lurie, Peskin said, he is opposed to sweeps of encampments. Still, he took a dig at Lurie's ability to handle the crisis.

"You frankly don't have the experience to wrangle nine city departments and 248 nonprofit providers," the long-time downtown-area policymaker said.

And he went after Farrell on public safety and talked about supporting gun buy-back programs.

"Not to rain on your parade, but during the brief period you were mayor, crime was 30 percent higher than the

same period this year," Peskin told Farrell, to which Farrell responded, "If you believe Supervisor Peskin's stats, you probably believe Mayor Breed's stats."

Peskin said he had voted for more than 100,000 new housing units in his 17 years on the Board of Supervisors (2001–09; 2015–). He also said, "I am the only candidate in this race who supports expanding rent control."

No One Size Fits All

Safai represents the Excelsior and Outer Mission neighborhoods. He said janitors in his traditionally working-class district are out of luck when it comes to buying a home there.

"I agree 100 percent to not have a one-size-fits-all solution," he said. "But I do believe in density. Listen, folks, we have a housing crisis in our city. We have to build more housing for lower- and middle-income families."

There are places that need more development, he said, where "no ten-

ants will be displaced. I don't believe in displacing any tenants. When we have an empty lot on Market, an empty lot on 18th [Street]," Safai said, "we have to look at creating housing and those opportunities."

On homelessness, he spoke proudly of his legislation to audit the nonprofits providing services, which led to allegations of wrongdoing against at least one service provider.

On public safety, Safai emphasized his community policing law, passed in June 2022.

"Get officers out of their cars, walking the beat, and proactive in community policing," Safai said. "For District 8, you have to have it cleaned, you have to have it safe, you have to have people want to come back to the storefronts."

A Response From Mayor Breed

In response to a query after the event, Breed campaign spokesperson Joe Arellano said the mayor's failure to attend the Sept. 5 forum was due in part to a packed schedule.

"Unlike Daniel Lurie and Mark Farrell, Mayor Breed has a job," stated Arellano, noting, "Mayor Breed has already participated in four debates and still has the upcoming *San Francisco Chronicle*/KQED debate [held Sept. 19] and numerous candidate forums on her schedule between now and Election Day. She has to balance the demands of running the city while also running a campaign."

Arellano also framed Breed's absence as a difference in approach to the voters.

"She wants to speak directly with voters as much as possible," he stated. "She wants to escape the bubble of city insiders and go straight to the people, meeting them as they live their daily lives." ■

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Crossing Church Street to go from Chuck’s Grocery to One Stop Party Shop is going to get a lot easier. The city will soon add stop signs on Church at 28th Street. Photo by Art Bodner

J-Church Stops On the Move

CONTINUED FROM PAGE 1

reactions, with the SFMTA saying it has received written support for doing so and the speakers who called into the hearing largely voicing opposition to moving the stops.

Retired Muni operator William Segen, who lives nearby, told the SFMTA in an email ahead of the engineering hearing last month that the J-Church stops should be located at Valley, 27th, and Clipper streets, resulting in “an even three blocks between stops” along that stretch of Church Street.

“Your proposal for more equitable ‘stop spacing’ actually defeats that purpose,” contended Segen.

Rachael Ortega, who lives at Duncan and Church streets, is a member of the SFMTA’s citizen advisory committee. While she supports the four-way stop, she questioned the logic of relocating the J-Church stops.

“I don’t think the stop relocations will do anything for transit times, so I am not in favor of that,” said Ortega during the engineering hearing.

4-Way at 28th Fine, But...

Due to the short notice residents were given this summer about the proposal, Upper Noe Neighbors (UNN) asked that the four-way stop be severed from the relocating of the J-Church stops.

The neighborhood association has long advocated for the four-way stop at 28th Street and wants to see it approved and installed as soon as possible.

It is less certain about the subway stop relocations and has pressed SFMTA staff to postpone bringing it up

for a vote, in order to spend more time conferring with residents and merchants and gathering feedback.

“UNN has worked tirelessly with the community over the last decade to prove the need and desire for the four-way stop. The most recent efforts included a petition with 395 names and hundreds of 311 calls,” UNN President Chris Faust told the Voice.

The issue was a main focus of its Sept. 18 meeting.

“Bottom line: we need the four-way stop and want that implemented ASAP, but we wish that they would separate that from the Muni stop relocations so that the public has more time and opportunity to weigh in on how that will affect the neighborhood and J-Church use,” noted Faust.

Nevertheless, SFMTA staff announced in a Sept. 17 email that both proposals were moving forward at the same time.

“The proposal was approved at public hearing and now will move forward to the SFMTA Board for their consideration for final approval this fall,” according to the emailed update from the agency.

To learn more about the project and sign up for emailed updates on future hearings, visit the SFMTA website at https://www.sfmta.com/projects/j-church-safety-and-accessibility-project?utm_source=MarketingCloud&utm_medium=email. ■

LETTERS TO THE EDITOR

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It’s Official—The Bookstore Has a Name

By Corrie M. Anders

After considering hundreds of possibilities—from the serious to the absurd—the operators of a new bookstore on 24th Street opted for a name that was simple and familiar.

It’s Noe Valley Books.

Owner Katerina Argyres last month announced the moniker for the latest bookstore to fill 3957 24th St., a space vacated by Folio Books in February after a 10-year run.

“We will have a soft opening in the second half of October,” said Argyres, who worked as lead buyer and then a co-owner at Folio but who got her start 15 years ago, selling children’s books at Barnes & Noble.

Argyres told the *Voice* that deciding on a name, one that properly reflected the community’s spirit, was not an easy task.

“We went through hundreds of options,” said Argyres.

There was Bay Laurel Books, “which sounds really good,” she said. “I love the smell of bay leaves, and it was an ode to my Greek heritage.”

Then there were lots of suggestions for a name with “goat” in it—“a fun thing” that Argyres’ sister strongly pushed.

High on the list was “24th Street Books, which we loved,” Argyres said. The tag was discarded, however, because it posed a few problems, such as whether to spell out the name or use a number.

“Nothing sat right, and we realized we were overthinking it,” she said.

In the end, Noe Valley Books was

chosen to honor the neighborhood.

“We were trying to honor the community that has helped us bring this bookstore back in the neighborhood we so love,” Argyres said.

“And we realized that Noe Valley Books is simple, perfect, and exactly what it should be for a bookstore that should endure for many, many years and should be named after this neighborhood.”

The community’s financial support has been astounding, she said. In late September, the GoFundMe drive that Argyres launched in May was only \$7,000 short of its \$150,000 goal.

“It’s incredible. I’m just still speechless,” Argyres said. “I’m so grateful to everyone who has donated and continues to donate. Opening a bookstore is tough.”

The money will go toward remodeling the space, purchasing “a robust inventory,” and staffing costs, she said.

Noting that Noe Valley has “deep literary roots,” Argyres said the new entity would be stocked with a wide variety of works.

“We have readers of every genre here,” she said. “We want to specialize in science fiction, fantasy, romance, and children’s books.”

The store will continue to accept donations of gently used books. They can be dropped off outside the store on Saturdays and Sundays, from 10 a.m. to 2 p.m.

For more information, go to NoeValleyBooks.com or email noevalleybookstore@gmail.com. ■

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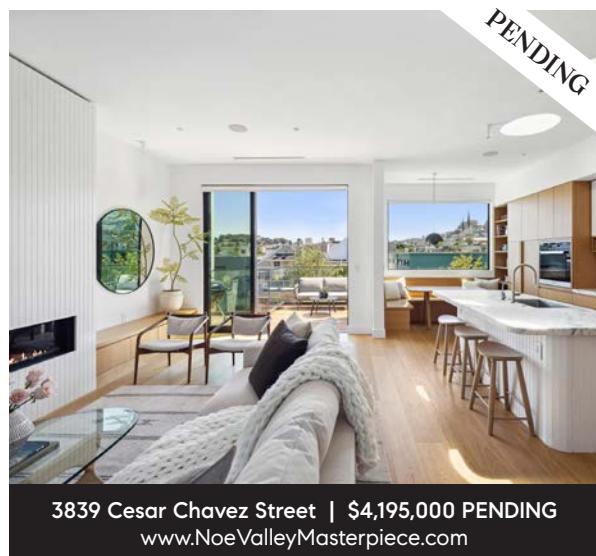


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Lower than expected jobs reports in August stoked fears about the economy and led to major stock market sell offs. With employment weakening, the Fed finally had the push it needed to cut interest rates, and it followed through in mid-September, cutting rates by a half point. Hallelujah! I am already noticing that cut impacting activity in this Fall market: rising inventory, more listings into contract, and even some hearty competition for condos, which have been weak since the pandemic. Prices for special homes continue to make jaws drop as usual, especially here in Noe Valley. My gorgeous listing at 3839 Cesar Chavez at Church Street is in contract well over the list price and achieved an extremely high \$/ft (check JessicaBranson.com for the sale price when it closes). True, we have to get through the uncertainty of the upcoming election, but with rates going down (maybe another cut in November?) and the economy and the stock market on track, the outlook for SF's 2025 housing market is strong. **As a top SF realtor for more than 18 years, Jessica is an expert at timing, strategy and preparing property for successful sales. If you are considering selling your home, make sure to interview Jessica, and let her intelligence, experience, and wisdom guide you! Her record of success speaks for itself. Call Jessica today at 415.341.7177 for a free, no-strings estimate of your home's value in today's market.**

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COMPASS

Group Sounds Off On Upzoning at Noe Town Hall

CONTINUED FROM PAGE 1

in addressing its housing shortage.

In a city famous for its fights over housing, the upzoning draft, titled “Expanding Housing Choice,” landed with a thud and angered neighborhood leaders across the city. They faulted city planners for not consulting with them first before selecting the streets.

Faced with overwhelming opposition, Breed shelved the original plan, which is still available online at <https://sfplanning.org/project/expanding-housing-choice#housing-element>.

In a recent interview, she acknowledged the program "was not" realistic about the height and density allowances it might permit in certain areas.

“When we put out the first initial discussion around upzoning in San Francisco, it was to open the door to have a conversation about what could potentially be possible. But I will say the biggest challenge we had was two things,” said Breed. “Number one communication and helping people to understand that we are not here to do redevelopment 2.0 and start bulldozing people’s homes. We are here to look at underutilized sites and places, especially along major transit corridors, as an option to upzone and to build more housing.”

New Plan in the Works

The planning department is now working on a new upzoning plan that will be presented at some point to the public. Breed has promised it will be based on the feedback she gets from residents and that it will present more workable solutions for where to allow larger residential buildings.

"When this initial plan came out, it was a very general plan and, in some cases, an unrealistic plan," said Breed. "So one of the reasons I pulled back on the plan, and why we had to reassign another person at the planning department to oversee it, is because it was important that we go to the public with something that is realistically based on the initial feedback that we received."

With Breed up for reelection on the Nov. 5 ballot and facing opposition from a quartet of challengers—former mayor and supervisor Mark Farrell, nonprofit executive Daniel Lurie, and supervisors Ahsha Safai and Aaron Peskin, the board president—it remains to be seen whether her administration will lead the upzoning conversation next year.

Still, no matter who is in Room 200 at City Hall, a change in how transit corridors are zoned for new housing is expected. Thus, a coalition of groups representing residents and merchants

has been hosting meetings around the city to present the issue to residents and business owners.

They held their fifth one, called a District 8 Town Hall, on Sept. 9 at the Noe Valley Ministry, in conjunction with neighborhood associations from Noe Valley, the Castro, and Cole Valley.

"This is not a debate, just an informational hearing," noted Ozzie Rohm of the Noe Neighborhood Council at the start of the event. "We want to inform our neighbors."

When Is It ‘Overkill’?

One of the groups involved in pushing back against the upzoning plan is Neighborhoods United SF. It has outlined its concerns at the website neighborhoodsunitedsf.org.

Neighborhoods United contends that current zoning rules already allow for the construction of more than 300,000 new housing units across the city.

It points out that the city has already changed local zoning guidelines to allow for infill housing of four-plexes, or buildings with four units, and has made six-plexes legal on street corners. Already in the pipeline are approved projects that would result in close to 74,000 housing units, with nearly 18,000 affordable, if built.

Neighborhoods United SF co-founder Katherine Petrin called the initial upzoning plan “flawed, extreme, and unnecessary.”

Not only does the group see the planned upzoning as “overkill,” it argues that it will favor luxury homes over those affordable to most San Franciscans. It wants to see any zoning changes result in more affordable housing. It also is calling for the upzoning plan to provide safeguards for existing rent-controlled housing and for small businesses that might be displaced if their buildings are demolished to make way for larger buildings (with housing above storefronts).

“We are not anti-housing. We are not anti-density. We are not anti-height. We are concerned about the displacement of businesses,” said Small Business Forward co-founder Justin Dolezal, who co-owns Bar Part-Time at 14th and Guerrero streets.

With his business in a potential upzoning corridor, Dolezal said he worried any new residential units built in his area would be too expensive for his employees. Even if a person makes \$100,000 a year—the current median income in the city—they are priced out of the housing market, he said.

Any new zoning rules should promote below-market-rate housing, said Dolezal.

“We need affordable housing for workers of small businesses.”

A Year to Wrangle

District 8 Supervisor Rafael Mandelman told the attendees he didn't agree "with everything" said at the

community forum. But he did share some of the concerns voiced by neighborhood groups about how to upzone the city.

"This stuff is a really big deal. The good news is we have time," said Mandelman, as whatever upzoning plan city leaders land on is likely a year away from being voted on by the supervisors. "We are a democracy, so people will be able to voice your concerns."

But he had a warning for anyone who thinks the city will not be making changes to allow for more housing to be built. “If you are advocating against building new units, I think you are in an uphill fight,” said Mandelman.

Peskin also attended the forum and noted that the 70,000 units of “shovel-ready” housing hadn’t been getting built “because interest rates are too high.” He said he pushed through a policy this year that allows developers to tap into tax-exempt revenue bonds issued by the city to begin construction.

“We have to get very smart around allowing for more housing without losing the lesson we learned,” said Peskin, namely to seek neighborhood input early. “Now I am not expecting everybody is going to agree. But just making it a polarized us-versus-them debate doesn’t serve us at all.”

Visuals Create a Stir

Because city planners are not holding meetings with neighborhood groups about the upzoning plan, Petrin said, Neighborhoods United decided to host their own.

“We are finding most San Francisco residents don’t know about the upzoning plan,” she said.

As part of its presentations, Neighborhoods United has created

visuals of the different transit corridors to depict how large the new buildings could be if those areas were upzoned to the draft document's specifications. Petrin defended doing so in order to show people what the highrises could look like.

“We heard feedback that the images are fearmongering. We don’t believe that is true,” she said.

Wherefore Affordability?

Jessica Chong and her husband, Chris Clayman, have been renting in Noe Valley since 2021. Despite having good-paying jobs in the tech industry, the couple find themselves unable to afford buying a home in the neighborhood.

As tenants, they attended the forum to find out more about upzoning. Clayman told the *Voice* they were generally in favor of the concept, due to its objective of building more housing.

"I am very curious about what the impact of upzoning may be on the issue of affordability," said Clayman.

As a frequent rider of the J-Church Muni line, he often wonders about why there is so much single-family housing, compared to buildings with multiple dwelling units. It feels like a missed opportunity, said Clayman.

"I could envision Church Street as having more dense housing," he said.

At the end of the forum, the couple told the *Voice* they hadn't heard anything to make them think upzoning wasn't warranted along major transit corridors in the city. But they also left the meeting with little hope of being able to buy a home in Noe Valley anytime soon.

"It still seems intractable," Chong said. ■

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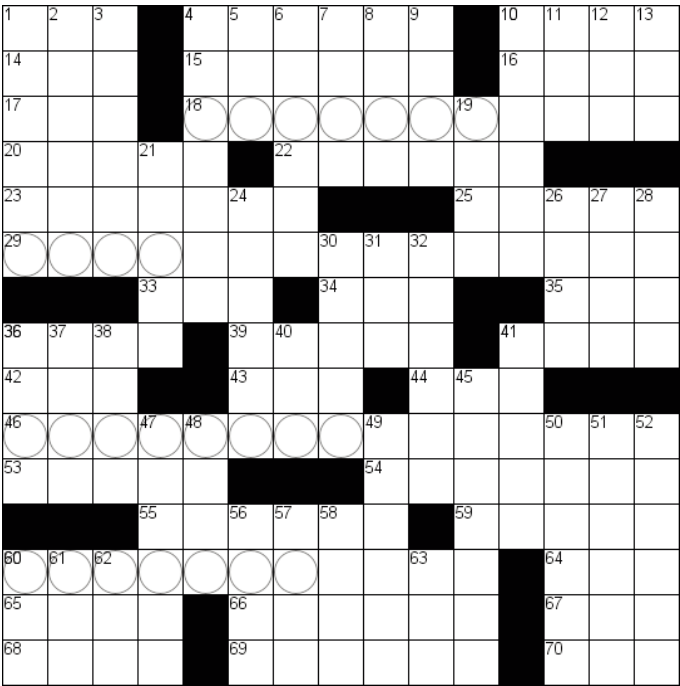
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ACROSS

- 1. Doctrinal suffix
- 4. Revere
- 10. Steve of Apple
- 14. Designer Anna ____ (hidden in PURSUING)
- 15. Violinist Menuhin
- 16. Cain’s brother
- 17. Letters in (-) after all three Peace Garden State Congresspersons
- 18. Yellow Brick Road destination
- 20. Related to hearing
- 22. Paleontologist’s find
- 23. Acronym component
- 25. Keep an ____ (monitor)
- 29. Rita Mae Brown’s groundbreaking LGBT novel
- 33. Coy animal ending?
- 34. The Spartans of the Big Ten: Abbr.
- 35. “____ a life!”
- 36. Actress Pitts
- 39. Consumer activist Ralph
- 41. Texting units: Abbr.
- 42. ____ Ela: salon near Mission Dolores, now called Daisy Nails
- 43. Play about Capote
- 44. Eyecare product prefix
- 46. Corundum type valued for its hardness
- 53. Solution strength, in Southampton (anag. of TRITE)
- 54. Blacktop
- 55. Admirer’s words
- 59. Syringes, briefly
- 60. Eatery on 24th
- 64. Where Joe Paterno coached the Nittany Lions, for short
- 65. Tummy trouble
- 66. Luvs product



- 67. Electric ____ (fish)
- 68. ____ Abby
- 69. Threaded fasteners
- 70. Actress Joanne

DOWN

- 1. Domestic line that flies out of Tel Aviv
- 2. Big name in NH politics
- 3. Main vein in a leaf
- 4. Cosmetic surgery that removes some facial bags
- 5. Half a sch. year
- 6. Sickness often caught in winter: two wds.
- 7. French “bread”
- 8. Author LeShan and others
- 9. Units of bag thickness
- 10. Charlie’s Angels costar Smith
- 11. Star Wars character ____-Wan Kenobi

- 12. Make a wager
- 13. Family Stone leader
- 19. “____ et mon droit” (British monarch’s motto)
- 21. “Here’s looking ____ kid”
- 24. “Well, ____ the lucky one!”
- 26. “Over easy” order
- 27. Fashion designer Cassini
- 28. Brooklyn NBA team
- 30. “My luck is bound to change!”
- 31. The Waste Land poet’s monogram
- 32. Peers in a courtroom panel
- 36. Grated lemon peel
- 37. Jai ____
- 38. Mo. before this mo.
- 40. Pt. of ETA: Abbr
- 41. All full of kissing and stuff
- 45. Codes, in

- Cambridge
- 47. Automotive paint’s base coat
- 48. Prefix for -philia or -goblin
- 49. Cocktail party bite
- 50. Opened, as a keg
- 51. Beatles tune “I’m ____”
- 52. Crewmate of Capt. Kirk and Dr. McCoy
- 56. “No ifs, ____, or buts!”
- 57. Abbr. in a bank window
- 58. Rent- ____ (Hertz or Avis)
- 60. Father
- 61. Motel freebie
- 62. “So that’s your game!”
- 63. Not many

10-2024 Noe Valley Voice
Solution on Page 21
Find more crosswords at www.noevalleyvoice.com

The Cost of Living in Noe

Home Sales on Vacation

By Corrie M. Anders

Noe Valley home sales in August were as chilly as the fog seeping in across Twin Peaks. Buyers bought only four single-family detached homes in the neighborhood



A buyer in August paid \$2.7 million for a three-bedroom condominium in this Victorian on 23rd Street. The home's balcony afforded views far beyond the bottlebrush tree in front.



Blessed with a rare double lot, this four-bedroom designer home on 27th Street sold in August for \$5.2 million. Photos by Corrie M. Anders

during the month, according to data supplied to the *Noe Valley Voice* by Corcoran Icon Properties. That was a marked decline from the sales recorded in May, June, and July—when home shoppers snapped up 11, 10, and 10 houses, respectively. Meanwhile, condominium buyers closed escrow on just six units, one fewer than the seven buys posted in both June and July, and five fewer than in May. “It seems like we’re in the typical August slowdown,” said Randall Kostick, Corcoran Icon’s CEO. Three of the four detached homes sold for beneath their asking price. Case in point was the most expensive house sold in August, a modern gem located on a double lot in the 600 block of 27th Street between Castro and

Diamond streets. Initially priced at \$5.5 million, the home sold for \$5.2 million, \$300,000 less than advertised. The sellers may have been slightly disappointed, or “they may have been happy they got an offer over \$5 million, and they took it,” said Kostick. Built in 1942 and redesigned by John Maniscalco Architecture in 2003, the home offered four bedrooms and three

baths in 3,200 square feet of space on two levels. Among its luxury amenities were European oak floors, a Caesarstone waterfall island in the spacious kitchen area, designer finishes by Berry Designs, numerous skylights, and floor-to-ceiling windows enhancing spectacular views of the city. The house also had a terraced garden and garage space for two cars. The most expensive condominium in August cost about half what the most expensive detached home did. And it had 100 more square feet—3,300 square feet in all. The “house-like” property, in a two-unit Victorian in the 4300 block of 23rd Street between Douglass Street and Hoffman Avenue, sold for \$2.7 million, 3.4 percent below the seller’s listed price (\$2,795,000). After a makeover in 2018, the home featured three bedrooms and 3.5 baths, open living and dining areas, a kitchen leading to a deck with a hot tub, a 16-foot-ceiling entertainment room under a skylight, a gas fireplace, air conditioning, “smart” controls throughout, scenic views, and one-car parking. And oh yeah. The home was pet-friendly “with no weight limit.” ■

Noe Valley Rents**

Unit	No. in Sample	Range September 2024	Average September 2024	Average July/August 2024	Average September 2023
Studio	6	\$1,695 – \$2,575	\$2,252 / mo.	\$2,156 / mo.	\$2,345 / mo.
1-bdrm	13	\$2,595 – \$5,200	\$3,274 / mo.	\$3,194 / mo.	\$2,700 / mo.
2-bdrm	13	\$2,650 – \$5,600	\$4,418 / mo.	\$4,307 / mo.	\$5,190 / mo.
3-bdrm	10	\$4,395 – \$11,000	\$6,133 / mo.	\$5,949 / mo.	\$6,989 / mo.
4+-bdrm	9	\$4,995 – \$18,500	\$10,598 / mo.	\$11,829 / mo.	\$11,731 / mo.

** This survey is based on a sample of 51 Noe Valley rental listings appearing on Craigslist.org from Aug. 15 to Sept. 12, 2024. In September 2023, there were 115 listings. NVV10/2024

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						
August 2024	4	\$1,450,000	\$5,200,000	\$2,996,250	16	99%
July 2024	10	\$1,250,000	\$4,850,000	\$2,540,510	21	108%
August 2023	5	\$1,485,000	\$3,950,000	\$2,496,000	92	102%
Condominiums/TICs						
August 2024	6	\$1,210,000	\$2,700,000	\$1,746,667	23	104%
July 2024	7	\$1,050,000	\$2,450,000	\$1,778,571	19	106%
August 2023	10	\$925,000	\$1,800,081	\$1,402,508	35	104%
2- to 4-unit buildings						
August 2024	2	\$1,720,000	\$2,006,000	\$1,863,000	76	104%
July 2024	1	\$3,499,000	\$3,499,000	\$3,499,000	28	85%
August 2023	3	\$985,000	\$1,600,000	\$1,348,000	44	99%
5+-unit buildings						
August 2024	1	\$2,675,000	\$2,675,000	\$2,675,000	71	96%
July 2024	1	\$2,850,000	\$2,850,000	\$2,850,000	28	92%
August 2023	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 Icon Properties, San Francisco, for providing sales data. NVV10/2024

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SHORT TAKES

Merchants’ Night Market to Light Up the Square

San Francisco will never be The City That Never Sleeps. Leave that to New York, New York. But that hasn’t stopped several of our neighborhoods from hosting night markets, and Noe Valley will get its own first one on Tuesday, Oct. 29, from 4 to 9 p.m., to be reprised on the last Tuesday of every month.

Rachel Swann, owner of the Swann Group on 24th Street and co-president of the Noe Valley Merchants and Professionals Association, is as excited about the prospect as most kids are about Halloween. In fact, she sees the event as “the perfect chance for people to dress up” for Halloween two days early, when they gather at the Noe Valley Town Square, the center of the action.

There they’ll find familiar farmers market fare and entertainment by Lambert Moss, who possesses “an incredibly jazzy voice,” as they wander between tables peopled by the proprietors (and edibles) of Mr. Digby’s, NOVY, Trad Bone Broth, The Little Chihuahua, and other local restaurants. When not performing classical jazz and cabaret tunes, Moss will emcee the evening’s costume contest.

Informed by a map downloaded from a QR code, folks will be encouraged to promenade the sidewalks along 24th between Church and Diamond and on intersecting commercial streets such as Church, Vicksburg, and Castro, where the hundred-plus merchants will offer late hours and special discounts, and



Jazz vocalist Lambert Moss will perform at the Noe Valley Night Market at the Town Square on Oct. 29, from 4 to 9 p.m.

participating restaurants and bars will showcase early-bird menus and specialty dishes and cocktails.

Swann’s expectations are bolstered by past successes with art walks and wine walks in the neighborhood and by the funding of night markets by the non-profit Civic Joy Fund, whose stated mission is “to bring more art, music, color, energy, and joy to the city streets of San Francisco.”

Noe Valley’s night market has been scheduled to avoid conflict with markets elsewhere across the city, but Swann notes that last Tuesdays are well positioned with holidays over this and the coming months. (In December, the last Tuesday is New Year’s Eve.)

Swann views the night market as a booster shot for economic recovery.



Noe Music kicked off its concert season Sept. 29 with star pianist Jon Kimura Parker playing the series’ new Steinway grand piano. It took heft and ingenuity to get the instrument up the stairs at the Noe Valley Ministry. To hear the tinkling ivories, go to noemusicsf on Instagram. *Photo by Art Bodner*

“We don’t want empty storefronts, and Noe Valley is going to rally,” she proclaims.

To RSVP to the free Noe Valley Night Market, visit the website NoeMerchants.com. The Town Square is at 3861 24th St.

Slow Sanchez Quick to Send An Invitation

Slow Sanchez will be speeding up on Sunday, Oct. 20, from noon to 3 p.m., but the action will be provided by pedestrians bustling to a block party between Clipper and 26th streets. It’s the fourth annual Phoenix Day, an off-shoot of San Francisco’s Sunday Streets with funding from the non-profit Livable City.

As explained by Steve Wereb of Bethany Methodist Church at 1270 Sanchez, the first Phoenix Day saw residents and merchants coming together “to celebrate the resiliency of San Francisco during the pandemic.” Staged on some 30 blocks citywide, the event has become an ode to family friendliness and community.


Accordingly, festivities will start with costumed characters from Rabbit Hole Children’s Theater, headquartered at 24th and Diamond. Friends of Slow Sanchez, one of several groups collaborating on the block party (along with Upper Noe Neighbors), will feature easels and canvases for would-be artists of any age.

Kids can move on to the church’s patio, where Rabbit Hole will offer face painting, potion making, fortune telling, and crafts associated with Halloween, lurking 11 days later. Bethany’s adjoining sanctuary will be open for food and drinks and accessible bathrooms.

Back on the street, a big red fire engine from Station 11 will be the only vehicle with a permitted place to park, from which it may extend its ladder up to the church’s steeple. There’ll be tables featuring preparedness for earthquakes (and/or fires) and SFMTA’s Vision Zero, which aims to reduce traffic injuries and deaths. Other tables will provide information about Bethany itself and its tenant, Primeros Pasos Preschool; nearby St. Paul’s Parish School; Big City Montessori Preschool; and James Lick Middle School.

Liberty Street, an Americana/Blues band familiar from the Noe Valley Farmers Market, will perform from 1 to 3 p.m., and Noe Café will offer extended food and beverage service. And you can expect to see Katerina Argyres promoting the imminent opening of Noe Valley Books (see story, page 9).


—Jeff Kaliss



CITY AND COUNTY OF SAN FRANCISCO

Community Outreach Public Notice

Prepared by The Office of the Clerk of the Board of Supervisors
Pursuant to Administrative Code, Section 2.81



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Department Announcements

Department of Public Health

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SAT OCT 5	SARAH CHAMBERLAIN WITH KATE LEAHY • THE SLOWEST BURN • 3:00 P.M. FREE!
SUN OCT 6	CHRISTINE WONG WITH MICHELLE TAM • THE VIBRANT HONG KONG TABLE • 3:00 P.M. FREE!
TUES OCT 8	ROWAN JACOBSEN • WILD CHOCOLATE • 6:30 P.M. FREE!
WED OCT 9	RENEE ERICKSON WITH SARA DICKERMAN • SUNLIGHT & BREADCRUMBS • 6:30 P.M. FREE!
SUN OCT 13	MICHAEL MINA • MY EGYPT: COOKING FROM MY ROOTS • 3:00 P.M. FREE!
MON OCT 14	JOE YONAN WITH ANDREA NGUYEN • MASTERING THE ART OF PLANT-BASED COOKING • 6:30 P.M. FREE!
WED OCT 16	PAOLA VELEZ WITH AMY GUITTARD • BODEGA BAKES • 6:30 P.M. FREE!
FRI OCT 18	HETAL VASAVADA WITH LAUREN SARIA • DESI BAKES • 6:30 P.M. FREE!
SUN OCT 20	SARAH FENNEL WITH OLIVIA NOCEDA • SWEET TOOTH • 3:00 P.M. FREE!
WED OCT 23	ZEHRA ALLIBHAI WITH RENEE SEDLIAR • BISMILLAH, LET'S EAT • 6:30 P.M. FREE!
SAT OCT 26	CAROLINE CHOE WITH PETER SOHN • BANCHAN • 3:00 P.M. FREE!
SUN OCT 27	ROGELIO GARCIA & ANDRÉA LAWSON GRAY • CONVIVIR • 3:00 P.M. FREE!
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STORE TREK

Store Trek is a regular feature on new stores and businesses in Noe Valley. This month we introduce a gift shop for all seasons, located near the corner of Castro and 24th streets.

TERRASOL
1307 Castro Street between 24th and Jersey
415-290-8875
<https://www.instagram.com/terrasolsanfrancisco/>

At the newly opened gift boutique Terrasol, shoppers can find new and vintage Halloween décor to decorate their homes in all manner of spooky ways. Bats, ghosts, and pumpkins come in various styles from ghoulish to *gourdeous*.

The shop, which opened in late July at 1307 Castro St., also carries ornaments, candles, and decorations themed to the Day of the Dead. But customers in need of adornments for the Mexican holiday observed Nov. 1 and 2 should be forewarned. The day after Oct. 31, the shop will close for seven days to switch over to its yuletide stock.

“We close for a full week post Halloween to do our big flip. Once we reopen, it will be all Christmas,” said Stephen Trimble, who co-owns the store with his husband, Alberto Rojas.

Since opening their business in 2004, first in the city’s Polk Gulch neighborhood, the couple have become well known for filling their store with holiday decorations for both Christmas and Hannukah. One reason for the lengthy closure is they annually put up more than a dozen Christmas trees of varying sizes, each with a different theme.

Thus, one will feature ornaments celebrating San Francisco and the city’s famous icons like the Golden Gate Bridge and cable cars. Another is adorned with gay-themed ornaments, while a fourth sports solely food-based ornaments. There are separate trees for cat lovers and dog lovers.

“We have one with a huge sea theme. We make sure to say it is a sea theme and not a sea section,” joked Trimble.

They do carry over their Day of the Dead ornaments to affix to one of the holiday trees. Another tree is dressed in Hannukah-themed ornaments.

“We call it the Hannukah bush. It is always right in the middle of everything in the store, just like Hannukah is,” said Trimble.

For now, the focus of their 1,100-



The wizards behind the 20-year-old Terrasol, a land of enchantment newly arrived on Castro Street, are Stephen Trimble (left) and Alberto Rojas. Photo by Art Bodner

square-foot shop is on Halloween and Día de los Muertos merchandise. There is a wide assortment of blown-glass ornaments resembling skeleton heads, bats, witches, and monsters like Frankenstein, ranging in price from \$15 to \$19.

Statues of black cat characters come in different styles, such as a feline trick-or-treater (\$31.99) or one dressed as a scary cat (\$38.99). Felt statues of witches also vary in their design (\$22.99), while life-sized bats ready to hang from a ceiling or tree branch (\$39) are made from cotton, foam, and fabric.

Among the Day of the Dead kitchen items are skeleton-skull snack bag clips (\$13.99 for a set of four), cocktail stirrers (\$14.99), a bottle opener (\$15.99), and a set of wooden utensils (\$22).

A hit with customers has been Terrasol’s wood cutouts made to look like pumpkins on one side and snowmen on the other so they can be displayed at Halloween and Christmas. Trimble makes the porch boards himself in the private back area of the store.

“People here live in homes and have yards they can decorate,” noted Trimble, as opposed to the shoppers at their former location, who mostly “lived in studio apartments.”

The Halloween ornaments are popular no matter where they roam.

“People here love Halloween,” noted Rojas.

Added Trimble, “We heard this neighborhood goes all out for Halloween, and one street hosts a block party.” (Sanchez Street is set to hold its party on Sunday, Oct. 20, from noon to 3 p.m.)

Christmas is already prancing onto the store’s shelves. Miniature frosted Christmas trees with colorful ball ornaments sit on the top shelf of a distinc-

tive floor-to-ceiling wood cabinet, painted sea-green for the new location. (The cabinet’s six pieces were small enough to be carried through the shop’s front door, then fastened back together.)

Each January, Trimble and Rojas take the month off. During that time, they enjoy their personal Christmas décor at their studio apartment near Union Square. They also attend the yearly gift show in Las Vegas to scout out merchandise to stock throughout the year.

In addition to the fall holidays, they re-theme their shop and the items they sell for Valentine’s Day, St. Patrick’s Day, Easter, LGBTQ Pride Month in June, and the Burning Man desert bacchanal in late August. Throughout the year, they carry such items as candles, greeting cards, puzzles, novelty socks, and cocktail napkins.

After water flooded the basement

space of their storefront on California Street just off Polk Street last winter, Trimble and Rojas sought a new space to lease. They came to Noe Valley last spring to check out the former First Republic Bank branch at 1354 Castro St., but found it too small for their needs.

Headed to the nearby Noe Valley Bakery for a treat, they saw the “For Lease” sign on the vacant storefront that used to be home to The Animal Company. The pet store had moved in 2020 up the block to a corner storefront at 24th and Castro streets.

Impressed by the spaciousness of 1307 Castro, the couple quickly worked out a lease deal with the landlord and announced their plans to move into it.

With Terrasol reopening there this summer, every commercial storefront on the east side of the 1300 block of Castro is now leased. And the new store has been warmly embraced by the neighborhood, the owners said.

“People are very happy we are here,” said Rojas.

As the Christmas season is their busiest time of year, Trimble and Rojas will keep Terrasol open seven days a week when they reopen in November. For now, the store is open Monday through Saturday, 11 a.m. to 6 p.m.

—Matthew S. Bajko



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C A L E N D A R

Oct. 2-19: CHUNG 24 Gallery shows photographs by Irene Imfield. Opening Oct. 5, 3-4 pm; closing reception Oct. 19, 2-5 pm. Wed.-Sat., 1:30 to 6 pm. 698 Pennsylvania. chung24gallery.com

Oct. 3, 10, 17, 24 & 31: Family STORY-TIMES are on Thursdays, at 10:15 am and at 11 am. Space is limited to 20 children. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Oct. 3, 10, 17, 24 & 31: Mutiny Radio hosts free OPEN MIC comedy at The BAR on Dolores on Thursdays, 8 pm. 1600 Dolores. 695-1745.

Oct. 4: First Friday COMEDY NIGHT at The Dubliner is hosted by Joe Gleckler. 9 pm. 3838 24th. 826-2279; gleckler.joe@gmail.com

Oct. 4-27: Abstract painter Jaime Lovejoy and ceramicist Erin Hupp's POP-UP GALLERY exhibits "Interwoven," featuring work by Kaleen Cameron, Hannah Franco, Sasi Kladpetch, and Katie Gong. Thurs.-Sun. 11 am-6 pm. 3751 24th. jaimelovejoy.com

Oct. 4 & Nov. 1: The self-guided Castro ART WALK features exhibits by local artists on the first Friday of the month. 5-8 pm. For a map: castroartwalk.com

Oct. 5: The Noe Valley KNITTING CIRCLE meets from 10 am to 12:30 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.

Oct. 5: Skillet Licorice plays at the SQUARE DANCE at the Town Square. 6-8 pm. 3861 24th. noevalleytownsquare.com

Oct. 5-26: The FARMERS MARKET has fresh produce, treats, and music Saturdays 8 am to 1 pm. Noe Valley Town Square, 3861 24th. noevalleytownsquare.com

Oct. 5-26: Trip the light fantastic with NOE WALKS on Saturdays. Meet at 24th and Sanchez 10 am.

Oct. 5 & 26: City Guides offers WALKING TOURS of Noe Valley. 2-3:30 pm. Starts at the library, 451 Jersey. Space is limited, registration required: 375-0468; sfcityguides.org

Oct. 6: Glo Rituals hosts a day of SKIN-CARE, with a free chair massage, skincare Q&A session, and fitness class. 2:30-5 pm. Noe Valley Town Square, 3861 24th. Sign up www.glo-rituals.com

Oct. 6, 13, 20 & 27: Folk YOGA offers free Vinyasa Flow classes on Oct. 13 & 27, and Yoga Flow gives all-level classes on Oct. 6 & 20. 11 am-noon. 3861 24th. noevalleytownsquare.com

Oct. 8: The 1st Marine BRASS BAND performs at Fleet Week at the Noe Valley Town Square. 6-7 pm. 3861 24th. Air show is Oct. 11-13. FleetWeeksf.org/events/

Oct. 9: The Noe Valley Library hosts an IKEBANA flower arranging workshop. 5 pm. 451 Jersey. Reserve 355-5707; sfpl.org

Oct. 10: Take a meditative LABYRINTH WALK, on second Thursdays, at the Noe Valley Ministry, 6:30 pm. 1021 Sanchez. noevalleyministry.org

Oct. 10-26: LITQUAKE's 2024 Festival features readings, a pub crawl, and storytelling at various venues. For schedule: litquake.org

Oct. 11-Nov. 15: A workshop, "HEALTHIER LIVING for Older Adults," meets six Fridays from 2 to 4 pm. The Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Oct. 12: The Noe Valley Library's OPEN HOUSE features demos, workshops, and activities for kids. Noon-4 pm. 451 Jersey. 355-5707; sfpl.org

Oct. 12: Rhythm & Motion offers a free DANCE workout, 4 to 5 pm. Town Square, 3861 24th. noevalleytownsquare.com

Oct. 13: The SF Center for the Book and the Potrero Hill Archives Project host a PHOTO HUNT in Potrero Hill. Walk, 3-6:30 pm; party at SFCB, 375 Rhode Island, 5:30-7:30 pm. RSVP shaping@foundsf.org.

Oct. 13, 16 & 23: Omnivore Books welcomes CHEF authors Michael Mina (*My Egypt*) Oct. 13, 3 pm; Paola Velez (*Bodega Bakes*) Oct. 16, 6:30 pm; and Zehra Alibhai (*Bismillah, Let's Eat!*) Oct. 23, 6:30 pm. 3885 Cesar Chavez. 282-4712; omnivorebooks.com

Oct. 16: The Noe Valley BOOK CLUB discusses *Lessons in Chemistry*. 6:30-7:30 pm. 451 Jersey. 355-5707; sfpl.org

Oct. 17: Senator SCOTT WIENER's Craft Beer Bash begins at 5:30 pm. Barebottle Brewing, 1525 Cortland. RSVP to bit.ly/wienerbeerbash24

Oct. 17: Journalists Emily Schultheis and Will McCarthy discuss California's BALLOT MEASURES. 6-7:30 pm. Main Library, 100 Larkin. 557-4400; sfpl.org

Oct. 18: Sundown CINEMA hosts a free screening of *The Nightmare Before Christmas*, with a costume contest and singalong. Starts shortly after sundown. Jerry Garcia Amphitheater, 40 John F. Shelley Drive in McLaren Park. dothebay.com

Oct. 19: Community Music Center's MOZART GARDENING PARTY (bring shears and gloves) runs from 8 am to noon. 552 Capp. 647-6015; sfcmc.org

Oct. 19: Come in costume to a Family HALLOWEEN Day at the Randall Museum for creepy crafts, ghoulish games, and the haunted animal room. 10 am-2 pm. 199 Museum Way. 554-9600; randallmuseum.org

Oct. 19: The Potrero Hill Rhythm & Blues FESTIVAL offers local art, musicians, and history. 10 am-4 pm. 20th between Wisconsin & Missouri, potrerofestival.com

Oct. 19: SF COMEDY Underground, aka Noe Valley Farm, hosts standup on third Saturdays. 8 pm. 1828 Castro. Eventbrite

Oct. 20: Noe Valley CLEANUP DAY volunteers meet at the Town Square to pick up supplies. 10 am to noon. 3861 24th. TogetherSF.org or info@refuserefusesf.org

Oct. 20: The meetup group Walking With a Guide leads TOURS, including a Noe Valley/Inner Mission tour on Oct. 20 (meet at 20th & Church). 10:15 am. meetup.com

Oct. 20: The fourth annual Sanchez Street BLOCK PARTY brings a firetruck, live music, dance, food, and crafts. Noon to 3 pm. Sanchez between Clipper and 26th.

Oct. 20: Noe Music hosts a CONCERT by violinist Gilles Apap, formerly with the Transylvanian Mountain Boys. 4-6 pm. Noe

Valley Ministry, 1021 Sanchez. noemusic.org

Oct. 24: Teens and adults are invited to a screen print WORKSHOP; registration required. 3-5:30 pm. Noe Valley Library. 451 Jersey. 355-5707; sfpl.org

Oct. 26: Make sugar SKULL MASKS at the Noe Valley Library. 3-4 pm. 451 Jersey. 355-5707; sfpl.org

Oct. 26: A fundraiser for SCRAP and Ruth's Table, "Ripple Effect: Celebrating the Teaching Artist Community," includes an art auction. 4-7 pm (VIP Hour 4-5 pm). 3160 21st. 647-1746; scrap-sf.org

Oct. 26: "Almas Indelibles," Mission Cultural Center's Day of the Dead FUNDRAISER, begins with cocktails at 5:30 and dinner and a show from 6 to 9 pm. 2868 Mission. missionculturalcenter.org

Oct. 29: The Noe Valley NIGHT MARKET offers local vendors, food, and entertainment from 4 to 8 pm. Noe Valley Town Square, 3861 24th. noevalleytownsquare.com

Oct. 29: Pajama STORYTIME runs from 6:30 to 7 pm. Noe Valley Library, 451 Jersey. Reservations required: 355-5707; sfpl.org

Oct. 29: Jamie O'Keefe's talks about the 1989 earthquake at the SF HISTORY Association. 7 pm. Sherith Israel, 2266 California. sanfranciscohistory.org

Oct. 30: All ages can carve a Halloween PUMPKIN at the Main Library from 4 to 5 pm. 100 Larkin. Reservations: 557-4554; sfpl.org

Oct. 31: Randall Street from Harper to Sanchez, 4-9 pm, and Sanchez Street from Randall to 30th, 5-9 pm, hold Halloween BLOCK PARTIES.

Oct. 31: Kids are invited to trick-or-TREAT the merchants on 24th Street, 5-6 pm, or houses on Fair Oaks Street, 5-8:30 pm.

Nov. 2: Create a tiny PINCH POT and decorate it with local plants. 3-4 pm. Noe Valley Library, 451 Jersey. 355-5707; sfpl.org

Pumpkin Time: The next *Voice* will be the **November 2024** issue. The deadline for calendar items is **Oct. 20**. Email Calendar@noevalleyvoice.com

CHILDREN’S FICTION

A little goose wants a pair of boots in *Ollie the Stomper*, part of the *Gossie & Friends* series by Olivier Dunrea. Ages 1-4.

I Can Do It Even If I’m Scared by Lisa Katzenberger, with pictures by Hannah George, encourages courage in kids ages 4 to 8.

Hooray for She, He, Ze, and They! What Are Your Pronouns Today? by Lindz Amer, with illustrations by Kip Alizadeh, celebrates gender diversity. Ages 4-8.

A girl learns about her “hairitage” in *Zara’s Wash Day* by Zenda M. Walker, illustrated by Princess Karibo, with a foreword by Lupita Nyong’o. Ages 4-8.

In *Operation: Happy*, by Jenni L. Walsh, young Jody and her dog Happy make a list of fun things to do in 1940 when their family moves to a place called Pearl Harbor. Ages 8-14.

CHILDREN’S NONFICTION

Jennifer Ward’s picture book *Sleepy: Surprising Ways Animals Snooze*, with illustrations by Robin Page, uses poems and prose to describe various creatures’ slumber. Ages baby-8 years.

Books take a voyage around the world in *Every Here Has a There: Moving Cargo by Container Ship*, written by Margo Linn, illustrated by Brian Fitzgerald. Ages 3-7.

Concrete Mixers by Mari Bolte is a STEM introduction to the construction vehicle, showing its uses and working parts. Ages 4-8.

I See Color: An Affirmation and Celebration of Our Diverse World is by Valerie Bolling and Kailei Pew, with illustrations by Laylie Frazier. Ages 4-8.

Welcome to AI: What Is Artificial Intelligence and How Will It Change Our Lives? is a primer by tech journalist Matthieu Dugal, maker of the documentary *AI: To Be or Not to Be*. Illustrations are by Owen Davey. Ages 9-12.

CHILDREN’S EBOOKS

Five little skeletons go trick-or-treating in *Spooky, Scary Skeletons* by Andrew Gold, with illustrations by Polona Lovsin. Ages 4-8.

Still missing Puerto Rico, Abuela takes a walk with her grandmother to see the Hudson River, in *The River Is My Ocean*, written by Rio Cortez and illustrated by Ashleigh Corrin. Ages 4-8.

Whale, Quail, and Snail wait for a fruit to ripen, in *Whale and the Mystery Mango* by Erica S. Perl, illustrated by Sam Ailey. Ages 5-7.

Amari and the Despicable Wonders is the third book in B. B. Alston’s *Supernatural Investigations* series. Ages 8-12.

In *Tiny Titans: The Big Story of Plankton*, Mary M. Cerullo describes the marine organisms at the bottom of the food chain. Ages 8-12.

TEEN FICTION

A technomancer and a handsome thief team up to save a lost sister in the fantasy *A Magic Fierce and Bright* by Hemant Nayak. Ages 12 and up.

In *A Darker Mischief* by Derek Milman, a queer teen from Mississippi wins a scholarship to an elite New England boarding school. Ages 13 and up.

In *Sleep Like Death*, Kalynn Bayron’s retelling of the Snow White story, Princess Eve must fight for her family and her queenship. Ages 13-17.

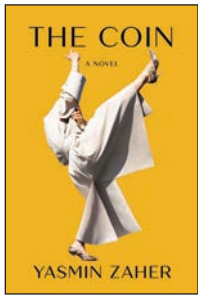
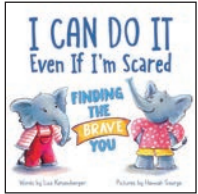
CROSSWORD SOLUTION

Treasure Chest by Michael Blake

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MORE BOOKS TO READ

Quoth the Raven, ‘Nevermore’



For those of us who like nothing better than snuggling under the covers with the stories of Edgar Allan Poe, there are many spine-tingling (More) Books to Read in the stack of new arrivals at the Noe Valley/Sally Brunn Library. Just ask Children’s Librarian Madeleine Felder or Adult Services Librarian Amy Lewis. They will help you discern the scariest among the books highlighted below by Voice bookworm Karol Barske.

On the top of the list might be *The Coin*, a novel about an immigrant living in New York who is overcome by the “neurotic glow of affluence.”

Then again you might want to choose the Stephen King spinoff *So Witches We Became* and follow it up with the *Practical Rules for Cursed Witches*.

Both children and adults could enjoy Matthieu Dugal’s *Welcome to AI*. It’s bound to be a nail-biter. Before reading it, though, we recommend *I Can Do It Even If I’m Scared*.

Or the sing-along *Spooky, Scary Skeletons*. It’s about cute little skeletons going out on Halloween night.

If you want to put an item on hold, use your digits at SFPL.org or download the library’s mobile app at

<https://sfpl.org/services/mobile-resources/library-catalog-mobile-apps/>.

It may be more relaxing to ride or walk to our beautiful Carnegie building at 451 Jersey St. There you can use the elevator or climb the marble staircase to spend the afternoon browsing the current collection. Or go outside and read on the deck. If you need to speak with librarians Lewis or Felder, or with the always helpful Noe Valley Branch Manager Mary Fobbs-Guillory, call 415-355-5707.

The local library is open every day, even on Sundays (1 to 5 p.m.). Note, however, that this month, Noe Valley along with all city libraries will be closed on Monday, Oct. 14, in observance of Indigenous Peoples Day. —Sally Smith, Ed.

Jill Baguchinsky’s *So Witches We Became*, a queer, feminist spin on Stephen King’s *The Mist*, takes a group of high schoolers to a private island in Florida haunted by an invisible beast. Ages 13 and up.

An ambitious teen starts a dating advice column with her childhood frenemy in *Asking for a Friend* by Kara H.L. Chen. Ages 14-17.

TEEN EBOOKS

A teen witch completes her training by breaking a powerful family’s curse in *Practical Rules for Cursed Witches* by Kayla Cottingham. Ages 12-17.

In *With Love, Echo Park*, by Laura Taylor Namey, two Cuban teens in L.A. work through their differences. Ages 12 and up.

In *My Life As a Chameleon* by Diana Anyakwo, a teen living in England returns to her birthplace in Nigeria. Ages 13-17.

A high school senior tries to break out of her comfort zone in *The Sticky Note Manifesto of Aisha Agarwal* by Ambika Vohra. Ages 14-17.

A Chinese teen detained at Angel Island Immigration Station finds solace in the poetry on the walls, in *Bridge Across the Sky*, a historical novel in verse by Freeman Ng. Ages 14 and up.

ADULT FICTION

The life of a Palestinian woman teaching middle school in New York City begins to unravel in *The Coin* by Yasmin Zaher.

In *The Long Island Compromise* by Taffy Brodesser-Akner, a family struggles to resolve issues stemming from a kidnapping that happened 40 years ago.

The son of Ethiopian immigrants uncovers his family history in *Someone Like Us* by Dinaw Mengestu.

In Laura van den Berg’s *State of Paradise*, a ghostwriter’s sister who has gone missing returns and describes another dimension.

ADULT NONFICTION

Stacey D’Erasmus asks eight artists what sustains them in life, in *The Long Run: A Creative Inquiry*.

In *The Rent Collectors: Exploitation, Murder, and Redemption in Immigrant L.A.*, Jesse Katz tells a true-crime story that starts with a young man’s joining a gang.

The Incorruptibles: A True Story of Kingpins, Crime Busters, and the Birth of the American Underworld by Dan Slater, details the fight against organized crime in early 1900s New York.

A survivor of an anti-Muslim massacre in

LIBRARY EVENTS

Storytimes are on Thursdays at 10:15 a.m. and 11 a.m., Oct. 3, 10, 17, 24 & 31. Limited to 20 children. Find tickets at the reference desk starting at 10:30 a.m.

The Noe Valley Knitting Circle is not just for expert knitters or crocheters. Beginners are welcome on Saturday, Oct. 5, from 10 a.m. to 12:30 p.m.

All ages can create a *Sarimanok*, a bird from Filipino mythology, from cardboard tubes, at a workshop on Saturday, Oct. 5, from 3 to 4 p.m.

Meet at the library for a *City Guides Walking Tour*, “Village Within a City,” of Noe Valley, on Saturday, Oct. 5 or 26, from 2 to 3:30 p.m. Space is limited; registration required.

Family **LEGO and Board Game Night** plays out on Tuesday, Oct. 8, from 6 to 7:30 p.m.

Learn Japanese flower arranging at an *Ikebana* workshop, on Wednesday, Oct. 9, 5 to 6 p.m. Reservations required.

A workshop, “**Healthier Living for Older Adults**,” holds six meetings, Fridays, Oct. 11, 18 & 25, and Nov. 1, 8 & 15, from 2 to 4 p.m.

Noe Valley Library’s **Open House** features tech demos, a notebook-making workshop, Filipino music and dance, and Big Play Date activities for kids, on Saturday, Oct. 12, from noon to 4 p.m.

The **Noe Valley Book Club** discusses *Lessons in Chemistry* by Bonnie Garmus on Wednesday, Oct. 16, 6:30 to 7:30 p.m. Copies are held at the circulation desk.

Enjoy making Mexican pastries at a **Pan Dulce Party** on Saturday, Oct. 19, from 10 to 11:30 a.m.

Calixto Robles from Oaxaca leads a **Screen Print Workshop** for teens and adults, on Thursday, Oct. 24, from 3 to 5:30 p.m. Space is limited; registration required.

Make **Sugar Skull Masks** at a workshop for families on Saturday, Oct. 26, from 3 to 4 p.m.

Make a marigold **Flower Crown** at a workshop for all ages, on Monday, Oct. 28, from 4 to 5 p.m. Space is limited; first come, first served.

Pajama Storytime is on Tuesday, Oct. 29, from 6:30 to 7 p.m. Space is limited to 20; reservations required: 355-5707.

All events take place at the Noe Valley/Sally Brunn Library, 451 Jersey St. For information, call 415-355-5707 or visit sfpl.org.

India, Zara Zaheer Chowdhary explores the roots of the violence, in *The Lucky Ones*.

ADULT EBOOKS

A couple researches apartments in a foreign city in *The Anthropologists*, a novel by Aysegül Savas.

Journalist Elle Reeve looks at modern-day political violence in *Black Pill: How I Witnessed the Darkest Corners of the Internet Come to Life, Poison Society, and Capture American Politics*.

In *More, Please: On Food, Fat, Bingeing, Longing, and the Lust for “Enough,”* Emma Specter analyzes the culture’s obsession with body image.

In Anton Hur’s novel *Toward Eternity*, the use of nanotherapy blurs the lines between AI and human life.



Annotations by Voice bookworm Karol Barske

BRANCH HOURS

Noe Valley/Sally Brunn Branch Library 451 Jersey St., 355-5707						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1-5	11-6	10-8	12-8	10-6	1-6	10-6
Mission Branch Library 1234 Valencia St., 355-2800						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1-5	10-6	10-8	10-8	10-8	1-6	10-6
Glen Park Branch Library 2825 Diamond St., 355-2858						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1-5	10-6	10-6	12-8	10-7	1-6	10-6
Eureka Valley–Harvey Milk Branch Library 1 José Sarria Ct. (3555 16th St.), 355-5616						
Sun	Mon	Tues	Wed	Thurs	Fri	Sat
1-5	10-6	10-8	10-8	10-6	1-6	10-6
For updates, go to sfpl.org						

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Alex Wise serenades the playground crowd during the Sept. 14 finale of the Concerts in the Park music series at Upper Noe. The series resumes in May. Photo by Chris Faust

Sliding Into Fall

Playground visitors will notice improvements in the works at Upper Noe Rec Center, 295 Day St. Rec & Park crews recently began work to replace a couple of the slides and to repair the rubber surface. The repairs will improve safety until a brand new artificial grass play surface is installed as early as next year.

Meantime, fall classes are continuing. Don't miss out on the action. Sign up at <https://sfrecpark.org/>. Tot soccer, volleyball, and tennis are back. Many classes and activities are drop-in and free. Call the office at 415-970-8061 or visit www.uppernoerecreationcenter.com for more information.

You might also want to join Friends of Upper Noe Recreation Center, the park's stewardship group. If you see something amiss, contact San Francisco Customer Service (311) either by phone, web, or the city's phone app. Park personnel rely on your 311 reports to support service requests. For issues related to Joby's Dog Run, open 7 a.m. to 10 p.m., call 3-1-1 or email info@fundogsf.org.

—Chris Faust, Friends of Upper Noe Recreation Center

Upper Noe Fall Session (Sept. 3 to Dec. 14, 2024)

Rec Center Hours, 295 Day St.: Tues. to Fri., 10 a.m. to 7:30 p.m.; Sat., 9 a.m. to 4:30 p.m.; Sun. and Mon. closed; outside activities only. Park grounds daily, 7 a.m. to 10 p.m.

Tuesday 9 to 10 a.m. Zumba (outside) FREE 10 to 11:30 a.m. A Place to Play (Free Play) 10 a.m. to 1:30 p.m. Pickleball FREE 12 to 1 p.m. Pilates (18+) 2 to 5 p.m. Open Gym (youth) FREE 5 to 7:30 p.m. Open Gym (18+) FREE 6 to 7 p.m. Tennis Beginning (18+) 6:30 to 7:30 p.m. Yoga Vinyasa (18+)	6 to 7 p.m. Tennis Beginning (18+) 6:30 to 7:30 p.m. Yoga Vinyasa (18+)
Wednesday 110 to 11:30 a.m. A Place to Play (Free Play) 11:30 a.m. to 2 p.m. Open Gym (adult) FREE 12 to 1 p.m. Feldenkrais (18+) 1 to 6 p.m. A Place to Play (Free Play) 2 to 5 p.m. Open Gym (youth) FREE 5:30 to 7:30 p.m. Advanced Drop-In Volleyball (18+)	Friday 9 to 10 a.m. Zumba (outside) FREE 10 a.m. to 1 p.m. A Place to Play (Free Play) 10 to 11 a.m. Tot Soccer (ages 3-5) 11:30 a.m. to 2 p.m. Open Gym (adult) FREE 2 to 4 p.m. Open Gym (youth) FREE 3 to 6 p.m. A Place to Play (Free Play) 4:15 to 5:15 p.m. Girls Team Volleyball (ages 8-10) 4:30 to 5:30 p.m. Flag Football Junior Div (ages 8-10) 4:30 to 5:30 p.m. Tennis Beginning (ages 8-10) 5:15 to 6:15 p.m. Girls Team Volleyball (ages 11-14) 5:30 to 6:30 p.m. Flag Football Senior Div (ages 11-13) 6 to 7 p.m. Tennis Beginning (ages 10-12) 6:15 to 7:45 p.m. Girls Open Volleyball (ages 12-17)
Thursday 10 to 11 a.m. Petite Bakers (ages 3-5) 10 to 11:30 a.m. A Place to Play (Free Play) 10 a.m. to 1:30 p.m. Pickleball (18+) FREE 12 to 1 p.m. Pilates (18+) 2 to 5 p.m. Open Gym (youth) FREE 4:30 to 5:30 p.m. Tennis Beginning (ages 8-10) 5 to 7:30 p.m. Open Gym (18+) FREE	Saturday 9 a.m. to 4:30 p.m. Open Gym (all ages) 9:30 to 10:30 a.m. Family Zumba FREE 1 to 4 p.m. A Place to Play (Free Play)



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(on the corner of 24th near Church Street)

and now for the
RUMORS
behind the news

Trick or Treat

By Mazook

A CUP OF CONFUSION: As I was sitting across from Martha & Bros. Coffee the morning of Sept. 1, I saw hordes of people walk to the facade of the coffee store at 3868 24th St., and suddenly look dumbfounded. The door was closed, its windows draped with white paper.

Many then read the signs on the glass, which directed them down to 3850 24th St., at the corner of Vicksburg and 24th, where they found purple and pink balloons flying from sandwich boards on the sidewalk, and Martha Monroy herself, with her business partner and sister, Patricia Larizadeh, surrounded by more “regulars,” all happily exchanging hugs and kisses. Martha’s new coffeehouse was a sight to see, spotless and clean, and packed with a long line of eager customers. The employees were serving patrons as best they could, given this was their first day open for business.

I was surprised at how many people at the old location had a big “what?” look on their face, not knowing where to go. A bunch of us, who went to sit in the parklet across from the Town Square, clutching our Martha’s coffee cups, were happy to point them in the direction of the new Martha’s. We got many relieved smiles and thank-you’s.

By the end of the month, work had begun on a seismic upgrade of the old Martha’s building. It will take about a year to complete, says Larizadeh. What will happen when it’s completed is unclear. Will Martha move back to her original location, or will her former space be rented to a new business? Your guess?



GHOULIES AND GHOSTIES: The pumpkins are flying out the door at Whole Foods Market. You are best advised to get your candy treats now at Walgreens, which has a whole aisle loaded with sweets for the kiddies. Hurry, the goodies are going fast. And, of course, start putting together your costumes and the decorations for your homes for that last day of October.

Merchants tell me that they all expect the parade in Downtown Noe Valley to be huge this year, if last year’s crowds are any indication. Thousands of neighbors and their friends showed up on Halloween last year to parade up and down 24th Street, after the sparse turnouts during the pandemic years, from 2020 to 2022.

Many of the merchants are planning to have treats to give out to the kids who appear at their doors. They’d better.

== =

LOOKING BOO-TIFUL: Noe Valley has three fantastic Halloween stores with all the spooky stuff you may need.

The four-decade-old One Stop Party Shop (1600 Church St., corner of 28th), says owner Mardie Vandervort, is stocked to the rafters. “We are expecting Beetlejuice and Lydia Deetz to be the most popular costumes this year. We always stock up on wigs, hats, and accessories. This year, we also stocked up on decorations and props. As always, we look forward to providing the community with all their Halloween essentials.”

She adds, “Customers are very interested in accessories and the store has a large volume of accessories for every creative costume.”

I am told that they will not be blowing up helium balloons in the store this year. The reason for the ban has to do with an incident on Sunday, Sept. 8, near closing time, when despite warnings to wait until



A Crane Market: Supervisor Rafael Mandelman gives Elizabeth Crane a special commendation at the Farmers Market, for her 20 years of service to the popular homegrown institution. *Photo by Sally Smith*

they got into their car, a parent allowed a young lad to hold a Mylar balloon as they exited the shop. The balloon flew out of his hands, and the wind blew it into a maze of power lines above. Sparks flew, and it caused a blackout for 10 hours from Church Street east down to the Mission. The J-Church was stopped in its tracks, and Muni had to bring in shuttles for the passengers to continue to their destinations. So, no balloons.

You might also want to visit Downtown Noe Valley’s hallowed ground, Just for Fun, at 3982 24th. Says store manager Leah Komarek-Meyer, “We have a wide variety of costumes, including the traditional spooky ghosts, magical, unicorns, fairy, and pirate outfits. She also promises to have lots of decorations, streamers, balloons, and paper plates and cups. “And we will have little goodies for the trick-or-treaters who visit our store on Halloween night.”

New to Downtown Noe Valley this year is the holiday party store Terrasol, which opened at 1307 Castro, between Jersey and 24th, in July after having locations in several city neighborhoods for over 20 years. “We decided to move here when we found a great space for rent, and we really like it. The people are so nice here,” says co-owner and lead artist, Stephen Trimble. He and his partner, Alberto Rojas, have their art studio in the back of the store.

This is a store with a display you will not want to miss. I spent almost an hour looking at all the amazing items.

“We consider ourselves a holiday store, since we sell seasonal works from Day of the Dead to Thanksgiving and then Christmas,” says Trimble, “and then we close for January and resume in February for Valentine’s Day, then Memorial Day, and July 4th.”

“Most of our items are created or vintage-style stuff we have embellished in our studio,” says Trimble. They make their own Halloween trees and porch boards, and bats that hang from the ceiling. Terrasol also features hats, masks, and costumes (which they embellish, making each one unique). “We are also very big on glitter and tulle fabrics,” Trimble says.



ART ATTACK: The Noe Valley Art Festival at the Noe Valley Town Square was a raving success. On Sept. 22 more than a hundred visitors viewed the creations of two dozen local artists showing photographs, paintings, drawings, multimedia art, jewelry, ceramics, and sculpture. There were several booths for kids to create their own art. Fifteen Downtown Noe Valley stores also participated in the event, with art items displayed in their stores and restaurants.

Valley Street resident (and sometime Voice photographer) Najib Joe Hakim raised nearly \$1,200 for Gaza relief at the festival by selling his photo prints and cards. He says he’ll be sending the money to the Rebuilding Alliance (RebuildingAlliance.org), a group providing emergency food and medicine to Palestinian families.

Kudos go out to the Friends of Noe Valley for organizing the event. Thank you.

Also at the Town Square, on Sept. 7, was a big celebration for Elizabeth Crane. Crane received an award from the city for her 20 years of serving on the Noe Valley Farmers Market board. Asked by Supervisor Rafael Mandelman what she’d like to tell the audience, Crane joked, “Buy some arugula!” Later, when asked why she never missed a Saturday in her job of running the market, she said, “I do it for the community. I do it for Noe Valley. And for the farmers. It’s been an amazing 20 years. Let’s make it 20 more.”

Mark your calendars for the next Town Square events. On Saturday, Oct. 5, from 6 to 8 p.m., the Town Square Dance is back, by popular demand. Duo Skillet Licorice returns to lead us in a hoe-down. No experience necessary. Prizes will be awarded for best square dance outfits. Plus, there will be a surprise county fair-style contest. Bring your dinner and wear your comfiest dancing shoes, says square organizer Leslie Crawford.

And Fleet Week in San Francisco happens the second week of October. On Tuesday, Oct. 8, at 6 p.m., the 1st Marine Division Brass Band will play for an hour at the Noe Valley Town Square.

Then the Acoustic Sunday series at the square will feature El Guajiro’s Latin-Cuban music and dancing on Sunday, Oct. 13, 1 to 3 p.m. And you can hear pop, rock and soul from the Loose Interpretations, an all-female a cappella group, on Sunday, Oct. 27, also 1 p.m.



ART’S A POPPIN’: Abstract painter and 24th Street resident Jaime Lovejoy and her creative partner, ceramicist Erin Hupp, are bringing their pop-up gallery back to Noe Valley, where the project started four years ago. The team will be taking over the empty Mill Mercantile space at 3751 24th St. (at Chattanooga) and turning it into a gallery for the month of October. Fellow Bay Area artists Kaleen Cameron, Hannah Franco, Sasi Kladpetch, and Katie Gong will join Hupp and Lovejoy in showing new work.

The group show, titled *Interwoven*, will be a mix of abstract paintings, sculpture, and fine art ceramics.

Says Lovejoy: “I am thrilled to bring the pop-up back to Noe Valley, my neighborhood and where it all began. When we last held the gallery, we were met with such positive feedback from the community. Visitors and passersby love seeing more art in the neighborhood. Even more, people enjoyed engaging with the actual artists themselves. They were able to hear about our process and collaboration, see how we created the work, and understand the story behind it.”

The idea was initially born out of Covid. Needing a place to show during Open Studios, Lovejoy found a spot in a temporarily vacant 24th Street store space. Hupp joined her, and each year the pop-up has grown, showing up on Hayes Street in 2022 and Union Street in 2023.

The duo aren’t sure whether their model will be able to continue in Noe Valley, but they are pleased that San Francisco is in a resurgence. This will be the largest show to date, with a full calendar of events for each weekend.

The Pop-Up Gallery will be open from Oct. 4 to Oct. 27, Thurs. through Sun., 11 a.m. to 6 p.m.



HELLO, HOLLYWOOD: Bigtime kudos go out to the internationally recognized Noe Valley Girls Film Festival, which was held at the Noe Valley Ministry on Sept. 7. NVGFF co-organizer Larry Kane sent out an email worthy of printing here:

“The NVGFF Team wants to thank the filmmakers, sponsors, guest speakers, movie judges, and volunteers who helped make the 9th Annual Noe Valley Girls Film Festival a huge success! On Saturday, Sept. 7, Maurissa Horwitz, the Lead Editor for Pixar’s hit movie *Inside Out 2* spoke to a packed house about her personal story in film editing and the details about the edit-

ing process for this sensational movie hit. Also, Shawn Ryan and young actor and screenwriter Abby Nuccio from the Young Actors’ Theatre Camp fielded questions from NVGFF team members about producing their movie *Mom(s)*, which was screened at the Cannes Film Festival last spring.”

Here are the winners in the festival: In the category of filmmakers ages 11 and younger, first prize went to *Blink* by Haida Khan & Belle Vue Park Primary, Australia. Second prize: *A Green Flower* by Eva Cureton & Creative Space Studio, Estonia. Third prize: *Axinos* by Anna Maria Kakona & Calliopi Villy Kakona, Greece. *Axinos* also won the Audience Choice Award.

For ages 12 to 16, first prize went to *Spot* by Mohadesse Najafi, Iran. Second prize: *Butterfly Playground* by Bryn Wright, USA. Third prize: *The Girl Who Fed the Birds* by Dora Bosnic, Croatia. A Special Award went to *Mom(s)* by Abby Nuccio and Young Actors Theatre Camp, USA.

The four founders of the festival are Charlotte Kane (now a junior in college), Caitlin Kane (freshman), Ella Marks (junior) and Maggie Marks (freshman). They are all still involved. Clair Kane, a freshman at Lick Wilmerding High School, has led the NVGFF for the past two years, with the help of Caitlin and Charlotte. And kudos go to Larry and wife Christina Kane, who have organized and produced this event since day one.

The NVGFF is a free event that relies on donations and the support of Noe Valley sponsors. Says Larry Kane, “We want to especially thank Christine Tawadrous of the Noe Valley Ministry, Leslie Crawford from the Noe Valley Farmers Market, Sterling Bank, Debra Niemann of the Noe Valley Association, and Lamisse Droubi of the Droubi Team for their continued generous support of the NVGFF. We also want to thank the many Noe Valley merchants for their raffle prizes, including Wink, Chocolate Covered, Animal Company, PurpleMaroon, Art Haus, Moonshot Studio, and Easy Breezy.”



WITCH IS IT: On Friday the 13th (Sept. 13), the Marvel Universe came to Moonshot Studio on 24th Street for a fancy promotional event to celebrate the new Disney+ miniseries *Agatha All Along*. According to Moonshot owner Teresa Fitzgerald, “In addition to scent-blending and ‘magic potion’ making (aka custom-scented room and body sprays), approximately 20 black- and purple-attired guests also enjoyed tarot card readings, a magician, a Disney+ selfie station and a tasty selection of magic-themed food and beverages in Moonshot Studio’s event room. Although this was not Moonshot Studio’s biggest private event, it was definitely their best-decorated and on-theme private party!”



TOWN FOOL TRUMP: As reported in SFGate by Alex Brandon/AP, former President Donald Trump held a press conference in Southern California on the Friday after his Sept. 10 debate with Kamala Harris. In the presser, he decided to talk about one of the most important issues in contemporary U.S. politics: Noe Valley’s new toilet.

“It cost \$1.7 million to install a single public toilet in San Francisco,” Trump declared to reporters in Rancho Palos Verdes. “They built a toilet for \$1.7 million dollars, and it’s not even nice. I saw pictures of it,” he said.

Yes, he said our Town Square toilet, which actually cost around \$300,000 after two companies donated materials and installation, was *not nice*. What?!

My comment is VOTE on Nov. 5, and before that, call 10 of your out-of-state friends and tell them to VOTE, and tell them to call 10 of their friends to tell them to VOTE.



THAT’S ALL, YOU ALL: Have a happy Halloween. See you in November.



FALL IS HERE! ASK US ABOUT OUR UPCOMING LISTINGS!



1298 Treat Ave. | Inner Mission

3 BED | 2 BATH | \$995,000 | COMING SOON

Step into luxury with this stunning 3-bedroom, 2-bathroom corner flat, located across from the newly renovated Garfield Park. This bright, airy home blends modern sophistication with timeless charm. It features rich hardwood floors, designer lighting, and in-unit laundry. Enjoy the expansive shared courtyard for relaxation or entertaining. The spacious kitchen, a chef's delight, offers custom cabinets, stone countertops, and high-end stainless-steel appliances, complemented by recessed and under-cabinet lighting. The three bedrooms include two generously sized rooms, and the third can be a cozy guest retreat or home office. The remodeled bathrooms boast Scott Porcelain Tiles and Grohe fixtures, with 1 offering a walk-in rain shower and the other a deep-soaking tub. Situated in an A+ neighborhood, you're moments from the vibrant 24th Street scene with shops, restaurants, coffee spots, and bars. Easy access to the local farmers market, BART, freeways, and shuttles. This gem is ready to move in and can be fully furnished for a seamless transition. Welcome home!

1709 Broderick St. | Pacific Height

4 BED | 3.5 BATH | \$6,500,000 | Single Family Residence

Own a historic Charles Lewis Hinkel residence built in 1883 impeccably renovated in 2019 by world-renowned architect Richard Landry. This Victorian home caters to the most discerning taste with timeless contemporary sophistication, seamlessly integrating period details with modern upgrades. The top floor features a luxurious primary suite designed for utmost comfort: a gas fireplace, window alcove, walk-in closet, and en suite bath. The children's room enchants with inspiring bird wallpaper, creating a sweet haven where imagination takes flight. A guest bedroom overlooking the garden perpetuates the ambiance of relaxation. On the main floor, the living room exudes sophistication with an elegant fireplace as the focal point. A striking custom chef's kitchen, set against an expansive backdrop of a second common room and dining area, further enhances the home's allure. The kitchen boasts a walk-in pantry, gorgeous custom cabinetry, Calacatta Oro countertop island, wine fridge, and state-of-the-art Viking appliances. The lower floor features a versatile room for entertainment or a private guest suite, with a full bath, walk-in closet, den, wet bar, and laundry room. A fitness area is located inside the garage. A picturesque English garden perfects the home's charm.

PENDING



530 Douglass St. | Eureka Valley

3 BED | 2 BATH | Condominium

530 Douglass occupies the top two levels of a meticulously maintained two-unit building and seamlessly blends modern convenience with sophisticated style. On the main level, you'll find an open, entertaining-friendly layout featuring a living room with a custom fireplace, a spacious dining area, and a gourmet kitchen complete with a large island and stainless steel appliances. This floor also includes two bedrooms, a full bathroom, and a convenient laundry room. The upper level is dedicated to the primary bedroom, which highlights cathedral ceilings, an en suite bathroom, a walk-in closet, and sweeping panoramic views. Step outside to the private rooftop deck, perfect for alfresco dining with stunning views of Noe Valley and Sutro Tower. Additional features include large one-car parking and a dedicated storage area.

595-597 Diamond St. | Noe Valley

Close Price \$4,500,000 | Duplex

VACANT. No eviction history. This luxury two residence estate in the heart of Noe Valley has 4 individual garages plus three guest parking spots (7 car parking total)! The meticulously landscaped exteriors feature a ~1,000 sqft entertainer's rooftop terrace, a living wall and lounging patios. The residences have been newly renovated and the collection of homes boast 3+ bedrooms and two zen baths per residence. No expense was spared in ensuring a visual masterpiece - sleek modern kitchens, opulent baths, new custom flooring, cabinetry and closets and gorgeous detailing throughout. New Marvin windows frame the views perfectly and new systems make this the one! Move right in. Idea location is just moments from the vibrant 24th Street corridor in Noe Valley, the farmers market, boutique shopping, amazing cafes and restaurants, craft cocktail bars, artisanal coffee shops, parks and so much more.

JUST SOLD



The Swann Group - meet the whole team:



Rachel Swann



Rachel Hooper



Bryant Covarrubias



Drew Raher

Stop by our office to say hello and see how we can help you with your real estate needs.

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