



# THE NOE VALLEY VOICE

## Neighbors Unite to Defend Democracy

When It Comes to National Politics, Misery Loves Local Company

By Emily Hayes

For a group of four Noe Valley friends, Labor Day 2025 was not going to be a day of relaxation at the end of a three-day weekend. Rather it was to be a day of protest—like every other day since the inauguration of Donald Trump.

The foursome—founders of a group called Town Square for Democracy—planned to do a small local vigil, then join San Francisco’s Labor Day Rally and March from 16th and Mission to Dolores Park.

“Labor Day is a good day for a protest about what’s happening now in our country, because of the link between labor and immigrants,” said group co-founder Lisa Jaicks, who is also an organizer for the union Unite Here. “The backbone of the country is under attack.”

Jaicks and her co-founders—Hans Kolbe, a former attorney, Gloria Saltzman, a local psychotherapist, and Amy Fine, a former health policy consultant—would be marching for labor

CONTINUED ON PAGE 9



**Our Rich Bounty:** Noe Street artist S.A. Kushinka, known for her pastel paintings such as *The Fruit Basket* (above), will join more than two dozen artists displaying works at the fourth annual Noe Valley Art Festival on Sunday, Sept. 14.

## Color and Creativity Fill the Square

Paintings, Ceramics, and Music Highlight 4th Annual Art Festival

By Sally Smith

“Art rewrites what history forgets.” The colors of a Victorian on Diamond Street. The innocence of a baby’s face. The spark of a new idea. You’ll find both history and novelty at the fourth Noe Valley Art Festival sponsored by the Friends of Noe Valley,

CONTINUED ON PAGE 7

## Merchants Riding a Tariff ‘Rollercoaster’

Businesses Use Their Heads to Stay in Their Seats

By Matthew S. Bajko

Perhaps no business owner in Noe Valley has been as impacted by President Donald Trump’s tariff wars as has Hannah Seyfert of Lehr’s German Specialties. Nearly everything she stocks is imported from Europe.

And due to Trump’s trade policies, she has seen increases in the cost of the food products she carries, from German muesli and mustards to candies and snack items. In early summer, she posted a note in the window of her store at 1581 Church St., to explain why she and other local business owners might have to raise prices.

“It’s not to make more money. It’s to stay open, keep their employees working, and to continue to serve their customers,” the notice read. “Please continue to shop local and support small



**In the Trenches:** With most of her inventory at Lehr’s German Specialties imported from Europe, Hannah Seyfert has found herself on the front lines of the U.S.-global trade war. She hopes her customers will remain loyal while she keeps up the good fight.

Photo by Art Bodner

businesses during these very difficult times.”

Speaking to the *Voice* in mid-August, Seyfert said her customers so far had been understanding about price increases. She expressed relief that in July the United States and the European Union had reached a trade agreement such that the tariffs would be only 15% on European goods and not the 30% to 200% Trump had threatened to impose earlier in the year.

But the tariffs have meant the Austrian-made Manner wafer cookies she carries now cost \$9.99, up from \$7.59 a package. A jar of Löwensenf

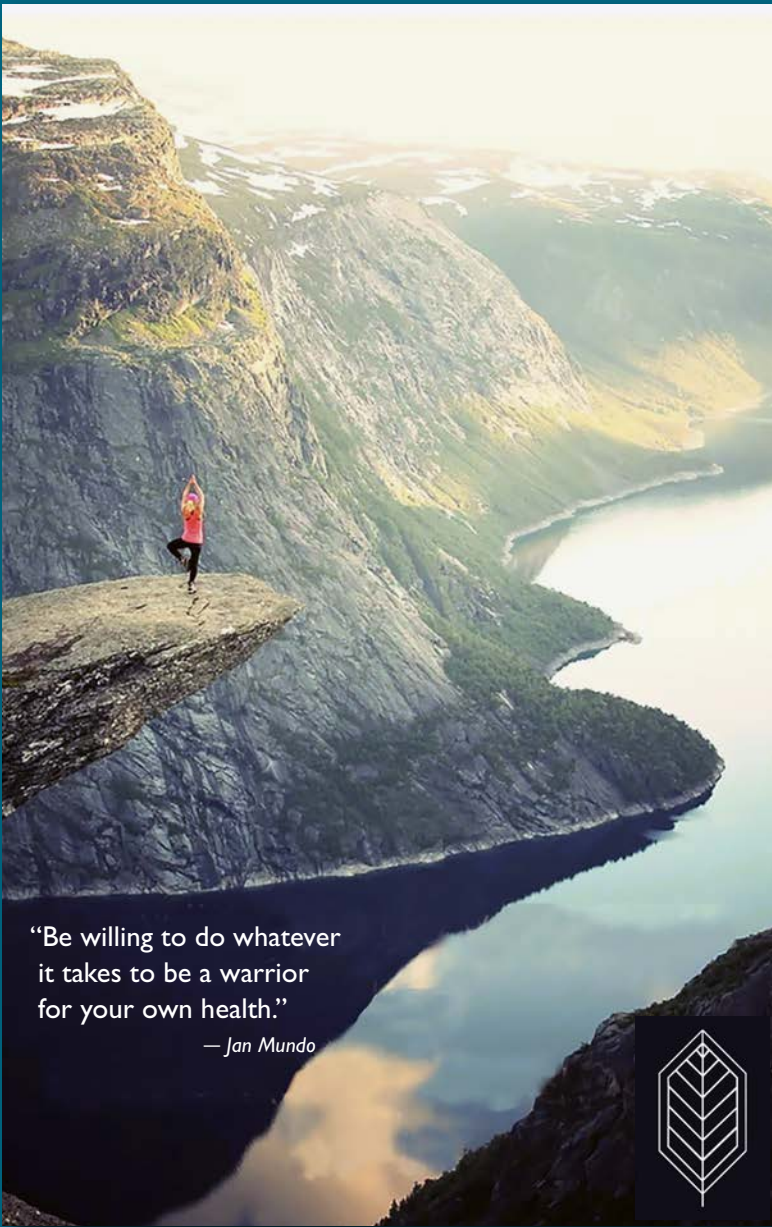
CONTINUED ON PAGE 11



**On the March:** Energized by the mammoth “No Kings” demonstration in Dolores Park on June 14 (shown), a group of activists with the name Town Square for Democracy is holding teach-ins, chats, and “lament walks” in Noe Valley.

Photo by Liz Highleyman





# Take Control of Your Health Future with Dr. Nina Campagna NMD Naturopathic Medical Doctor

Naturopathic Medicine addresses the root causes of your health challenges and utilizes natural therapies to restore your vitality.

My areas of expertise include:

- Female & Male Hormone Balancing
- Longevity Medicine
- Thyroid issues
- Sustainable Weight Management
- Chronic Fatigue
- Gastro-Intestinal Conditions

I offer all potential new patients a complimentary 15 minute Health Coordination Appointment by phone so you can find out more about my approach and determine if working together is a match.



Dr. Nina Campagna NMD  
Naturopathic Medical Doctor

415.879.9340 • DrNina@DrNinaCampagna.com • www.doctor-nina.com



Join us for...

Children's Games, Arts & Crafts, Face Painting, Wheels of Chance, Bingo, Live Entertainment, Delicious Food & More!

SEPT 27

11-8PM

SEPT 28

11-4PM

St. Philip School  
24th St.  
at Diamond St.  
Noe Valley

FREE ADMISSION!

[www.saintphilipschool.org/festival2025](http://www.saintphilipschool.org/festival2025)

Early Bird pricing options for activity wristbands available online until September 23rd

COMPASS

228 VICKSBURG STREET

Apt 1 - \$2,800,000 | Apt 2 - \$1,995,000 | Apt 3 - \$1,897,000

On one of Noe Valley's most coveted blocks, just steps from the boutiques and cafés of 24th Street, this collection of three brand-new luxury stock co-operative residences offers a level of craftsmanship and exclusivity rarely seen in San Francisco. Three new luxury homes to the Noe Valley neighborhood, thoughtfully designed to combine timeless elegance with modern convenience.

Spanning two levels, each residence features soaring ceilings, abundant natural light, and a sense of exceptional privacy. Rich wood flooring, custom closets, and state of the art sound attenuation, which includes—hat channels, insulation chips, and double sheetrock on multiple levels—enhance comfort and livability. Gourmet kitchens are appointed with full Thermador appliance suites, walk-in pantries, soft-close cabinetry, and striking islands that seamlessly connect to open-plan living and dining areas. Comfort is further elevated with AC throughout, DoorBird entry systems, in-unit laundry, and dedicated parking.

As part of an exclusive stock co-operative, ownership grants shares in the building's corporation and the exclusive right to occupy each home. Designed for those who value the exceptional, this rare form of ownership presents a unique and highly sought-after opportunity, fostering a refined, community-focused lifestyle defined by privacy, shared stewardship, and enduring quality.

Shane Nugent

Realtor® | DRE# 01966215  
Broker Assoc.  
M: 415.802.3717  
[shane.nugent@compass.com](mailto:shane.nugent@compass.com)

Compass is a real estate broker licensed by the State of California operating under multiple entities. License Numbers 01991628, 1527235, 1527365, 1356742, 1443761, 1997075, 1935359, 1961027, 1842987, 1869607, 1866771, 1527205, 1079009, 1272467. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.





BUYING OR SELLING THIS FALL, WE’LL GUIDE YOU THROUGH THE SEASON’S HOTTEST DEALS!

2332-2334 California St. | Pacific Heights

**MULTI-UNIT | \$2,498,000**

Gorgeous Pacific Heights Victorian flexible use mansion! This sleek and stylish six residence collective building in prime Pacific Heights presents a lucrative investment opportunity for investors or owner-occupiers. With market rate rented residences and vacant homes, it offers high demand and flexible use. Prominently located a few doors up from the Fillmore Street corridor, you will enjoy direct access to world class restaurants, boutique shopping, Alta Plaza park, craft cocktail bars, artisanal coffee shops and so much more. Transit options abound - 22 Fillmore, 28 Divisadero, 38 Geary, and 1 California Muni Lines. On the investment units. The collective features three (3) 1BD/1BA flats, two (2) studios and an impressive 2 level owners residence boasts 3BD/4BA spanning over 2000 sq ft owner's residence with a private roof deck, guest level and breathtaking views. Spanning 4,736 sq ft, this collection offers incredible value and significant upside potential in a desirable neighborhood. Don't miss out on this opportunity to add value and enjoy the benefits of ownership in this sought-after area with flexible investment opportunity to owner occupy or purely investment with high return.



1754 Larkin St #5 | Nob Hill

**1 BED | 1 BATH | \$899,000**

NOW with assumable loan through Bank of Marin in the 3%’s! WOW! This top-floor Russian Hill penthouse is filled with natural light, blending timeless Edwardian charm with modern luxury. Bay windows and a remodeled kitchen with Bertazzoni appliances, artisan tile, and a farmhouse sink create a warm, inviting space ideal for everyday living and entertaining. Hardwood floors, a fireplace, and a built-in dining hutch add character to the open living and dining areas. The spa-like bath features a clawfoot soaking tub, while the spacious bedroom offers a peaceful, light-filled retreat. Enjoy stunning views of the Golden Gate Bridgean everyday luxury. Additional highlights include in-unit laundry, garage parking with private storage, and access to a shared garden oasis. With low HOA dues and a prime location near Polk and Hyde Streets, this home is a true San Francisco gem.

1396 Pacific Ave. | Nob Hill

**3 BED | 2 BATH | \$1,975,000**

Perched atop a grand, historic building, this top-floor luxury residence offers a serene escape nestled among the trees with stunning Golden Gate Bridge views from your own rooftop that you have exclusive rights to develop. The home features three spacious bedrooms and two beautifully renovated, spa-inspired bathrooms. Fully remodeled throughout, it also includes a private garage with a lounge area and parking for up to **four cars**, along with generous storage space. Located at the iconic corner of Pacific and Hyde, right on the cable car line, you'll enjoy immediate access to a vibrant neighborhood filled with boutique shopping, acclaimed restaurants, craft cocktail bars, wine lounges, and a wealth of amenitiesall just outside your doorstep. With easy access to downtown, the Marina, local parks, and the farmers market, this exceptional home places the very best of San Francisco within easy reach.



The Swann Group - meet the whole team:



Rachel Swann



Rachel Hooper



Kristal Pollack



Drew Raher



Isa Canlas

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

415.225.7743  
Team@SwannGroupSF.com  
CalRE# 01860456

CONNECT WITH US:  
f @SWANNGROUPSF | @THEREALDEALSF  
WWW.SWANNGROUPSF.COM



COLDWELL BANKER GLOBAL LUXURY®

Not intended as a solicitation if your property is already listed by another broker. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.









**THE NOE VALLEY VOICE**  
P.O. Box 460249  
San Francisco, CA 94146  
[www.noevalleyvoice.com](http://www.noevalleyvoice.com)

The *Noe Valley Voice* is an independent newspaper published in San Francisco. It is distributed free in Noe Valley and vicinity during the first two weeks of the month. Subscriptions are available at \$40 per year (\$35 for seniors) by writing to the above address.

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.

The *Noe Valley Voice* is a member of the San Francisco Neighborhood Newspaper Association.

Email: [Editor@noevalleyvoice.com](mailto:Editor@noevalleyvoice.com)  
or [Sally@noevalleyvoice.com](mailto:Sally@noevalleyvoice.com)

Website: [www.noevalleyvoice.com](http://www.noevalleyvoice.com)

Distribution: Call Jack, 415-385-4569

Display Advertising: Call Pat, 415-608-7634,  
or email [PatRose@noevalleyvoice.com](mailto:PatRose@noevalleyvoice.com)

Display Advertising Deadline for the  
October Issue: Sept. 20, 2025

Editorial Deadline: Sept. 15, 2025

CO-PUBLISHERS/EDITORS  
Sally Smith, Jack Tipple

CONTRIBUTING WRITERS AND EDITORS

Corrie M. Anders, Associate Editor  
Heidi Anderson, Matthew S. Bajko, Owen  
Baker-Flynn, Karol Barske, Michael Blake,  
Kit Cameron, Matt Fisher, Kathryn Guta, Emily  
Hayes, Liz Highleyman, Jeff Kaliss, Megan  
Robertson, Roger Rubin, Karen Topakian

CONTRIBUTING PHOTOGRAPHERS

Art Bodner, Pamela Gerard, Najib Joe Hakim,  
Charles Kennard, Beverly Tharp

PRODUCTION

Sally Smith, Jack Tipple

DISTRIBUTION

Jack Tipple

WEB GURU

Jon Elkin

ADVERTISING SALES

Pat Rose, Jack Tipple

PRINTED ON RECYCLED PAPER

Contents ©2025 Noe Valley Voice

## THE CARTOON BY OWEN BAKER-FLYNN



## LETTERS 78 CENTS

### Ignorance in Disguise

Editor:

Thank you to the *Voice* for the thoughtful coverage of State Senator Scott Wiener's annual pumpkin-carving gathering in last November's issue ("Pumpkins and Politics Cross Paths at Noe Courts," *Voice* November 2024).

I was deeply distressed to read that a group of people, disguised in costume, showed up at the event to oppose efforts supporting transgender youth. I believe our role as adults is to love our children—all children—and help them to become their full and best selves.

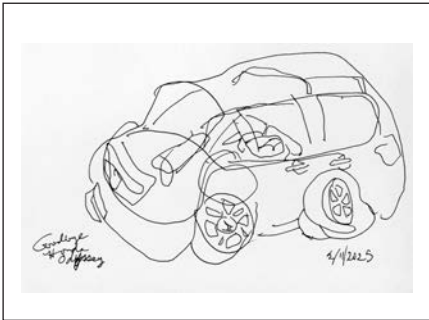
The world can be a hateful, dangerous place for people who don't readily fit cisgender norms. These children need refuge. They need our care, attention, and support as they sort through

these complex, delicate issues—not inflammatory, divisive rhetoric.

Shame on that group for hiding their faces as they held up their ignorant, repulsive signs at a sweet gathering meant for community-building and the enjoyment of all.

I also want to applaud Senator Wiener for his unwavering efforts to promote inclusivity and stand up to hate.

Trynne Miller  
26th and Diamond



Art by Jane Sneed

### The End of an Odyssey

Editor:

I drew my about-to-be donated 2007 Honda Odyssey while waiting for KQED to pick it up.

I am so pleased to support public media. It's practically all I ever watch or listen to.

"And then the vehicle was gone...."

Jane Sneed  
Diamond Heights

### Our Face Is Red:

The *Noe Valley Voice* apologizes for our woeful misspelling in the July 2025 issue of the name of artist Etsuko Bram. In a caption publicizing the Noe Valley Art Festival, we accidentally combined two artists' names (creating the mythical "Debra Forthetsukobram"). We hope Bram and our readers can forgive us.



**Hiba Academy  
Bay Area**  
Wellington College Education

旧金山湾区惠立学校

## Discover the Difference

Widen your child's world with an innovative English-Chinese bilingual education.

Now accepting Applications for PK3, PK4, K and Grade 1



Learn More at  
[bayarea.hibaacademy.org](http://bayarea.hibaacademy.org)

Rigorous Academics  
Multicultural Experiences  
Personal Well-being

99 Rhode Island Street • San Francisco, CA 94103



# CRIME SNAPSHOT

## Crime Drops by Nearly Half

According to the San Francisco Police Department’s digital crime map, Noe Valley recorded a total of 125 incidents in June and July of 2025, a marked drop from the 227 cases logged during the same two months in 2024. In fact, this summer’s total, in the 10 police categories the *Noe Valley Voice* monitors, was down by a whopping 47.3 percent.

The steepest declines came in larceny/theft and burglary, the two categories that typically drive neighborhood crime.

Theft reports fell from 81 during June–July 2024 to 55 in June–July this year. (A decrease in shoplifting was partly responsible. While there were 22 complaints last summer, there were only eight this year, the map showed.)

Burglaries dropped even more precipitously, from 72 last summer to 20 in 2025 (a 72% decline). Motor vehicle thefts also went down year over year, from 20 to 13.

The neighborhood also saw declines in “other miscellaneous” reports, from 26 in June–July 2024 to just four the same months in 2025.

Other categories held steady or registered minor shifts.

Robberies, already low in 2024, declined further, from three to one. Reported assaults went from seven to four.

There were 12 “malicious mischief”

incidents in each two-month period. Vandalism? None to speak of.

Still, not every trend was downward. Reports of fraud rose from four to 11, and there were five domestic violence incidents reported this June–July, as compared to none last summer.

Note that the SFPD defines Noe Valley as the area roughly bounded by 21st Street, San Jose Avenue/Guerrero Street, 30th Street, and Grand View Avenue/Diamond Heights Boulevard.

The *Voice* culled the June–July 2025 data from the city’s open data portal on Aug. 8, 2025. To locate the crime dataset, go to [Data.sfgov.org](https://data.sfgov.org) and click on the Public Safety link.

—Corrie M. Anders, Sally Smith



## Relax, We’ve Got the Details Covered

Selling your Noe Valley home can feel overwhelming. Our team handles every step:

- Expert guidance on smart, cost-effective touch-ups
- Trusted network of stagers, contractors, and inspectors
- Smart, data-driven pricing and targeted local marketing
- Strategic negotiation to secure the best price and terms

With a proven process, we recently put a Victorian under contract in nine days for \$100,000 over list and closed three weeks later.

“I worked with Danielle on selling my home in Noe Valley. It’s a fantastic home, but it does have some quirks that make it not for everyone. On top of this, there were some permit issues that were complicated that made this process loooooong and deeply challenging. I could not be more pleased with Danielle. She was empathetic, proactive, and I felt like I was in safe hands throughout the entire process. I would not hesitate to work with Danielle and team again.”

- Seller’s testimonial  
See 500+ more five-star reviews on Google + Yelp + Zillow

### Ready for a smoother sale?

Lean on 20+ years of Noe Valley expertise and a team that sweats the details so you don’t have to.



**VIVRE REAL ESTATE**  
DANIELLE LAZIER • REALTOR®  
415.528.7355  
23 Years in Business • Noe Valley Homeowner  
See more market insights and our smiling faces at [NoeValleyMarketUpdate.com](https://NoeValleyMarketUpdate.com)



DRE 01340326

STATS: Based on 2024 SFAR MLS listing agent data, all residential categories. Vivre is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 02014153. All material presented herein is intended for information purposes only and is compiled from sources deemed reliable but has not been verified.

## CRIME SNAPSHOT DATA

### Noe Valley Incident Reports June 2024 – July 2025

Crime Category	Jun24	Jul24	Aug24	Sep24	Oct24	Nov24	Dec24	Yr2024	Jan25	Feb25	Mar25	Apr25	May25	Jun25	Jul25
Larceny/Theft	32	49	36	46	44	55	44	460	42	26	45	29	44	27	28
Burglary	33	39	21	16	17	19	17	243	17	16	13	11	16	6	14
Malicious Mischief	7	5	8	8	7	4	3	79	9	4	5	3	2	5	7
Motor Vehicle Theft	8	12	10	10	8	8	3	109	6	5	6	3	4	7	6
Assault	4	3	3	2	8	5	6	32	2	2	2	0	5	2	2
Robbery	1	2	3	2	0	0	3	16	0	0	3	2	2	0	1
Other Misc	19	7	8	6	17	14	7	117	13	9	8	5	10	2	2
Fraud	4	0	5	1	5	3	4	40	0	3	2	3	9	7	4
Family D.Violence	0	0	3	1	2	5	1	22	0	0	4	4	3	4	1
Vandalism	0	2	1	0	0	0	0	4	0	0	0	1	0	0	0
Totals	108	119	98	92	108	113	88	1,122	89	65	88	61	95	60	65

**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 data 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* collected the **June–July 2025** data on **Aug. 8, 2025**. “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 September 2025



**Small Business Returns**  
Member of the National Association of Enrolled Agents

- Individual
- Business Returns
- Electronic Filing
- Tax Planning
- Prior Year Returns
- Out-of-State Returns

**Call for an appointment TODAY!**

300 Vicksburg Street #1, San Francisco • 415-821-3200  
(on the corner of 24th near Church Street)

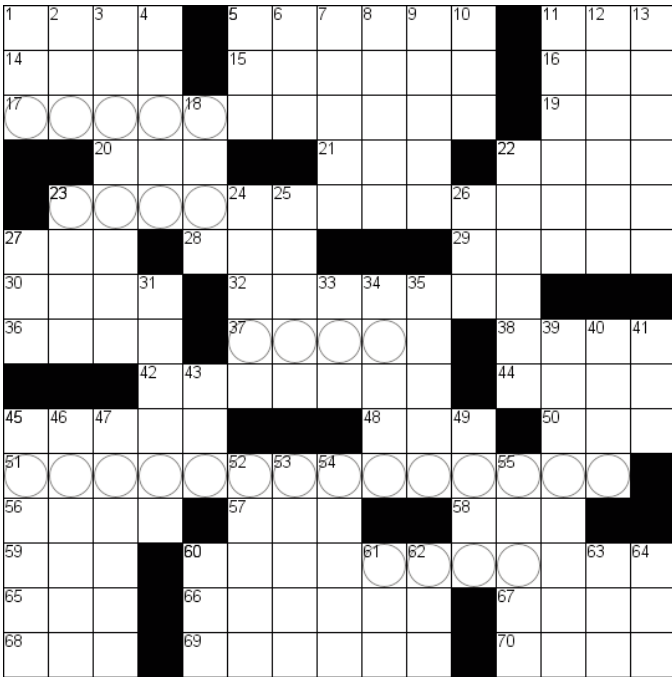
## THE CROSSWORD BY MICHAEL BLAKE

### False Advertising

#### ACROSS

1. Frequent chess sacrifice
5. Remove cargo
11. Rapper Lil \_\_\_ X
14. Amused response like ROFL
15. Sexiest *Man Alive* magazine
16. Disney villain Cruella de \_\_\_
17. Tire-puncturing devices used in police chases
19. Anger
20. Sardine container
21. “Boy, am I dumb!”
22. “Look what \_\_\_!”: “Yay me!”
23. Former name of the whistleblower who transitioned and became Chelsea
27. *Goodness Had Nothing to Do With It* autobiographer West

28. “\_\_\_ guy walks into a bar...” (common joke starter)
29. No longer a minor
30. *Born Free* lioness
32. Words 3-5 in Hamlet’s soliloquy
36. Kind of brake
37. Hit the books
38. Invitation abbreviation
42. Mom and dad, slangily
44. \_\_\_ & Chandon Champagne
45. Prenatal test, briefly
48. Chaney of old chillers
50. “Affirmative”
51. Store at Dolores and 30th that, despite its name, doesn’t sell any of the circled items here
56. Donate
57. Brynner of *The King and I*
58. Cell “messenger,”



- briefly
59. Bambi’s aunt
60. Game with Xs and Os
65. Headed up
66. \_\_\_ a blue moon
67. Coup d’\_\_\_
68. “\_\_\_ matter of fact...”
69. Andre of tennis
70. Hockey feint

#### DOWN

1. “Thx” counterpart
2. Electric guitarist’s need
3. Novy worker
4. Finnish cellphone giant
5. Alternative to FedEx
6. Pickleball need
7. “Mercy me!”
8. Perfume by YSL
9. \_\_\_ dog: leader of the pack
10. With 46-Down, Iowa’s capital

11. Chipmaker whose sales have risen 10x because of AI
12. Broadcasting
13. Snow vehicle, to a Brit
18. Reaches its conclusion
22. Enlighten
23. “\_\_\_ Ha!” (“South Pacific” song)
24. Not tight
25. Keep an \_\_\_ the ground (be alert)
26. “Believe It or \_\_\_!”
27. T-shirt size (abbr.)
31. Passive antonym
33. Match \_\_\_ (tie game, in France)
34. In a strange fashion
35. Boxer Mike
39. “Golden” turmeric-spiced drink at Martha & Bros.
40. Flying-geese formations
41. Halves of qts.
43. Condo group, for

- short
45. *Lansbury of Murder, She Wrote*
46. See 10-Down
47. State whose name means “snow-covered”
49. DEA agent
52. Full of baloney
53. Late lamented Italian deli on Valencia
54. Actress Sommer and namesakes
55. Signed, as a contract deal
60. One \_\_\_ customer
61. “My Country, \_\_\_ of Thee”
62. *Wheel of Fortune* request
63. Acorn dropper
64. French summer

9/2025 Noe Valley Voice  
**Solution on Page 21**  
Find more Crosswords at [www.noevalleyvoice.com](https://www.noevalleyvoice.com)





The fourth annual Noe Valley Art Festival on Sept. 14 will be the first for Cesar Chavez Street artist Natasha Saravanja, creator of the fine art photograph above titled *Lil Honey Bear*.

## A Festival of Creativity

CONTINUED FROM PAGE 1

Linda Lockyer. Additional artists will be displayed at boutiques along 24th Street. You can pick up a festival map at the square, says Lockyer, highlighting mini-galleries and art activities along the shopping corridor.

“What I like this year is we have a wide variety of different kinds of art—paintings, photography, watercolors, jewelry, ceramics, drawings, sculpture, and digital and fabric art,” said Lockyer. There is an artist who makes Japanese style hand-stitched bags, another who transforms waste materials into impressionism, and several who specialize in baby and pet portraits.

Visitors will also find ceramic vases and wind chimes, children’s hoodies decorated with rabbits and cats, and hand-lettered cards featuring flowers, landscapes, and abstract designs.

As in past years, the festival will hand out coupons for discounts at Noe Valley shops and eateries.

“We’re expanding our coupons to local restaurants, and people can also buy drinks all day, from Vibe Events in association with Valley Tavern,” said Lockyer. “In the morning, there’ll be ‘mocktails’ and drinks like bloody marys and Irish coffee, and in the afternoon wine, beer, and cocktails.”

Music will play throughout the day, starting with the Liberty Street Band. “They’re a great band, and they’ll alternate with one of the artists, David Kesler, who is also an architect and a really good guitarist,” said Lockyer.

The festival will also feature a children’s art contest, painting demonstrations, and hands-on art tables for kids and families.

To preview the artists, visit the Friends of Noe Valley website at <https://friendsofnoevalley.com/noe-valley-art-festival-3/>.

<https://friendsofnoevalley.com/news/>  
At press time, 23 artists were confirmed, many of them Noe Valley residents: Carol Casey, Mary Celojko, Lisa Chen, Penny Choy, Anelise Dandler, Katie Furukawa, Lucia Gonnella, Raquel Johnson, Tisha Kenny, Dave Kesler, Ruchika M. Khanna, S.A. Kushinka, Arthur King, Lily Layman, Sophia Lee, David Meeker, Carole Moore, Chitra Nayak, Diane Presler, Kenneth Sakatani, Natasha Saravanja, Carrie Govan Skelly, and Sue Wegener.

The festival is co-sponsored by Perez Construction in partnership with the San Francisco Recreation and Park Department. For information email [info@friendsofnoevalley.com](mailto:info@friendsofnoevalley.com). To volunteer at the event, contact [FriendsofNV@gmail.com](mailto:FriendsofNV@gmail.com). ■



*Cherry Tree* and other Noe Valley scenes are the specialty of Diamond Street artist Lucia Gonnella, selected among two dozen artists to exhibit at the Art Festival this year.

## Block Party Is On

Upper Noe’s Biggest Event Is Happening Sept. 27

By Pat Rose

A last-minute assist from San Francisco Rec and Park has saved this year’s Upper Noe Block Party on Saturday, Sept. 27, from 11 a.m. to 2 p.m., at the Upper Noe Recreation Center and Park at 295 Day St.

“When the SF Parks Alliance (SFPA) started to collapse in the spring of 2025, our Upper Noe Neighbors’ SFPA rep was laid off,” said Chris Faust, president of Upper Noe Neighbors and co-chair of Friends of Upper Noe Recreation Center. “We no longer had anyone to process our paperwork and had been having extraordinary difficulty getting reimbursements and payments for services. So we put the block party plans on hold for this year. Then, when the SFPA totally collapsed in June, we lost all our money, and that put the nail in the coffin.”

Upper Noe Rec Center employees pitched the idea of having Rec and Park host the event this year when Friends of Upper Noe Recreation Center announced they could not do so.

Faust is relieved that the event is happening, but says, “We are way behind on planning, and this is a tough time to make contact since many decision-makers are on summer vacation or busy with back-to-school activities.”

Still, the party is a go and promises to host a bundle of activities, including tot soccer, stomp rockets, cornhole, and safe family archery.

“On the tennis court will be the Imagination Playground building blocks, along with fun, non-competitive

family tennis for all ages using large balls,” Faust said.

The event will also provide free popcorn, lemonade, gelato, baked goods, and other treats from local businesses. The Adrian West Band will perform, and Amanda Barnett will offer face painting.

Invitations just went out for noon speakers, Faust said, and he is waiting to hear back from City Hall. Supervisor Rafael Mandelman is expected, along with park department head Phil Ginsburg.

As for booths, the event has commitments from SF Rec and Park, Friends of Upper Noe Recreation Center, Upper Noe Neighbors, Friends of Upper Noe Dog Owners Group, St. Paul’s School, Friends of Slow Sanchez, and the Comerford Greenway. Faust also expects a good showing by Upper Noe merchants. Lehr’s German Specialties, Delights by Lisa, Love and Stem are on board with funding or door prizes.

Upper Noe Neighbors is inviting local artists to take display space, since this year there will be no conflict with the Noe Valley Art Festival (Sept. 14). “Last year, we were the same date as the art festival,” Faust said.

The group also hopes for participation from James Lick School, Bethany Church, On Lok 30th Street Senior Center, NERT, Mission Education Center, Noe Valley Democratic Club, and SFPD Ingleside Station.

To sign up for a booth, contact [hello@uppernoeneighbors.com](mailto:hello@uppernoeneighbors.com). Or check in with Upper Noe Neighbors at the group’s next community meeting, Wednesday, Sept. 17, 7 to 8:30 p.m., at Upper Noe Recreation Center. ■

# SEPTEMBER SUNSHINE

## STOCK UP, SLOW DOWN & SOAK IT IN

**POTRERO HILL**  
1524 20<sup>TH</sup> STREET  
(415)282-9204

**BERNAL HEIGHTS**  
448 CORTLAND AVE  
(415)648-3221

**THE GOOD LIFE GROCERY**

## FMA

### DISCOVER YOUR PASSION FOR FIGURATIVE ART

Paint and Sculpt  
from Models

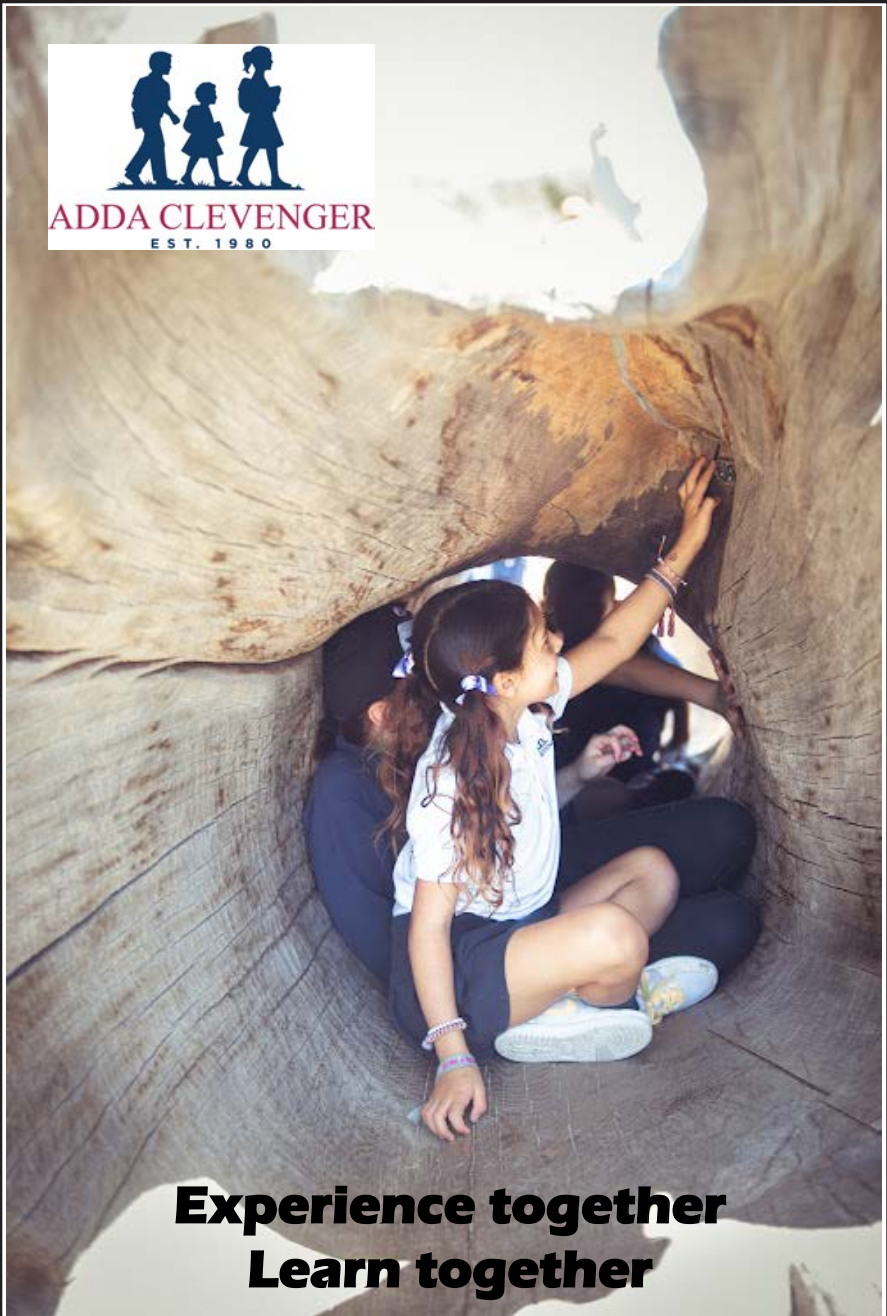
Join our Figurative  
Art Classes in  
Glen Park  
Miraloma Club House

Sign up for Classes at  
<http://fortmasonartists.org>

Contact: [fortmasonartists@gmail.com](mailto:fortmasonartists@gmail.com)

FMA is a CA Nonprofit Corp exempt from  
federal tax section 501(c)(3) of the IRS #  
85-3213901





**Experience together  
Learn together**

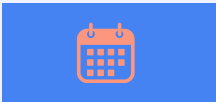
Campus Noe Valley - 180 Fair Oaks St.  
Campus Presidio - 65 Funston Ave  
Phone: 415-824-2240      [www.addaclevenger.org](http://www.addaclevenger.org)



**ST PHILIP SCHOOL  
OF SAN FRANCISCO**  
FAITH • ACADEMICS • COMMUNITY • ENRICHMENT



# TK + KINDER OPEN HOUSE



**DATE:**

Tuesday,  
September 23rd  
6:30-7:30PM



**LOCATION:**

665 Elizabeth St.  
San Francisco,  
CA 94114



**DETAILS:**

Parents only,  
please!



RSVP to meet the teachers and our principal!  
We will answer any questions you may have and  
show you around our TK + Kindergarten space.



415-824-8467



[info@saintphilipschool.org](mailto:info@saintphilipschool.org)

**PROUDLY  
CELEBRATING  
100 YEARS**  
OF PRAYER, STUDY, SERVICE, & COMMUNITY

**St. James**  
Catholic School



**OPEN ENROLLMENT**  
**Kindergarten – 8th Grade**

**WE SUCCEED TOGETHER!**  
**PODEMOS HACERLO**

321 Fair Oaks  
San Francisco, CA 94110  
[admissions@sjsSF.net](mailto:admissions@sjsSF.net)  
415.647.8972

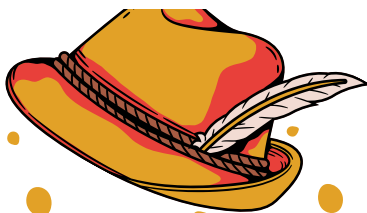
**We Offer**

- ✓ Blended Learning
- ✓ Spanish Classes
- ✓ Performing Arts
- ✓ Extended Care
- ✓ Team Sports
- ✓ Affordable Tuition



**JOIN US**

Visit Our Website  
[SaintJamesSF.org](http://SaintJamesSF.org)



**ST. PAUL'S  
SCHOOL & PARISH  
PRESENT:**

# Oktoberfest

**OCTOBER 18, 2025**



• DRINKS • FOOD • MUSIC  
• CARNIVAL GAMES AND MORE!



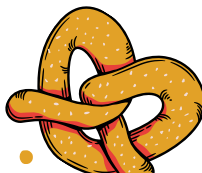
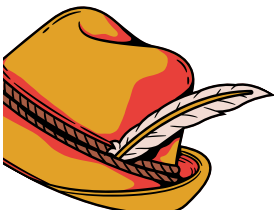
**Free Entry!**

Saturday, October 18, 2025  
12:00 pm - 4:00pm

St. Paul's School  
1690 Church Street  
San Francisco, CA 94131

Learn more about our K-8 School  
at [www.stpaulschools.org](http://www.stpaulschools.org)

FOOD & GAME  
PRESALES HERE







The founders of Town Square for Democracy—(l. to r.) Hans Kolbe, Gloria Saltzman, Amy Fine, and Lisa Jaicks—are longtime friends and neighbors who went from discussing politics over coffee to holding public forums and “Conversations in the Square.” Photo by Emily Hayes

# Democracy Squared—Actually Quadrupled

CONTINUED FROM PAGE 1

rights, racial justice, and gender equality.

But they also would be taking a stand against Trump’s mass deportation of immigrants, attacks on judges, lawsuits against the media, and deployment of National Guard troops on city streets. And that’s the short list.

## Down with Despair

Town Square for Democracy grew out of the group’s informal chats about politics at Martha & Brothers Coffee on 24th Street.

“We wanted to address that sense of isolation and hopelessness that we heard from people in the Town Square and at the coffee shops,” said Jaicks, who was the partner of the late community activist Peter Gabel (see *Rumors* on page 23).

In March, the group began holding events at the Noe Valley Ministry reminiscent of the teach-ins of the 1960s. They also staged “lament walks,” where participants dressed in black and carried signs bemoaning the latest blow to racial justice and equal rights.

They were among the tens of thousands who marched in the city’s June

14 “No Kings” protest.

“I really struggle with feeling anxious about what’s happening, but when I’m in the group and in the meetings, I feel more hopeful,” Saltzman says. “I felt energized marching with thousands of people. It was just so inspirational.”

Without an outlet, Kolbe says, despair can turn to rage or even violence.

“Historically, it’s been the nonviolent resistance that has made a difference in overturning authoritarian governments,” says Fine, who is also active with Action SF, which meets on third Tuesdays at the Noe Valley Library. “So, we are making sure that the kind of resistance we support is about treating other people very humanely and is nonviolent.”

## A Beautiful Speaker Series

Fine says Town Square for Democracy has three main goals: building community, educating themselves and others, and connecting people to action.

The Ministry forums often begin with music—sometimes with Kolbe playing cello—before moving on to the speaker or panel discussion.

“If you just start with something that is calming, that is beautiful. That is energizing,” says Fine. “There’s beauty and art in life, even as you’re dealing with big issues in the country.”

During the group’s April event, titled “Stop the Slide into Dictatorship,” Kolbe, who spent his childhood in



Town Square for Democracy’s Gloria Saltzman takes the microphone to question speakers during a meeting on ICE detentions at the Noe Valley Ministry on Aug. 4. Photo by Emily Hayes

1950s Germany, spoke about the dangers of passivity in the face of authoritarianism.

“[The talk] was an opportunity to share what I grew up with. How could [the Holocaust] happen? What would I have done? So what do I do now?” Kolbe said.

At an Aug. 4 gathering attended by close to 50 people, the group hosted speakers from PODER (People Organizing to Demand Environmental & Economic Rights). Amy Aguilera and Sofia Bastida briefed the audience on how to be an ally during a U.S. Immigration and Customs Enforcement (ICE) arrest or raid, and explained how citizens could report incidents to the San Francisco Rapid Response Network, a 24/7 hotline (415-200-1548).

Defending migrant rights remains high on Town Square’s list, as does collaboration with other local groups, including Action SF, the Noe Valley Democratic Club, Indivisible SF, and Rise Up to Action.

As their ranks grow, Kolbe says, they might even see more Republicans. “Human nature has two aspects, change and conservatism. These are two natural pieces of our being, and we need to

have both represented,” Kolbe says.

## ‘Chat and Recharge’

A forum on threats to science and medicine is in the works, drawing on the expertise of the many local residents who work in those fields.

The group also wants to balance the large Noe Valley Ministry meetings with smaller, more intimate gatherings, Fine says.

In late August, they launched a new event, “Conversations in the Square,” outdoors at 3861 24th St.

“Please join us for a relaxed Sunday afternoon hour in the Noe Valley Town Square. We are calling it ‘Chat and Recharge,’” the emailed flyer read. “It’s not listening to panels and heated controversies but creating a time and a space to get to know each other. Both are needed. So, to avoid burnout, strengthen personal friendships, and keep going for the long run ... join us.”

To find out more, check the group’s website, [townsquaredemocracy.com](http://townsquaredemocracy.com), or email [townsquarefordemocracy@gmail.com](mailto:townsquarefordemocracy@gmail.com). Also, look out for the Town Square Four at the Noe Valley farmers markets or night markets, and, of course, at Martha’s on 24th Street.

48ee

Just For Fun

We’re back, baby!

3980-3984 24<sup>th</sup> Street, 94114

Be part of the Synergy Story.

For 50 years & counting, Synergy School has been creating the resilient, empathetic, and inspired leaders of tomorrow. To learn more about this unique TK-8 experience and sign up for a fall tour, visit [synergyschool.org](http://synergyschool.org).

Synergy School





## Noe Valley History.

Photo by Jack Tipple



# Merchants Caught In Tariff Whiplash

CONTINUED FROM PAGE 1

mustard is up to \$6.69 from the \$5.99 it had cost, while the price for Seitenbacher muesli is now \$9.49, a price hike of 50 cents.

“You never know how far you can go with prices or how much they can increase before customers decide they don’t want to buy,” said Seyfert, who also is having to accept lower profit margins. “I understand times are tough right now. We really, really try to keep our prices reasonable.”

Despite the pressure, she feels certain her customers will continue to patronize her store, and for that reason Seyfert extended her lease this summer another three years. In fact, she had hoped to negotiate with her landlord for another five.

“I am always saying that I sell happiness and memories rather than food. And I think people will still come back for that,” said Seyfert, who took over the store from its founder and reopened it in late 2022. “I am just hoping at Christmas we will have a very strong season.”

### Nationwide Shipping

Seyfert’s tariff troubles have garnered her coverage in the German press, with a reporter for the publication Handelsblatt writing a story about her in early August. It is helping spread word to German expatriates across the U.S. that they can now order from Lehr’s online, as Seyfert this summer began shipping to all 50 states. (The only states she has yet to ship to are Alaska and Hawaii, she told the *Voice*.)

Her move was a response to the tariff situation but also a reaction to the news that a German e-commerce site had gone out of business earlier this year. Seyfert saw an opportunity in its demise to bolster her own bottom line.

“We are getting a lot of business from that, because they [customers] have nowhere else to go,” said Seyfert, who has yet to advertise about her nationwide shipping expansion.

She now works directly with six main vendors, and that has brought some of her costs down. But her expenses have been impacted in other

ways this year. For one thing, the cost to ship items from East Coast distributors has gone up. Also, certain items sold by German companies but made in China are now subject to higher customs duties.

Thus, her order for lanterns and paper cones filled with treats given to children at the start of the school year nearly tripled in customs duties, from \$320 to \$818 this year. Still, she kept the price for the items at \$24.99.

Her annual shipment of wooden German Christmas ornaments, which she placed in the spring, is set to arrive by early October. She is unsure what the invoice will be this year.

She likened being in business this year to “mostly a rollercoaster,” compared to the more “foreseeable, reliable, and steady” 2024.

“This was the first year I really felt something is happening out of my hands that has real impact on my store,” said Seyfert. “I was scared. I was really scared because the store is everything I want to do. I don’t want to do anything else, ever.”

### French Bottles Pricier

At Noe Valley Wine & Spirits, owner Don Norton says he is starting to see the French wines he carries increase in price 20% to 25%, due to tariffs on alcohol from Europe.

A bottle of Burgundy French pinot noir wine he priced at \$32 last year he has now had to price at \$37, though the hike hasn’t resulted in any sharp drop-off in sales.

“The cost of a wine made in California of comparable quality is not always necessarily in line with that of a French wine, so a lot of European wines still offer a good value,” said Norton.

Under the trade agreement brokered between Trump and the European Union, the tariff on his imported European products is going from zero to 15%, and it doesn’t appear a deal will be reached to exempt wines and spirits. (A federal appeals court ruled in late August that many of the tariffs were illegal, but it delayed its decision taking effect until Oct. 14, to allow the Trump administration time to appeal to the U.S. Supreme Court.)

“We are 70% imports, so it definitely has been a long stressful ride since March, with him waffling back and



The cost of hats and wigs went up this year, says Mardie Vandervort, owner of One Stop Party Shop. But she believes Halloween—on a Friday—will lift her spirits. Photos by Art Bodner

forth. But ultimately we are starting to see more price increases now than we had initially,” said Norton, who in October will mark his 10th anniversary of owning the shop at 3821 24th St. “Now that things have settled in, people are more apt to change the price.”

During Trump’s first term in 2019, his administration imposed a 25% tariff on most European wines as a retaliatory measure for the EU having subsidized the construction of Airbus passenger jets. Norton saw wine prices then rise between 25% and 30%, he recalled.

“Prices went up and never went back down,” he said. “The French took that increase to heart and, for the most part, left it in place, especially for wines from higher-demand regions like Burgundy and Bordeaux.”

The liquor industry is also seeing price spikes due to increased shipping costs and the weakening of the U.S. dollar compared to other currencies, Norton said. As for the response from customers, they have been willing to pay higher prices for both the wines and the liquors they favor, whether they be imported whiskeys and gins or liqueurs like Aperol and Campari.

“They are commodities, and people know them and expect them to be in stock,” said Norton. “I don’t really think it will change their drinking behavior that much. There is no domestic replacement that is quote-unquote better and less expensive.”

Prices for tequilas and other spirits made in Mexico have increased due to Trump’s imposing a 25% tariff on most

goods imported from the country earlier this year. The president did so because in his view Mexican authorities weren’t doing enough to address cross-border crime and drug trafficking. The 25% tariff also applied to the auto imports from the country, and a 50% tariff was placed on Mexican metals commodities like aluminum cans.

On July 31, Trump delayed by 90 days increasing the tariffs on Mexican goods to 30%. That decision had Norton planning to place in October the bulk of his orders for the holiday shopping season.

“I keep my inventory levels high all year round because I can’t stand walking into a half-empty shop. It is not a good experience for customers, who still want a full complement of the products you want or need,” said Norton. “If anything, that demand goes up in November and December, so we have to be even more stocked.”

### Wigs a Fright

Mardie Vandervort, the owner of One-Stop Party Shop at 1600 Church St. (est. 1987), has seen the cost for wigs increase \$2 and hats for Halloween costumes spike \$10 this year, due to Trump’s tariffs.

“That is a lot. But don’t forget I am a small business. Instead of doubling the price—I don’t double—I just add \$10 to keep my customers happy,” said Vandervort. “I am still making a little bit of money, but I am not gouging my customers.”

She said she had had to raise her prices in recent months, but she had placed her orders for the holidays early to avoid being hit by new tariffs.

Nevertheless, she expects sales to be “amazing” this year, especially because Halloween falls on a Friday night, Oct. 31.

“I think we are going to be better than okay,” she predicted.

### Asia Hit Hardest

Small Frys owner Carol Yenne saw prices for the merchandise she carries in her children’s boutique go up during Covid, along with her shipping costs, which have not come down. In the spring, many of her vendors raised their prices ahead of the tariffs. A few even came back to her with 5% increases on orders she had already signed contracts for and asked her to okay them.

“I think the vendors are somewhat taking advantage of the tariff situation,” she said.

Yenne said she’d seen “anywhere from a 2% to 10% increase in prices” this year. But so far she is not seeing a drop in her sales.

“Of course, we are Noe Valley, but I haven’t seen a dip,” said Yenne.

A lot of the clothing in her store at 3985 24th St. comes through Europe,



Noe Valley Auto Works owner Sabrina Yee and service advisor Fred Sanchez stand near their batteries, now tagged with a sign: “\$5 tariff fee.”

CONTINUED ON NEXT PAGE



# High Import Costs Take a Big Bite

CONTINUED FROM PAGE 11

she points out. Toys and shoes from Asian countries are suffering higher tariffs, she said, such as India (50%), China (30%), or Vietnam (20%).

“Customers should expect prices to be a little bit higher. But how high they will be depends on where they are made,” said Yenne.

Yenne is already ordering the spring 2026 merchandise she plans to carry and has found most of her vendors are keeping their prices the same and have not yet gone up another 2% to 5% percent.

But her other costs continue to rise, from wages and rent to insurance. Her insurance company even cancelled her policy this year, she said. All of them contribute to how she sets her prices.

“These issues are complicated. It is not one thing or one reason,” said Yenne.

### Charges for Batteries

Since mid-June, Noe Valley Auto Works has been charging its customers an extra \$5 “battery tariff fee” due to the higher costs generated by Trump’s trade policies. Owner Sabrina Yee thinks her customers have been pretty understanding.

“It was something imposed on us through our vendors. Unfortunately, we have had to ask customers to take on the burden,” said Yee, who took over ownership of the business in 2022 following the death of her father, who had purchased it in 1985. “People understand. We were upfront with it. Most laugh because it is kind of the times.”

Like all businesses, the garage at 4050 24th St. has seen its costs increase since Covid, particularly shipping costs. Yee said it has been hard this year to gauge whether inflation or tariffs is causing the greater impact.

“To be honest, as far as a surge in prices because of the latest tariffs, we only really have seen it directly affecting the price of batteries,” said Yee.

She is keeping an eye on tires, though, because they are the product most likely to see increases.

Most vendors are trying to keep the lid on prices, she said. “All of the vendors and manufacturers are working to figure out how to keep costs down. That is actively going on,” she said. “If we have learned anything from everything that has happened over the last few years, it is there is little that is under our control. So we do what we can, and we roll with it.”

### A Real Grind for Bernie’s

Everything has gone up in price for Bernie’s Coffee owner Bernadette Melvin, from her wholesale milk costs to the coffee beans her customers crave. The price for 25 pounds of the chocolate she has been ordering for 18 years just went up from \$90 to \$161.

Speaking to the *Voice* in late August, Melvin said she had just received two notices from the bakery she orders from, but she had yet to open them because she feared they were price hikes.

“I don’t even want to look at them,” said Melvin.

In February, just as she returned tables and chairs to her coffeehouse at 3966 24th St. for the first time since Covid, Melvin took down her menu boards from the wall behind her counter, because she was constantly having



Due to tariff hikes, Lehr’s German Specialties has had to raise the price of its Seitenbacher muesli by 50 cents, to \$9.49.

Photo by Art Bodner

to change her pricing, she said.

Six months later, the walls are still blank and Melvin is facing new challenges. Trump recently leveled a 50% tariff on Brazil, the supplier of a third of the unroasted coffee imported by the U.S.

Now Melvin fears she’ll have to raise prices so high they’ll kill off her business.

“There is no way to stay in business,” she said. “You guys are not going to pay \$20 for coffee.”

### Legos Provide a Cushion

Nearby at Just For Fun, which expected to be moved back into its now larger storefront at 3938 24th St. as of Sept. 1, owner Michelle O’Connor says it is “hard to quantify” the impact tariffs have had on her more than 700 vendors.

“It does seem a lot of our vendors are taking all sorts of different approaches. Right at the beginning [when new tariffs were] announced, some immediately upped their prices, but others waited,” said O’Connor, who renovated and expanded her store into the 400-square-foot space previously home to fashion

designer Basil Racuk. “Others have gone out of business because of it.”

She now has three locations of Just For Fun in the city—the other two are on Fillmore Street and Union Street, with a fourth set to open in Union Square in October—selling gift items, toys, art supplies, and seasonal décor. For the most part, O’Connor said, she has not had to raise her prices due to tariffs. She has been able to source from alternative vendors or eat her increased costs and not pass them on to her customers.

“I think, for us, it is okay at the moment,” she said. “I am starting to see some freight costs creep up, but honestly it has been like that since Covid.”

Her larger inventory for the four stores has opened the door to her ordering directly from certain companies, such as the Denmark-based Lego. Lego’s toy bricks are a big seller at the Noe Valley Just For Fun, and now that O’Connor has been able to cut out the middleman, she can charge less for a “better range” of Lego sets.

“We are able to offer healthy, good pricing on them,” said O’Connor.

There is uncertainty, O’Connor allowed, about how high tariffs on imports from China may go. Trump has set a Nov. 10 deadline for China and the U.S. to strike a deal; otherwise, his current 30% tax on Chinese imports could rise to 80% or more.

“There is a lot of uncertainty, for sure. But from my perspective, the customers of Noe Valley are very loyal to their small businesses,” said O’Connor. “I feel very positive we will be able to navigate it, and our customers will continue to support us. Things might change, but I think at the core, we will still be the same family store that is catering to what our customers need.” ■



*Just Listed*

**UPDATED INNER SUNSET EDWARDIAN**  
Full-Floor 2 Bedroom Condo with Parking



*Just Listed*

**OCEANSIDE WITH VIEWS**  
4 Bedroom Home with 2-Car Parking



*Just Listed*

**PRIME ALAMO SQUARE**  
1 Bedroom + Den - High Ceilings



*corcoran*

ICON PROPERTIES

Stefano DeZerega

REALTOR® | LIC# 01730431  
415.987.7833 | [StefanoDeZerega.com](mailto:StefanoDeZerega.com)  
[sdezerega@corcoranicon.com](mailto:sdezerega@corcoranicon.com)

We offer a combined 45+ years of experience representing Buyers and Sellers. We have successfully navigated every kind of market in Noe Valley and beyond, and would be delighted to share our expertise with you!

The Noe Valley market is red hot!  
Call us to discuss your needs.

Hugh Groockock

Broker Associate | LIC# 01209589  
415.971.4414 | [HughGroockock.com](mailto:HughGroockock.com)  
[hugh@hughgroockock.com](mailto:hugh@hughgroockock.com)



Jazz Trio Reunites, Jams With Mads Tolling

After many years, the Manning-Kassin-Burr Trio returns on Friday, Sept. 19, to the Noe Valley Ministry concert hall. That’s where flutist Larry Kassin started his Noe Valley Music Series in the early 1980s, occasionally joining bassist Michael Manning and pianist John R. Burr to perform, as they will this month, a blend of jazz, rock, folk, and world music. The sound remains surprising, intoxicating, and often improvisational. The show starts at 8 p.m.

Kassin was classically trained in his hometown by a Chicago Symphony instrumentalist, and has recorded several albums, also helping to launch or sustain the careers of other musicians. Those who lived in the neighborhood and appeared in the series included innovative vocalist Bobby McFerrin and in-demand drummer Eddie Marshall.

Manning was long associated with the Windham Hill label, though his adventurous approach to the fretless bass flies free of pigeonholing. Burr’s affinity for folk has sparked collaborations with the likes of Maria Muldaur.

At the Ministry gig, Burr also will appear alongside Danish-born violinist and composer Mads Tolling, a two-time Grammy winner with the Turtle Island String Quartet and something of a rarity in the jazz stylings of his instrument.

Kassin, a former Noe Valleyite now living in Marin, is producing the concert, which starts at 8 p.m., under the aegis of his non-profit San Francisco Live Arts. For advance tickets at \$28, go to Squadup.com. Tickets at the door, at \$35, will be available when the box

SHORT TAKES



Michael Manning, Larry Kassin, and John R. Burr fuse jazz, rock, folk, and world music at the Noe Valley Ministry, 1021 Sanchez St., on Friday, Sept. 19. Photo courtesy Larry Kassin

office opens at 7:30 p.m. at 1021 Sanchez St. For recorded concert information or to leave a message, call 415-454-5238.

—Jeff Kaliss

Pixar Producer at Film Fest

Acclaimed Pixar Animation Studios producer Mary Alice Drumm will appear as the guest speaker at this year’s 10th annual Noe Valley Girls Film Festival (NVGFF). The event, a showcase for films made by girls 16 and younger, takes place on Saturday, Sept. 6, at 4 p.m., at the Noe Valley Ministry, 1021 Sanchez St.

Drumm is best known for her contributions to the films *Coco* (2017), *Brave* (2012), and *The Good Dinosaur* (2015). She also served as producer on Pixar’s newest release, *Elio*.

The main act of the festival will be the screening of this year’s prize winners in the five-minute-film contest, which attracts entries from hundreds of girls from all over the world. Founded in 2015, the NVGFF is the only international film festival organized and run by girls for young women filmmakers.

The event also relies on donations and support from the Noe Valley community. “We want to especially thank Christine Tawadrous of the Noe Valley Ministry, Leslie Crawford from the Noe Valley Farmers Market, Sterling Bank, and Debra Niemann of the Noe Valley Association for their continued generous support of the NVGFF,” said this year’s team of more than a dozen young organizers.

Admission is free and open to all, but seating is limited. Reserve your spot at

the NVGFF link at Eventbrite.com. For more information, visit nvgff.com or info@nvgff.com.

—Pat Rose

Sanchez Will Be Rockin’

Sanchez Street is having its Summer Sanchez Block Party this year on Sunday, Sept. 7, in the block of Sanchez between Clipper and 26th streets.

All of Noe Valley is invited to come meet new friends and “hang out and have a drink with your neighbors,” while enjoying food popups, kids activities, and a best dressed dog contest.

As part of the entertainment, there will be three youth rock bands—U4, Geebe, and Redux—from Blue Bear School of Music playing near the Noe Cafe from noon to 2 p.m.

The event is sponsored by the café and Blue Bear, plus SlowSanchez.com and the Civic Joy Fund.

—Sally Smith



**Walk That Walk:** This “Then & Now Photo Hunt” image captured in April by *Voice* photographer Art Bodner at the corner of Diamond and Elizabeth streets could be inspiration for walkers on a City Guides tour of “Noe Valley: A Village Within a City,” to be held this month on two Saturdays, Sept. 13 and 21. The free history walk starts at the Noe Valley Library, 451 Jersey St., and runs from 2 to 3:30 p.m. Sign up at SFcityguides.org and don’t forget to wear comfortable shoes.

Urban Practitioner and Bethany United Methodist Church present A Sound Bath Healing

Saturday, September 20th at 10 am



Kick back, relax and leave it all on your mat! Release that Stagnation!

What to Bring

YOGA MAT

EYE SLEEP MASK

FACE MASK (optional)

BLANKET

PILLOW

whatever makes you comfortable



BETHANY UMC  
1270 SANCHEZ, SF, CA 94127  
bethanysf.org



OMNIVORE BOOKS  
...  
UPCOMING EVENTS

WED SEPT 10	OFFSITE EVENT! DAN PELOSI & JUANITA MORE! • LET'S PARTY @ THE JCCSF • 7:00 P.M. Tickets: jccsf.org
FRI SEPT 12	OFFSITE EVENT! SAMIN NOSRAT & HRISHIKESH HIRWAY • GOOD THINGS @ THE SYDNEY GOLDSTEIN THEATER • 7:30 P.M. Tickets: cityarts.net
THURS SEPT 18	JYOTI MUKHARJI & AUYON MUKHARJI WITH FRANCES BACA • HEARTLAND MASALA • 6:30 P.M. FREE!
FRI SEPT 19	SOPHIE WAPLINGTON • SOPH'S PLANT KITCHEN • 6:30 P.M. FREE!
TUES SEPT 23	SAPNA PUNJABI • DAL CHAWAL: COMBINING THE POWER OF DAL AND RICE • 6:30 P.M. FREE!
WED SEPT 24	ARAN GOYOAGA WITH LIZ PRUEITT • THE ART OF GLUTEN-FREE BREAD • 6:30 P.M. FREE!
THURS SEPT 25	ADAM ALEXANDER • THE ACCIDENTAL SEED HEROES • 6:30 P.M. FREE!
FRI SEPT 26	NITE YUN • MY CAMBODIA: A KHMER COOKBOOK • 6:30 P.M. FREE!
MON SEPT 29	KATHY FANG WITH ALI WUNDERMAN • HOUSE OF NANKING BOOK RELEASE PARTY • 6:30 P.M. FREE!
TUES SEPT 30	OFFSITE EVENT! MELISSA KING WITH MICHELLE TAM • COOK LIKE A KING @ THE JCCSF • 7:00 P.M. Tickets: jccsf.org
WED OCT 1	HENRY AWAYAN • THE UBE BAKING BOOK • 6:30 P.M. FREE!
THURS OCT 2	NATALIA RUDIN AUTHOR EVENT • COOKING FAST AND SLOW FREE


OMNIVORE BOOKS ON FOOD


3885A CESAR CHAVEZ STREET (AT CHURCH ST) SAN FRANCISCO, CA



# SPECIAL EVENT

## REAL FOOD, REAL SCIENCE: AN EVENING WITH BILLY HOEKMAN





\$25 TICKET GOES TO  
GRATEFUL DOGS RESCUE

WED  
OCT 8TH  
5-7PM

BILLY IS DEEPLY INVOLVED IN SCIENCE EDUCATION, WORKING WITH FARMERS AND PRODUCT FORMULATION.

GREEN JUJU IS KNOWN FOR THEIR INNOVATION, THEY LEAD THE PACK IN EVERYTHING THEY DO FROM FARMER PARTNERSHIPS TO FERMENTED MUSHROOM BRINE.

THIS IS AN INCREDIBLE OPPORTUNITY TO LEARN FROM THE MASTER OF TURNING COMPLICATED NUTRITIONAL CONCEPTS INTO HUMAN SPEAK.

MAXWELL'S  
1734 Church Street

GREEN JUJU


Family is always there—no matter how inconvenient.

# Kim's CONVENIENCE

BY INS CHOI  
DIRECTED BY WEYNI MENGESHA


INSPIRED THE HIT NETFLIX SHOW!

SEP 18-OCT 19  
A.C.T.'S TONI REMBE THEATER  
[ACT-SF.ORG/KIMS](http://ACT-SF.ORG/KIMS)





## Meet Your Neighborhood Vets!




ANIMAL HOSPITAL


We're proud to call Noe Valley home.

Thanks to your support, we've grown — now with 4 amazing doctors and over 2 years of caring for your pets!


Thank you, Noe Valley!




Virus (Viranjini) Gopisetty  
DVM



Nicole Goodrich  
DVM



Mareika Ydens  
DVM





Rachel Poulo  
DVM


Wellness Care  
Geriatric Care  
Dental Care  
Vaccinations  
Spay & Neuter  
Parasite Prevention  
Microchipping  
Diagnostics  
Surgery

BOOK TODAY

[noeanimalhospital.com](http://noeanimalhospital.com)







Let us help with leash pulling. Come in for a fitting of a no-pull harness. It will change your life!

We're here for you seven days a week, including long hours (10:00 am - 7 pm) on weekdays!

Photo: Amanda Brauning

[www.NoeValleyPet.com](http://www.NoeValleyPet.com) | 1451 Church Street | 415.282.7385

Follow us on Instagram: @noevalleypet



# The Cost of Living in Noe

## June and July Hot and Cold

By Corrie M. Anders

Noe Valley’s real estate market started the summer hot in June, as buyers pounced on homes and paid over asking. But by July, activity cooled—much like the fog floating down from Twin Peaks.

Buyers closed on 13 single-family detached homes in June, according to data provided monthly to the *Voice* by Corcoran Icon Properties.

July saw just seven sales, about half the volume.

Condominium sales followed the same pattern: nine brisk sales in June, six pokey ones in July.

The difference between the two months was not that unusual, said Christine Lopatowski, manager of Corcoran Icon’s 24th Street office. It was part of a “classic spring-summer pattern,” she said.

“May and June are really active months,” she explained. “People are around, and things are moving.”

July, by contrast, has fewer listings. Many would-be buyers are busy with



July’s priciest home was a steal at \$5,244,500. The six-bedroom house with a retractable roof on Valley Street was originally listed for \$6.5 million.

graduations, vacations, or summer travel.

“Buyers are on vacation. Sellers are on vacation,” Lopatowski said. Even real estate agents are on vacation.

In June, eager buyers paid an average of 7 percent over asking, with homes going into contract in 23 days. By July, the premium dropped to 1 percent. and the average time on market stretched to 43 days—though that number was skewed by a luxury home that lingered for five months, Lopatowski said.

Two standout properties crossed the \$5 million threshold.

A fully rebuilt six-bedroom, seven-bath home on the 500 block of 29th Street sold for \$5,660,000—3 percent over asking—just four days after hitting the market. The 4,207-square-foot residence included an open main level with ayous African wood finishes, a gourmet kitchen with SubZero/Wolf appliances, a 10-foot Calacatta marble waterfall island, skylights, multiple decks, an outdoor kitchen, and a one-car garage.

Meanwhile, on the 500 block of Valley Street, a newly built six-bedroom, five-bath home finally sold for \$5,244,500, after 156 days and three price cuts, down nearly 20 percent from its original \$6.5 million list price. The 3,400-square-foot house offered Thermador appliances, air conditioning, floor-to-ceiling glass, a retractable roof, one-car parking, and a rooftop deck with panoramic views.

Condo buyers were also aggressive in June, paying an average 8 percent



Noe Valley’s most expensive home sold in June had been completely rebuilt from the ground up. For \$5,660,000, buyers purchased a four-level six-bedroom house with three decks and an outdoor kitchen.

Photos by Corrie M. Anders

Noe Valley Rents**					
Unit	No. in Sample	Range June 2025	Average July-Aug 2025	Average June 2025	Average July-Aug 2024
Studio	3	\$2,750 – \$2,995	\$2,865 / mo.	\$2,423 / mo.	\$2,156 / mo.
1-bdrm	9	\$2,750 – \$5,900	\$3,581 / mo.	\$3,347 / mo.	\$3,194 / mo.
2-bdrm	11	\$3,995 – \$6,995	\$5,074 / mo.	\$4,428 / mo.	\$4,307 / mo.
3-bdrm	4	\$4,495 – \$8,950	\$7,359 / mo.	\$7,395 / mo.	\$5,949 / mo.
4+-bdrm	1	\$15,000 – \$15,000	\$15,000 / mo.	\$15,750 / mo.	\$11,829 / mo.

\*\* This survey is based on a sample of 28 Noe Valley rental listings appearing on Craigslist.org from July 30 to Aug. 12, 2025. In July–August 2024, there were 65 listings.

NVV9/2025



McGowan Builders

415-738-9412

McGowanBuilt.com

- Seismic Retrofitting
- Concrete Foundations
- Board Form Concrete
- Basement Additions
- Concrete - Stairs, Retaining Walls, Patios, etc.
- Custom Home Remodeling
- Reconstruction



Fully Licensed, California-bonded General Contractor CSLB#944258

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						
July 2025	7	\$1,525,000	\$5,244,500	\$2,410,000	43	101%
June 2025	13	\$1,500,000	\$5,660,000	\$2,687,000	23	107%
May 2025	11	\$1,200,000	\$4,000,000	\$2,842,083	20	108%
July 2024	10	\$1,250,000	\$4,850,000	\$2,540,510	21	108%
June 2024	10	\$1,100,000	\$6,900,000	\$2,992,100	41	108%
Condominiums/TICs						
July 2025	6	\$815,000	\$1,600,000	\$1,250,500	39	106%
June 2025	9	\$770,000	\$2,050,000	\$1,505,000	17	108%
May 2025	11	\$950,000	\$2,350,000	\$1,850,000	14	109%
July 2024	7	\$1,050,000	\$2,450,000	\$1,778,571	19	106%
June 2024	7	\$677,294	\$2,250,000	\$1,276,042	41	102%
2- to 4-unit buildings						
July 2025	0	—	—	—	—	—
June 2025	3	\$1,275,000	\$1,918,888	\$1,610,000	14	112%
May 2025	7	\$1,840,000	\$4,995,000	\$2,220,000	25	111%
July 2024	1	\$3,499,000	\$3,499,000	\$3,499,000	28	85%
June 2024	2	\$1,500,000	\$1,900,000	\$1,700,000	20	116%
5+ unit buildings						
July 2025	1	\$1,400,000	\$1,400,000	\$1,400,000	0	105%
June 2025	1	\$4,500,000	\$4,500,000	\$4,500,000	38	97%
July 2025	0	—	—	—	—	—
July 2924	1	\$2,850,000	\$2,850,000	\$2,850,000	28	92%
June 2024	1	\$2,225,000	\$2,225,000	\$2,225,000	52	89%

\*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.

NVV9/2025

over asking and closing in just 17 days. In July, the pace slowed: 39 days on market, with bids averaging 6 percent above list.


### Primo Condos

The priciest June condo, a two-bedroom, three-bath unit in a 25-year-old building in the 600 block of Clipper Street, fetched \$2,050,000 (8.2 percent above asking). The 2,171-square-foot home featured a remodeled kitchen,

high ceilings, space for one car, and a large deck with city views.

In July, a top-floor three-bedroom condo in the 800 block of Diamond Street sold for \$1.6 million—3.2 percent above asking—after 42 days.

The remodeled 1900s flat, with 1,395 square feet of living space, included a classic double parlor with a fireplace, a skylight, a modern kitchen, vintage trim, and a shared garden—but no parking. ■




COMPASS

“

We just sold our home in Twin Peaks under the wise and watchful eye of Claudia and we gladly and enthusiastically recommend her for many reasons. Claudia was accessible and diligent in all of her communications with us, she is tapped into and knowledgeable of the San Francisco market trends, she is a wealth of information and resources due to her time on the job here in the city and her tenacious integrity. We also simply had a great time with her which is important in the context of a major renovation and sale in San Francisco’s rapidly changing and competitive market. She is a great negotiator with amazing follow through. Trust us... you will be glad that you chose to work with Claudia.

Brad C




Claudia Siegel, CRS.  
Certified Residential Specialist®  
Ranked Top 1.5% Nationwide  
415.816.2811  
claudia.siegel@compass.com  
NoeValleyRealtorsf.com  
@claudiasiegelf  
DRE 01440745

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628, 01527235, 1527365. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.





MARTIN NEWMAN OFFICE  
Architecture and Interior Design  
mnoarchitecture.com 628-280-2259



### 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

**Participate on a Board or Commission!**

**The Assessment Appeals Board (AAB)**  
The AAB resolves legal and value assessment issues between the Assessor's office and property owners. Hearings are quasi-judicial, conducted in a manner similar to a court setting, with evidence and testimony presented by the parties. The Board then evaluates the evidence and testimony and renders its decision.

To be eligible for seat appointment, you must have a minimum of five years professional experience in California as either a: (1) public accountant; (2) real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized organization, or certified by either the Office of Real Estate Appraiser or the State Board of Equalization.

**For a full list of current or upcoming Boards, Commissions and Task Forces, please visit** <https://sfbos.org/vacancy-boards-commissions-task-forces>.

**Want to work for the City?**  
Visit the website <https://careers.sf.gov/> and find a job that's right for you!

**Department Announcements**

**Child Support Services**  
Child support matters can be complicated, stressful, and confusing. The Department of Child Support Services helps parents understand the process so they know their rights and options for making and receiving support payments. We are available to assist you in person or by phone. Virtual services are also available. Call us today at (866) 901-3212 for more information. Enroll online or schedule an appointment at [sf.gov/dcss](https://sf.gov/dcss) to learn how we can help you.

**City College of San Francisco**  
**Enroll Now at City College of San Francisco!**  
City College of San Francisco is now open for Fall enrollment! Whether you're starting college, returning to finish a degree, or looking to learn something new, CCSF has hundreds of affordable programs to help you reach your goals. San Francisco residents may qualify for **free tuition** through the Free City program—no income requirements, just opportunity. There's still time to register for late-start classes. Visit us in person or explore your options at [www.ccsf.edu/](https://www.ccsf.edu/). Open the door to your brighter future—**Enroll today!**

**Emergency Management**  
[sf.gov/ReadySF](https://sf.gov/ReadySF) - The place to find everything you need to know before, during, and after an emergency. Stay ready, so you don't have to get ready. Brought to you by the San Francisco Department of Emergency Management (DEM).

**Housing Authority**  
The Housing Authority of the City and County of San Francisco (Authority) is actively seeking new property owners to participate in the Section 8 Housing Choice Voucher (HCV) program. The program provides housing assistance to eligible individuals and families by paying a portion of their rent to private property owners.

Key benefits:

- Guaranteed Monthly Rent:** Property owners can rely on timely direct deposit rental payments from the Authority.
- Expanded Tenant Pool:** Property owners gain access to a broader pool of prospective tenants.
- Community Impact:** Partnering with the Authority supports affordable housing and the community.

We are interested in expanding housing opportunities in San Francisco zip codes 94129, 94123, 94105, 94127, 94114, 94131, 94116, 94118, 94158, 94122, 94107, 94117, 94112, 94121, and immediate suburban areas. For more information, please contact us at [customer-care@sfha.org](mailto:customer-care@sfha.org) or learn more at [www.sfha.org](https://www.sfha.org).

**Police**  
**Join the SFPD!**  
Come join a highly respected police department and serve the citizens of one of the most beautiful cities in the country. San Francisco Police Officers perform a wide variety of duties to promote public safety and security, prevent crime and enforce the law. From Fisherman's Wharf to Golden Gate Park and from Nob Hill to the Tenderloin, whether we're on foot patrol, horseback, or in squad cars, investigating felonies, responding to emergencies or leading classes on public safety, we're working with you to help keep our community safe. Be the force our community needs and make a positive difference in our citizens' daily lives. This is more than a job; it is an opportunity to build a career of which you can be proud of.

**Starting Salary Range: \$119,262 - \$164,164. APPLY TODAY AT [JOINSFPD.COM](https://joinsfpd.com)!**


**Rent Board**  
**IMPORTANT NOTICE FOR LANDLORDS**

San Francisco landlords need a license before imposing annual and banked rent increases on tenants according to the City's rent control laws. To obtain or renew a license, property owners are required to report certain information about their residential units into the San Francisco Housing Inventory each year. Property owners can submit their Housing Inventory information to the Rent Board in a few ways, but are strongly encouraged to complete the process online at [portal.sfrb.org](https://portal.sfrb.org). Once the system accepts the submission, a rent increase license will be automatically generated and readily available. Owners can also deliver a paper Housing Inventory form to 25 Van Ness Ave., Suite 700, San Francisco, CA 94102 or to [rentboard.inventory@sfgov.org](mailto:rentboard.inventory@sfgov.org). Assistance is available by calling 311 or emailing [rentboard.inventory@sfgov.org](mailto:rentboard.inventory@sfgov.org). Visit [sf.gov/rentboard](https://sf.gov/rentboard) for more information.

**San Francisco International Airport**  
San Francisco International Airport (SFO) is offering exciting upcoming concession opportunities, including prime retail and food & beverage leases, as well as small business set-asides. While information conferences for the RCC Café Lease (Small Business) and the HMT1 & Terminal 3 Traveler's Retreat Lease were held in July, these opportunities are still available. Additional upcoming opportunities include two Terminal 3 Boarding Area E Pop-Up Retail Concession Leases (Info Conference: 9/25/2025), Terminal 3 West Food and Beverage Phase 1 Concession Leases and Travel Convenience Stores (both with Info Conferences on 11/5/2025), and the Terminal 3 Boarding Area E Candy Kiosk Lease, a Small Business Set-Aside (Info Conference: 10/29/2025). To learn more, visit [flysfo.com/business/small-business-development](https://flysfo.com/business/small-business-development). Don't miss your chance to do business at one of the world's premier airports!

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

SF.GOV



CNSB#3960114



be trending  
be syncing  
be savage

be home.

corcoran

ICON PROPERTIES

FIND YOUR HOME AT [CORCORANICON.COM](https://CORCORANICON.COM)



# STORE TREK

## ANGELA'S ICE CREAM

3751 24th Street

<https://www.angelasicecream.com/>

The family-owned Angela's Ice Cream has added another stop to Noe Valley's growing iced-treats trail in the neighborhood. The Sonoma County company opened its first San Francisco location July 25 at 3751 24th St. on the corner of Chattanooga.

With a staff of mostly Noe Valley residents, the shop is scooping up more than two dozen flavors of its organic homemade ice cream. Along with French vanilla, chocolate, lavender, and lemon are Snowhopper, a minty ice cream with crushed Oreos and chocolate syrup, and Caramel Crack, caramel ice cream with saltine cracker crumbs and chocolate-caramel toffee. Vegan flavors range from mango and berry sorbets to Irish coffee, peanut butter brownie, and cookies and cream.

Single or double scoops can be served in a cup or atop a classic sugar or cake cone, with a gluten-free cone option also available. (A single scoop on a cake cone costs \$6.75.) The menu also includes cookies, brownies, ice cream sandwiches, and milkshakes.

"We feel so welcomed," Cielo Garat-Zanella said in describing the local reception.

A co-owner of the business, she is its director of brand marketing and product. Thus, Garat-Zanella oversees the seasonal ice cream flavors Angela's rolls out four times a year.

Speaking to the *Voice* in early August, she was still deciding on what the fall special flavors would be debuting in September. Garat-Zanella was leaning toward something coconut and another one s'mores inspired.

"I get suggestions from social media," said Garat-Zanella, who invites customers to send in their flavor ideas.

Angela's joins half a dozen places in Noe Valley where one can enjoy an iced treat. Last summer saw the openings of Banán and its banana-based ice cream and La Copa Loca Gelato with its assorted gelato flavors. They joined stalwart Easy Breezy, with its frozen yogurt, custard, and vegan soft-serves. Hi-Way Burger & Fry serves up Strauss Family Dairy Ice Cream, while Subs



Company trainer and senior shift leader Deedee Alpert demonstrates perfect form in dishing up two scoops of Angela's Minty Choco-Bliss in a sugar cone.



Customers line up for samples at Angela's Ice Cream, which opened to much excitement despite chilly weather in late July and early August.

Inc. offers a selection of Mitchell's Ice Cream flavors.

Garat-Zanella's brother Ignacio "Iggy" Garat and their mother, Angela Pryor-Garat, launched Angela's in Petaluma in 2017. Named in honor of the family's matriarch, the business now has five North Bay locations, in Forestville, Healdsburg, Mill Valley, and two in Petaluma.

This month, they plan to open their second San Francisco location in the Fillmore, with a third in the Castro at the corner of Noe and 18th streets set to open in October. Earlier this year, Pryor-Garat and her husband, Ignacio, moved to the city's Bayview neighborhood due to their opening the restaurant Flora King at 4248 18th St. Their son lives near Hayes Valley, while Garat-Zanella lives in Santa Rosa with her family.

She told the *Voice* the family doesn't plan to expand further in the city at this time. They had always wanted to be in Noe Valley but had had a hard time finding the right space to lease.

Then came a call from Sharon Cassidy, who owns the building that formerly housed women's clothing store Mill Mercantile. She had plans to open a marijuana dispensary in the roughly 900-square-foot storefront.

But that fell through, so Cassidy contacted the Garat family to see if they would be interested. The siblings toured the space the next day and immediately submitted a lease offer.

"It was very serendipitous. We had just been talking about opening in Noe Valley," recalled Garat-Zanella. "We know how hard it is to get into the neighborhood."

They used a simple white color scheme for the interior with charcoal gray for the shelving units and menu boards hung above the ice cream coolers. There are several tables inside for seating, plus two tables on the sidewalk.

"I think it is a beautiful spot," said Garat-Zanella. "We knew we could paint it, liven it up, and it'd be really eye-catching. I think we have succeeded in that."

Inside to the right is counter space planned to display their homemade chocolates for sale come November. And in a nod to the family's Argentinian roots, they also plan to add a coffee bar featuring yerba maté, a caffeinated tea popular throughout South America.

"What we would love to do is have a



Located in a corner storefront of 24th and Chattanooga streets, Angela's has seating both inside and out. The shop hopes to add a chocolate and espresso bar.

Photos by Art Bodner

chocolate and espresso bar and to also include a maté bar and include maté drinks," she said.

"We want it to be really a community spot where you can come and have coffee and maybe a midday pick-me-up—

some sugar after lunch."

Angela's is open Monday through Thursday, noon to 9 p.m.; Friday and Saturday, 11:30 a.m. to 10 p.m.; and Sunday, 11:30 a.m. to 9:30 p.m.

—Matthew S. Bajko



Thanks to our customers  
#1 Bay Area Parent Magazine  
#1 On Next Door

3985 24th Street in Noe Valley



# MORE FOOD TO EAT

## Wagyu Beef Phở at Phở LeQuý

I usually write these columns in real time, jotting down notes as I eat, capturing flavors while they’re still dancing on my tongue. But with the **Wagyu Phở** at the Vietnamese restaurant **Phở LeQuý** (1320 Castro St.), life kept interrupting. I meant to do my writeup after my first and then my second visit. However, now after my third bowl in quick succession, I suspect my “forgetfulness” was just my subconscious looking for an excuse to go back.

On my latest visit, I brought a friend over from Berkeley. After his first bite, he looked up wide-eyed and said, “Wow, I absolutely did not expect it to be this good.” And he was right to be surprised, as the dish really is that good.

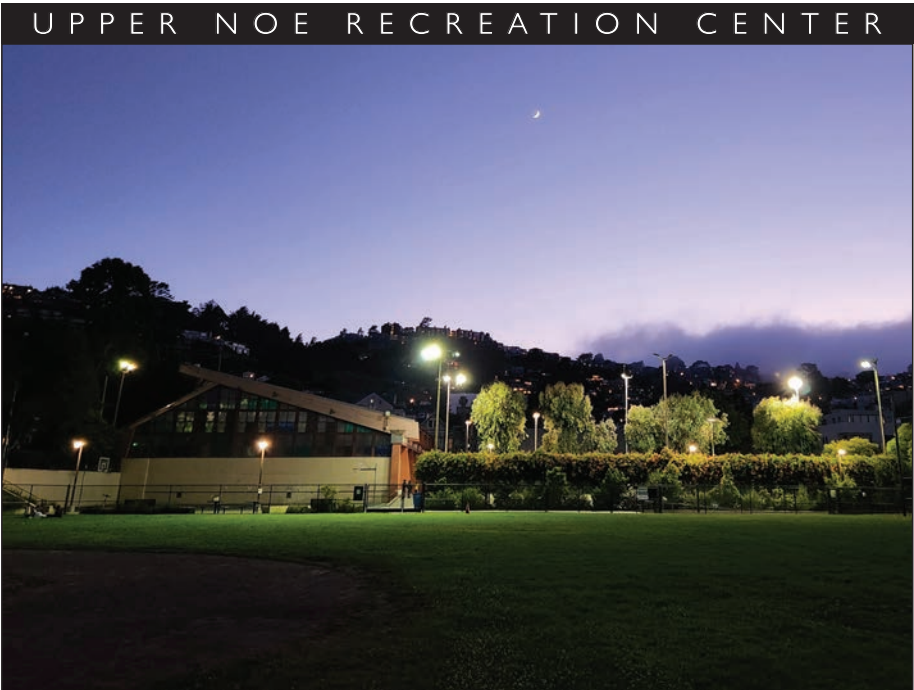
Phở LeQuý’s **Wagyu Beef Phở** is the perfect antidote to one of those foggy San Francisco days. The soup is warm, rich, full of layered flavor, and deeply satisfying. But what sets it apart is how interactive the experience is. The beef arrives raw and so thinly sliced it cooks right in the broth within seconds. It’s a little challenge that gives you a sense of ownership over your bowl, even if (like mine) your cooking skills don’t extend much beyond making pasta.

What also surprised me was the variety of approaches my friend and I took, despite having the same starting ingredients, like we were in an episode of *Iron Chef*. He opted to dump all his beef in at once, then added the noodles gradually to keep his broth piping hot. I did the reverse: noodles first, then dropped in each strip of beef one by one, cooking it to the exact level of doneness I enjoy. Both approaches led to great outcomes. The interplay of textures: the silky noodles, the tender beef, the crisp bean sprouts (which I normally ignore but devoured here) created a bowl that kept evolving with every bite.

A generous squeeze of hoisin sauce added just the right note of sweet-savory depth to tie it all together. And sitting out back in Phở LeQuý’s charming garden patio made the whole experience feel like a hidden Noe Valley getaway. This is one of those dishes I know I’ll crave again soon. Luckily, I’ll probably “forget” about it by next week and justify going back.

—Matt Fisher, on the beat for More Food to Eat

Entrée prices at LeQuý run \$13 to \$23. Have a suggestion for a dish to try elsewhere in Noe Valley? Send an email to Matt Fisher at [MoreFoodtoEatNoeValley@gmail.com](mailto:MoreFoodtoEatNoeValley@gmail.com).



**Twilight in August:** The crescent moon bejewels a clear summer evening sky above Upper Noe Recreation Center. *Photo by Chris Faust*

## Fall Sports for the Fun of It

**Chris Faust sends this dispatch from Friends of Upper Noe Recreation Center:** **Fall Session** begins on Sept. 2 and runs through Dec. 19. Registration is open now with lots to do. See the **2025 Fall Daily Schedule** at Upper Noe, view the full **Rec & Park Fall Catalog**, and learn how to register at <https://uppernoerecreationcenter.com/sf-rec-and-park-classes/>.

**Flag Football** is back, as is **Girls Volleyball League**. Both have won recent championships. Be a part of these winning teams! There are also lots of tennis lessons to be had and basketball for everyone, including Pee Wee Basketball for tots and Girls Basketball Fundamentals for pre-teens.

**Upper Noe Block Party 2025** at the rec center is Saturday, Sept. 27, from 11 a.m. to 2 p.m. Come on out and enjoy your park, your neighbors, and community groups with fun activities for the whole family, music, performances, treats, and prizes. Tables are available for your school or community organization. Volunteers are needed. Contact [info@uppernoerecreationcenter.com](mailto:info@uppernoerecreationcenter.com) to get involved.

Friends of Upper Noe Dog Owners Group recently replaced the furniture in Joby’s Run to give it a fresh and inviting look. Kudos to our generous donors and all the regulars who contribute to the park’s upkeep.

Are you interested in **gardening** at the park? Rec & Park is looking to support a volunteer group to help keep the flower beds, gardens, and borders flourishing. Email [info@uppernoerecreationcenter.com](mailto:info@uppernoerecreationcenter.com) to find out more.

Friends of Upper Noe Recreation Center is your stewardship group. Get involved. If you see something, please say something. Contact office personnel and/or San Francisco Customer Service (3-1-1) to report problems. Equipment for pickleball, ping-pong, and other activities is available from the office. Call the office at 415-970-8061 or visit [www.uppernoerecreationcenter.com](http://www.uppernoerecreationcenter.com) for more information. 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](mailto:info@fundogsf.org).

## Upper Noe Fall Session (Sept. 2 to Dec. 19, 2025)

Rec Center Hours, 295 Day St.: Tues. to Fri., 10 a.m. to 8 p.m.; Sat., 9 a.m. to 5 p.m.  
Park grounds open daily, 7 a.m. to 10 p.m. Sun. & Mon., closed; outside activities only.

<b>Tuesday</b> 9 to 10 a.m. Zumba (outside) FREE 10 to 11:30 a.m. A Place to Play FREE 10 a.m. to 1:30 p.m. Pickleball (all ages) 12 to 1 p.m. Pilates (18+) 1:30 to 2:30 p.m. Strength & Flexibility (18+) 2 to 5 p.m. Open Basketball (youth) FREE 5 to 7:45 p.m. Open Basketball (18+) FREE 6 to 7 p.m. Tennis – Beginning (ages 8-10) 6:30 to 7:30 p.m. Yoga Vinyasa (18+) 7 to 8 p.m. Tennis – Beginning / Intermediate (18+)	<b>Friday</b> 9 to 10 a.m. Zumba (outside) FREE 10 to 11 a.m. Futsal for Tots (ages 3-5) 10 to 11:30 a.m. A Place to Play FREE 11:30 a.m. to 3 p.m. Open Basketball (18+) FREE 2 to 6 p.m. A Place to Play FREE 3 to 4 p.m. Open Basketball (all ages) FREE 4 to 5 p.m. Flag Football Junior Division (ages 8-10) 4:15 – 5:15 p.m. Girls Volleyball League (ages 8-10) 4:15 to 5:15 p.m. Girls Volleyball League (ages 10-12) 5 to 6 p.m. Flag Football Senior Division (ages 11-13) 5:15 to 6:15 p.m. Girls Volleyball League (ages 10-12) 5:15 to 6:15 p.m. Girls Volleyball League (ages 12-14) 6:15 to 7:45 p.m. Girls Teen Drop-in Volleyball (12-17) FREE 6 to 7 p.m. Tennis – Beginning (ages 8-10) 7 to 8 p.m. Tennis – Beginning / Intermediate (18+)
<b>Wednesday</b> 10 to 11:30 a.m. A Place to Play FREE 10 to 11 a.m. Basketball – Pee Wee (ages 3-5) 12 to 1 p.m. Feldenkrais (18+) 12:30 to 3 p.m. Open Basketball (all ages) FREE 3:15 to 5 p.m. Boys Open Volleyball (youth) FREE 5 to 7:30 p.m. Advanced Drop-In Volleyball (18+)	<b>Saturday</b> 9 a.m. to 4:45 p.m. Open Basketball (all ages) FREE 9:30 to 10:30 a.m. Family Zumba – Play Pass \$5 11:30 a.m. to 4 p.m. A Place to Play FREE
<b>Thursday</b> 10 to 11:30 a.m. A Place to Play FREE 10 a.m. to 1:30 p.m. Pickleball (18+) FREE 12 to 1 p.m. Pilates (18+) 1:30 to 2:30 p.m. Strength & Flexibility (18+) 2 to 4 p.m. Open Basketball (18+) FREE 4 to 5 p.m. Petite Bakers (3-5) 4:30 to 5:30 p.m. Girls Basketball Fundamentals (ages 9-12) 4:30 to 6 p.m. A Place to Play FREE 6 to 7:45 p.m. Open Basketball (18+) FREE 6:30 to 7:30 p.m. Yoga Vinyasa (18+)	



**FIREFLY**  
RESTAURANT

“great food, weird staff”

Open for Indoor and Outdoor Dining  
Tues. - Sat. 5:30 - 8:30

[fireflysf.com/reservations](http://fireflysf.com/reservations)

4288 24th St. • San Francisco • 415.821.7652

[Fireflysf.com](http://Fireflysf.com)





# VALLEY VIEWS

## The Animal Company 50 Years of Chirps, Cheeps, and Community

By David Emanuel

If you’ve strolled down 24th Street over the past 50 years, chances are you’ve heard the happy chorus coming from The Animal Company.

San Francisco’s oldest full-service pet store has been a fixture in Noe Valley since the mid-1970s, and for half of that time, it’s thrived under the care of Ellen and Rick French, only the second owners in the shop’s storied history.

From Douglass Street to Castro, the shop has called three addresses home—finally landing as the welcoming corner anchor at 24th and Castro.

Inside, the brightly colored store bustles with everything for four-legged, finned, and feathered friends—food, toys, and tips for dogs, cats, small animals, fish, and reptiles. But its heart may well be in the aviary, where hand-raised yellow-naped amazons, cockatiels, parrots, and canaries charm customers from first-time bird owners to seasoned avian aficionados.

Ellen and Rick’s commitment to animals extends far beyond their front door. At home, they share life with two Bernese mountain dogs, Dax and Phoebe, and a mutt named Albert.

They also have several African grey parrots, and over the years have cared for everything from rabbits and

hedgehogs to gerbils and cats.

The Animal Company also champions local rescues, such as Rocket Dog Rescue and San Francisco Animal Care & Control—donating supplies, hosting dog and cat adoptions, and offering space for outreach.

It’s common for regulars to drop in

just to say hello, often with an adopted pet in tow for a treat.

In 2018, the Frenches joined forces with fellow merchants to oppose a big-box pet store that had its eye on 24th Street. Their message was simple: independent pet stores like The Animal Company, VIP Pet Grooming, Noe



Valley Pet Company, and the former VIP Scrub Club (now Maxwell’s Pet Bar) offer something chain stores can’t: a personal touch, a familiar face, and the kind of neighborly connection that keeps a community vibrant.

That personal touch extends to the smallest members of the flock. During breeding season, Ellen French often cares for up to 30 chicks at home, feeding them every three hours before bringing them to the shop each day.

A proud member of the San Francisco Legacy Business Registry, The Animal Company is proof that supporting local isn’t just shopping. It’s keeping the heart of Noe Valley beating. Here’s to another 50 years of chatter, chirps, and community. ■

*The Animal Company is located at 4102 24th St. You can say hello to the birds and their loving guardians by stopping by the shop, calling 415-647-8755, or visiting their website: <https://www.theanimalcompany.net>.*



Ellen and Rick French pose with their dog Dax in front of The Animal Company, the store they’ve owned, managed, and midwived for over two dozen years. Photos courtesy David Emanuel



### SAINT JOHN CATHOLIC SCHOOL

Excellence Through  
Compassionate Education

NOW ENROLLING TK-5 and 7-8

Website: <https://stjohnseagles.com>

Phone: (415) 584-8383

Email: [officesj@stjohnseagles.com](mailto:officesj@stjohnseagles.com)

## RIN THAI

THAI STREET FOOD  
IN NOE VALLEY

4301 24<sup>TH</sup> ST.

OPEN DAILY  
LUNCH: 12-3  
DINNER: 4-9  
HAPPY HOUR: 4-6

TEL: 4157926134  
WWW.RINTHAISF.COM  
DINE IN TAKE OUT CATERING  
DELIVERY FEE \$3.99 (NO MINIMUM)



Offering 50 Varieties  
C • O • F • F • E • E  
by the pound or half-pound

Custom Drinks  
Healthy Breakfasts  
Delicious Pastries  
Mouthwatering  
Desserts

...

Noe Valley  
3868 24th Street • 641-4433

Noe Valley  
1551 Church (at Duncan) • 648-1166  
Bernal Heights  
745 Cortland Avenue • 642-7585

Open Monday through Saturday  
5:00 a.m. to 7:30 p.m.  
Sundays 5:30 a.m. to 7:00 p.m.

## CHARLES SPIEGEL ATTORNEY

Mediation & Consensual Dispute Resolution Only

[Email for information on:](#)

Pre & Post Marital Planning & Agreements  
Free Online Divorce Options Workshops®:  
Wednesday, September 10 at 3 to 6 pm

[Help Now to Win VA & PA Nov. 4 Elections](#)  
[Action-SF.com](#) [ActionSFTeam@gmail.com](mailto:ActionSFTeam@gmail.com)

[CharlesSpiegelLaw.com](http://CharlesSpiegelLaw.com) • [CharlesSpiegelLaw@gmail.com](mailto:CharlesSpiegelLaw@gmail.com)  
1102 Sanchez St. • SF, CA 94114 • 415.644.4555



- Custom & Refaced Cabinets
- Replacing Dry Rot Deck Planks
  - Carpentry and Painting
- Refinishing Hardwood Flooring
- Finish Decks 6 different stains lasting 6 to 8 years.

**(415) 821-1792**

**Sept. 7:** Noe Valley Books and Blue Bear School of Music are part of the rockin' SUMMER SANCHEZ celebration at Noe Cafe. Noon to 6 pm. 1299 Sanchez. 590-2961; [noevalleybooks.com](http://noevalleybooks.com), [slowsanchez.com](http://slowsanchez.com)



**Sept. 22:** Michèle Shank leads a HAND-

**Back to Real Life:** The next Voice Calendar will be for the **October 2025** issue. The deadline for calendar items is **Sept. 15**. Events in Noe Valley receive priority. Email items to **[calendar@noevalleyvoice.com](mailto:calendar@noevalleyvoice.com)**.



CHILDREN'S FICTION

The picture book **Bright Lights and Summer Nights**, by Shauntay Grant with illustrations by Zach Manbeck, is a bedtime journey through the dreams of a baby. Ages 2-5.

In Katie Clapham's **The Tour at Schooll**, illustrated by Nadia Shireen, a student gets to show a New Person around the school. Ages 3-7.

**The Smallest Bird: A Friendship Story**, written by Joy Belin, illustrated by Sarah Hwang, explains how to make friends with a bird. Ages 3-7.

A girl and her family spend a week in a haunted mansion in Laura Lavoie's mystery **The 13 Doors of Black House**. Ages 8-12.

In **Flying in Colors**, by Padma Prasad Reddeppa, a 9-year-old girl in South India in the 1970s asks a lot of "big women" questions. Ages 9-13.

CHILDREN'S NONFICTION

Follow the timeline of a natural disaster in North Carolina in **Hurricane** by Jason Chin. Ages 4-8.

**Who Would Win? Underwater Battles**, by Jerry Pallotta with illustrations by Rob Bolster, pits Lobster against Crab and Killer Whale against Great White Shark. Ages 7-10.

A California woman who found new uses for silk is the subject of **The Spider Lady: Nan Songer and Her Arachnid World War II Army**, by Penny Parker Klostermann with illustrations by Anne Lambelet. Ages 7-10.

Technological advances have unearthed creatures previously thought to be mythical, in **Catching Cryptids: The Scientific Search for Mysterious Creatures**, by Kim Long with illustrations by Nicole Miles. Ages 8-12.

David J. Clarke spotlights one of the world's top soccer clubs, in **Manchester City**. Ages 9-12.

CHILDREN'S EBOOKS

Natalie Nelson's board book **Dog's First Baby** reveals what a new addition looks like from the dog's viewpoint. Baby to 1 year.

**My Moms Love Me**, a board book written by Anna Membrino and illustrated by Joy Hwang Ruiz, is about a perfect day of love and adventure. Baby to 3 years.

An alphabetic collection of dishes from 19 countries, **Noodles, Please!** is spun by Cheryl Yau Chepusova and illustrated by Rebecca Hollingsworth. Baby to 4 years.

In Hà Dinh's **Ly-Lan and the New Class Mix-p**, a daughter of Vietnamese immigrants adjusts to life as a third-grader. Ages 6-9.

In **The Haunting of Bellington Cottage** by Laura Parnum, two friends discover their vacation rental home is haunted. Ages 8-12.

TEEN FICTION

A girl who can sense what people need uses her ability to find a missing friend in **Needy Little Things** by Channelle Desamours. Ages 13-18.

When her family is attacked, 15-year-old Patya turns to her healing power in **Call of the Owl Woman: A Novel of Ancient Peru**, by K.M. Huber. Ages 13-18.

A 17-year-old ride operator at a theme park sleuths out why co-workers are dying in **Murder Land** by Carlyn Greenwald. Ages 14-18.

In the bio-thriller **All Better Now** by Neal Shusterman, three teens encounter a happiness virus that could change humanity forever. Ages 14 and up.

TEEN NONFICTION

Nicholas Suivski offers practical advice in **Life After High School: A Teen Guide to Career Planning**. Ages 11-18.

A 2024 **Dungeon Master's Guide**, edited by

MORE BOOKS TO READ



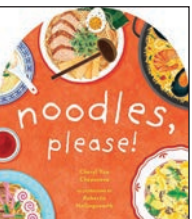
Grab a Book

Here for your fun and enjoyment are the new September titles shared by Children's Librarian Madeleine Felder, Adult Services Librarian Amy Lewis, and Branch Manager Mary Fobbs-Guillory of the Noe Valley/Sally Brunn Library at 451 Jersey St.

We at the *Voice* thank them for taking time out of their genealogy databases, board game nights, and knitting circles to gather the books and DVDs on this page.

To put items on hold, or to actually hold an item, we recommend you walk over to the branch, ask for a book, and relax for an hour in the garden or on the library deck. However, it might be faster to go to SFPL.org or the mobile app you've already downloaded at <https://sfpl.org/services/mobile-resources/library-catalog-mobile-apps/>. Need to speak with Fobbs-Guillory, Lewis, or Felder? (It's still a great detective agency name!) Call 415-355-5707.

Note that the annotations on this page are written and investigated by me and *Voice* bookworm Karol Barske.



—Sally Smith, ed.

Adrian Ng, includes new Dungeons and Dragons tools, advice, and a Lore Glossary. Ages 14 and up.

**The ADHD Teen Survival Guide: Your Launchpad to an Amazing Life**, by Soli Lazarus with illustrations by Kara McHale, offers tips and tricks. Ages 12 and up.

TEEN EBOOKS

The comedic **Jonesy Complete Collection** includes titles by Sam Humphries and Caitlin Rose Boyle. Ages 10 and up.

In **The Protégée** by Erica Ridley, a Parisian girl is ruthless in her quest to become a famous designer. Ages 12-17.

Cass Biehn's historical fantasy **Vesuvius** is a love story set in the days before the volcano erupts. Ages 14-17.

Annick searches for family members deported during the Holocaust in **Song of a Blackbird**, a graphic novel by Maria van Lieshout. Ages 14-18.

ADULT FICTION

**We Are Green and Trembling** by Gabriela Cabezón Cámara is a "masterful subversion of Latin American history with a trans character at its center."

Black twin sisters must make choices when seven mysterious doors appear in **Meet Me at the Crossroads** by Megan Giddings.

In **So Far Gone** by Jess Walter, a man living in the woods rejoins the world to find his missing daughter and kidnapped grandchildren.

Israeli writer Etgar Keret explores identity, reality, and modern-day miscommunication in the darkly funny **Autocorrect: Stories**.

ADULT NONFICTION

In **Charlottesville: An American Story**, Deborah Baker describes the 2017 clash between activists and white supremacists over plans to remove a Confederate statue.

Todd Purdum's biography **Desi Arnaz: The Man Who Invented Television** tells the story of the pioneering Cuban-American producer,

actor, and musician.

**The Möbius Book** by Catherine Lacey is either a memoir or a novel, depending on how one reads the pages.

In **Threads of Empire: A History of the World in 12 Carpets**, Dorothy Armstrong likens political events to weaving patterns and techniques.

ADULT EBOOKS

In **Bad Company: Private Equity and the Death of the American Dream**, journalist Megan Greenwell shows how private equity takeovers and buyouts destroy communities.

Set in Ukraine, Maria Reva's novel **Endling** is about a scientist who embarks on a quest to find her mother, just as war breaks out.

Rob Franklin's novel **Great Black Hope** examines "an upwardly mobile and downwardly spiraling" gay black man in New York.

In **Their Accomplices Wore Robes: How the Supreme Court Chained Black America to the Bottom of a Racial Caste System**, Brando Simeo Starkey argues the high court has failed in its promise to protect civil rights.

ADULT DVD/BLURAY

**Beth + Jeremy and Steve**, a 2023 drama written and directed by Daniel M. Hill, stars Briana Ratterman and Matthew Diblasio.

**Greek Mothers Never Die**, a 2025 comedy by Rachel Suissa, stars Abby Miner and Simon Rérolle.

**I'm Beginning to See the Light**, a 2025 drama directed by Konstantin Khudyakov, stars Abbie Cornish and Jamie Chung.

**Marcella**, a 2024 documentary about chef Marcella Hazan, is directed by Peter Miller, and features Darina Allen and Lidia Bastianich.

**My Robot Sophia**, a 2022 documentary about inventor David Hanson, is directed by Jon Kasbe and Crystal Moselle, and stars David Hanson and Sophia the Robot.

—Annotations by Voice bookworm Karol Barske

¡VIVA! Library Open House

Celebrate ¡VIVA! Latinx Heritage and the Noe Valley Library at an Open House on Saturday, Sept. 20, 10:30 a.m. to 4 p.m.

Kick off the day at 11 a.m. with music and movement from Francisco Herrera, performing in Spanish and English on the front patio at 451 Jersey St. Vengan a celebrar ¡VIVA! cantando y jugando musica para niños y niñas en Español y Ingles.

From 10:30 to 1 p.m., kids can dive into water painting, sand play, or tunnels and bubbles. At noon, face painter Diego Flores arrives to paint faces till 1 p.m. Then from 2 to 3 p.m., Ranger Fatima will share tips about local wildlife and plants.

All day, there will be free food and drinks, and take-and-make craft kits created in collaboration with the Mexican Museum of Art. A crew from the SF Fire Department will come by and bring their big red firetruck. ¡Olé!

LIBRARY EVENTS

All events take place at the Noe Valley/Sally Brunn Library, 451 Jersey St., and are drop-in unless otherwise noted. Be aware events are first come, first served. For information, visit [sfpl.org](https://sfpl.org) or call the branch at 415-355-5707.

The **Graphic Novel Memoir Book Club** for teens and adults discusses *Latino U.S.A.* by Ilan Stavansmon Wednesday, Sept. 3, from 5 to 6 p.m. Copies are held at the Noe Valley circulation desk for checkout.

**Family Storytimes** are on Thursdays at 10:15 a.m. and 11 a.m., Sept. 4, 11, 18 & 25. Space is limited. Tickets are available at the front door beginning at 10 a.m.

The Noe Valley **Knitting Circle**, meeting on Saturday, Sept. 6, from 10 a.m. to 12:30 p.m., welcomes anyone who'd like to knit, crochet, or macrame, beginners to experienced.

Explore the SFPL **Genealogy Databases** at a workshop Saturday, Sept. 6, from 2 to 3 p.m.

**Toddler Storytimes**, for ages 16 months through 2 years, are on Mondays at 11:15 a.m., Sept. 8, 15, 22 & 29. Tickets are available at the reference desk beginning at 11 a.m.

Get drop-in **Tech Help** from the library staff at the Noe Valley Library, on Monday, Sept. 8, from 2 to 3 p.m.

Family LEGO and **Board Game Night** is set for Tuesday, Sept. 9, from 6 to 7:30 p.m.

Make a **Notebook** with simple supplies on Wednesday, Sept. 10, from 4 to 5 p.m. Supplies limited.

The Noe Valley Library **Film Club** screens the 2022 docudrama *Frida*, on Friday, Sept. 12, from 2 to 4 p.m.

Take a **City Guides Walking Tour**, "Noe Valley: Village Within the City," exploring historic sites in Noe Valley, on Saturdays, Sept. 13 and 21, from 2 to 3:30 p.m. Space is limited: registration required.

Ages 8 and older can decorate a canvas **Pencil Case**, on Tuesday, Sept. 16, from 4 to 5 p.m. Supplies limited.

The Noe Valley **Short Stack Book Club** features *Interpreter of Maladies* by Jhumpa Lahiri on Friday, Sept. 19, from 3 to 4 p.m. Copies are held at the Noe Valley circulation desk for checkout.

The **Open House Celebration** at the Noe Library on Saturday, Sept. 20, features Latinx Heritage Month music from Francisco Herrera, 11 a.m. to noon; Big Play Date for ages birth to 5, 10:30 a.m. to 1 p.m.; face painting from noon to 1 p.m.; and Ranger Fatima's Nature Talk from 2 to 3 p.m.

Learn about ancient bark paper made by the Mexican Nahua and Otomis tribes at a **Amate Paper** workshop on Monday, Sept. 22, from 4 to 5 p.m. First come, first served.

Explore free library classes at the **Introduction to E-Courses** workshop on Wednesday, Sept. 24, from 4 to 5 p.m.

Be a part of **One City, One Book** and read *The Hummingbird's Daughter* by Luis Alberto Urrea Friday, Sept. 26, 3 to 4 p.m. Copies are held at the circulation desk for checkout.

Sleepy kids and their families are invited to **Pajama Storytime**, on Tuesday, Sept. 30, from 6:30 to 7 p.m. Space is limited. First come, first served.

BRANCH HOURS

Noe Valley/Sally Brunn Branch Library 451 Jersey St., 415-355-5707						
Sun 1-5	Mon 11-6	Tues 10-8	Wed 12-8	Thurs 10-6	Fri 1-6	Sat 10-6

CROSSWORD SOLUTION

False Advertising by Michael Blake

P	A	W	N		U	N	L	O	A	D		N	A	S
L	M	A	O		P	E	O	P	L	E		V	I	L
S	P	I	K	E	S	T	R	I	P	S		I	R	E
	T	I	N			D	U	H			I	D	I	D
	B	R	A	D	L	E	Y	M	A	N	N	I	N	G
M	A	E		S	O	A			O	F	A	G	E	
E	L	S	A		O	R	N	O	T	T	O			
D	I	S	C		S	T	U	D	Y		R	S	V	P
			T	H	E	O	L	D	S		M	O	E	T
A	M	N	I	O			L	O	N			Y	E	S
N	O	E	V	A	L	L	E	Y	N	A	I	L	S	
G	I	V	E		Y	U	L		R	N	A			
E	N	A		T	I	C	K	T	A	C	K	T	O	E
L	E	D		O	N	C	E	I	N		E	T	A	T
A	S	A		A	G	A	S	S	I		D	E	K	E



Small Business  
Returns

Member of the National  
Association of Enrolled Agents

- Individual
- Business Returns
- Electronic Filing
- Tax Planning
- Prior Year Returns
- Out-of-State Returns

Call for an appointment TODAY!

300 Vicksburg Street #1, San Francisco • 415-821-3200

(on the corner of 24th near Church Street)



Action SF, the National Movement in Your Neighborhood

https://m.facebook.com/ActionSFactivism/  
Website: http://www.action-sf.com/  
Email: ActionSFTeam@gmail.com  
Meetings: Third Tues., Noe Valley Library, 451 Jersey, 6-7:30 p.m. All welcome.

Al-Anon Noe Valley

Contact: 834-9940; office@al-anonsf.org  
Meetings: Wednesdays, 7:30-9 p.m., St. Philip Church, 725 Diamond St. (park on Elizabeth Street side; enter on 24th Street).  
Thursdays, 7:15-8:30 p.m. Bethany UMC, 1270 Sanchez St. (enter through Clipper Street side door and go up the stairs)

Castro Merchants

Contacts: Terry Asten Bennett, President;  
Address: 584 Castro St. #333, SF, CA 94114  
Email: info@CastroMerchants.com

Comerford Greenway

Contact: Howard Fallon  
Email: ComerfordGreenway@gmail.com  
Website: www.sanfranciscoparksalliance.org/partners/comerford-greenway/  
Monthly workdays in Comerford Alley.

Diamond Heights Community Association

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

Dolores Heights Improvement Club

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

Duncan Newburg Association (DNA)

Contacts: Deanna Mooney, 821-4045;  
Diane McCarney, 824-0303; or Lili Wu, 647-0235. Address: 560 Duncan St., SF, CA 94131. Meetings: Call for details.

Eureka Valley Neighborhood Assn.

Contact: Board@evna.org  
Address: P.O. Box 14137, SF, CA 94114  
Meetings: See website Events. Castro Meeting Room, 501 Castro St., 7 p.m.

MORE GROUPS TO JOIN

Fair Oaks Neighbors

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

Friends of Billy Goat Hill

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

Friends of Dolores Park Playground

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

Friends of Christopher Park

Contact: Brynna McNulty, 818-744-4230  
Email: friendsofchristopherpark@gmail.com  
Website: FriendsofChristopherPark.org

Festival Friends of Glen Canyon Park

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

Friends of Noe Courts Playground

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

Friends of Noe Valley (FNV)

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

Friends of Slow Sanchez

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

Friends of Upper Noe Recreation Center

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

Friends of Upper Noe Dog Owners Group (FUND OG)

Contact: David Emanuel  
Email: info@fundogsf.org  
Website: www.fundogsf.org

Glen Park Association

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

Juri Commoners

Contact: Dave Schweisguth, M17-6290  
Email: dave@schweisguth.org  
Website: meetup.com/Juri-Commoners  
The group is on hiatus and seeking a new leader. Call Dave. "Tidy up when you can."

Liberty Hill Neighborhood Association

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

Noe Neighborhood Council

Contact: Ozzie Rohm or Matt McCabe  
Email: info@noeneighborhoodcouncil.com  
Website: noeneighborhoodcouncil.com  
Meetings: Quarterly at Sally Brunn Library, 451 Jersey St.

Noe Valley Association-24th Street Community Benefit District

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

Noe Valley Democratic Club

Contact: Sam Maslin, President  
E-mail: noevalleydemocrats@gmail.com  
Website: www.noevalleydemocrats.org  
Meetings: Monthly at Valley Tavern or Tacolicious, dates publicized on website.

Noe Valley Farmers Market

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

Noe Valley Merchants and Professionals Association (NVMPA)

Contact: Kristen McCaffery, President, Kristen@novysf@gmail.com, 829-8383; or Kathryn Gianaras, Vice President, Kathryn@novysf@gmail.com  
Meetings: 9 a.m. Call to confirm location.  
Website: https://noemerchants.com  
www.NoValleyMerchants.com

Noe Valley Parent Network

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

Noe Walks

Contact: Chris Nanda  
Email: christopher.nanda@gmail.com  
Website: NoeWalks.com  
Meetings: Saturdays, 10 a.m. Starts 24th and Sanchez. Ends Noe and Duncan for photo.

Progress Noe Valley

Facebook: ProgressNoeValley  
Email: progressnoe@gmail.com  
Website: progressnoe.com  
Meetings: Check Facebook page for current meeting and event schedule.

San Francisco NERT (Neighborhood Emergency Response Team)

Contact: Noe Valley NERT Neighborhood Team co-coordinators Maxine Fasulis, mfasulis@yahoo.com; Carole Roberts, carole\_roberts@faludi.com  
Website: https://SF-fire.org/nert  
Visit the website to sign up for trainings.

Upper Noe Merchants

Contact: Info@UpperNoeNeighbors.com;  
https://uppernoeneighbors.com/merchants/

Upper Noe Neighbors

Contact: Chris Faust  
Email: Hello@UpperNoeNeighbors.com  
Website: www.uppernoeneighbors.com  
Meetings: Bi-monthly on third Wednesdays. Confirm by email or check website.

THE NOE VALLEY VOICE  
editor@noevalleyvoice.com

All phone numbers are in the 415 area code, unless otherwise noted.



WORK WITH THE BEST IN REAL ESTATE  
JESSICA BRANSON

Top SF Realtor® for 19 Years  
Noe Valley Property Owner  
Hundreds of Millions in Closed Transactions  
Flawless Reputation  
Known for Listing THE BEST Homes  
Intelligence, Professionalism and Integrity

JB

After 2024's optimism, national growth cooled in 2025 as tariffs, inflation worries, and policy shifts weighed on confidence. Here in San Francisco, the story is different: AI is reshaping the city. Rents are up, sale prices have climbed faster than anywhere else in the Bay Area, and of the 60+ offers on 15 listings I've handled so far this year, many were all-cash, and several were from AI professionals. Heading into fall, limited supply and deep demand point to continued price pressure. If AI/IPO chatter accelerates, buyer urgency could spike. If the Fed cuts rates, purchasing power might improve; if not, scarcity still supports the current values. I'll continue to navigate this changing market expertly — just as I have for nearly two decades. My recent Noe Valley sale closed right after the first open house for \$5.66M (with the buyer opting to pay their agent's commission) — well over asking. **If you're considering a move please don't hesitate to call me at (415) 341-7177 for a complimentary, no-strings evaluation of your home's value in today's market. For more market insight, sign up for Jessica's newsletter at JessicaBranson.com!**

JESSICA@JESSICABRANSON.COM | JESSICABRANSON.COM | @JESSICABRANSONREALESTATE | LIC 01729408

**SOLD**

565 29th Street | \$5,660,000  
www.ModernNoeMasterpiece.com  
6 BR - 5 Full BA - 2 Half BA - 4270 Sq Ft

**SOLD**

708 Cole Street | \$3,700,000  
www.ColeValleyDream.com  
Sold for \$605k over asking at \$1609/ft!

**SOLD**

267 Bonview Street | \$2,875,000  
www.BonviewBeauty.com  
4 BR - 3 BA - 2 PKG



and now for the  
RUMORS  
behind the news

There Goes the Summer,  
Here Comes Autumn

By Mazook

YES, IT IS SEPTEMBER, and I hope San Francisco’s warm weather will remain with us through the autumnal equinox on Sept. 22, 11:19 a.m. PDT.

The August issue of the *Noe Valley Voice* was our summer literary issue. It was filled with marvelous works from *Noe Valley Voice* readers.

I was on vacation in early August, so now I have to scramble to bring you up to date on the neighborhood news.

☎ ☎ ☎

PETER GABEL REMEMBERED: Noe’s top news story of the summer was the installation of the memorial plaque in honor of Noe Valley hero Peter Gabel, who died Oct. 25, 2022. It was installed Aug. 27 in the sidewalk in front of the Noe Valley Town Square on 24th Street. The memorial celebration took place on Saturday, Aug. 30.

If you read the “Remembering Peter Gabel” letter in the August *Voice*, written by Leslie Crawford, you saw the following, which is worthy of repeating:

“The sidewalk plaque, the first of its kind in Noe Valley, is a way to honor Peter, who co-founded the Noe Valley Farmers Market. We chose Labor Day weekend to celebrate the plaque, since Labor Day weekend marks the 22nd anniversary of when many of you joined Peter in protesting the union-busting firing of the Real Food Company store workers and the subsequent creation of the Noe Valley Farmers Market. In a long and fruitful career devoted to serving others, Gabel was a college president, a law professor, a writer, and a dedicated community activist.”

Gabel was a presence at the market every Saturday morning. He also helped start the James Lick Middle School Garden Project, the Friends of the Children food donation program, the Curry Without Worry vendor that raised money to feed children, and other social justice programs that were part of the market, Crawford wrote.

Many tears fell from those who attended the plaque installation the morning of the 27th. Truly heartwarming it was for all of us, including the Department of Public Works (DPW) workers. They dropped the 300-pound brass plaque around the cement frame they created in the sidewalk squares. Two of the workers guarded the plaque for the next 24 hours while the cement was drying, to make sure no one defaced it.

DPW’s Laron Curley and Jay “J.T.” Ford were part of the crew that sealed the plaque in its permanent home in the very spot where Gabel once stood as a greeter at the market, with his arms folded across his chest, just as he is shown in the embedded plaque. The placement ensures Peter will always be there greeting visitors.

“He was a good man, Peter Gabel was,” Curley said wistfully as he smoothed cement around the edges of the plaque. “I’m proud to be a part of this. It’s an honor for me.” Curley knew of Gabel, having grown up in the area playing youth sports at Upper Douglass and Eureka Valley playgrounds.

Curley and Ford are part of DPW’s Bureau of Urban Forestry, which normally plants trees. Ford has special skills for installing plaques that will last for eternity, having installed many of the plaques in

the Castro District’s Rainbow Honor Walk.

The Aug. 30 dedication was attended by over 100 people. Our supervisor and board president, Rafael Mandelman, was the master of ceremonies, and there were heartfelt speeches by Crawford, Gabel’s loving partner Lisa Jaicks, and former supervisor and HUD Assistant Secretary Roberta Achtenberg, among others.

Then everybody gathered in front of the square for the unveiling, and an apple cider toast was given to all who made the plaque possible. Finally, people shared a huge cake donated by Noe Valley Bakery. Truly a memorable event.

☎ ☎ ☎

FAREWELL, MR. DIGBY: On July 1, signs were posted on the doors of Mr. Digby’s restaurant and bar located at 1199 Church. Owners Mike and Kristen McCaffery announced they were closing their business after four years (it was opened in the pandemic year of 2021).

They thanked their loyal neighbors and guests for their support and wrote, “Bringing a family-friendly neighborhood bar to our corner of San Francisco was truly a joy—from countless pounds of meatloaf and gallons of cocktails consumed, to drag brunches, night markets, and fun nights with friends, we loved every minute of it. We’re so proud of what we built, and while we’re sad to close the door on this chapter, we’re still in the neighborhood. Stop by our sister restaurant NOVY and say hi sometime!” We will.

☎ ☎ ☎

MORE FOOD: A post on Nextdoor last month about Alice’s Restaurant at 1599 Sanchez (at 29th), created quite a stir.

A recent diner wrote: “The owner of Alice’s Restaurant on Sanchez told me they’re not doing well. I was there on a Friday night, and they were less than half full. The Hunan/Mandarin food is always excellent, freshly made, reasonably priced, in very generous portions, and served in a bright, welcoming, relaxed atmosphere. It’s not fancy, you can come as you are. The windows are full of orchids and stained glass. The carved antique screen breaks up the room and creates an illusion of intimacy for the diners directly behind it. You can almost always find a table, with very little wait time, and they’re open for lunch and dinner every day.”

The comments that followed agreed the food was first-rate. But they brought up issues like parking, slow Sanchez, and people’s changing habits.

I decided to go talk to the restaurant’s crew. They said they’d not seen the post but appreciated that a patron would give them such high praise. Team leader Esther Yuen told me all was good. “We have been here for 30 years, our chef for 29 of those years, and I have worked here for the last 29 years, everyone else for at least 25 years.”

She said that during her tenure “we have had three generations of customers, the parents, their children, and now their grandchildren. Many throw their family dinner parties at our restaurant.”

When I asked about people’s favorites on the menu, Yuen said the most popular dishes she’d observed over her years were the Orange Prawns (with Hunan Peppercorn) and the King Salmon with Garlic Sauce. Popular appetizers are Alice’s Prawn Salad with Mango, as well as the Chicken Corn Soup.

Speaking of restaurants, there’s a new one on the corner of Church and 25th (1298 Church), called Ingredients. It had a soft opening on Aug. 1. The owners are a family group who immigrated to the U.S. from Nepal and have all moved to the Bay Area in the last 10 years. According to manager Marley Dong,



Good Morning: A memorial plaque celebrating the life of Peter Gabel was placed on the sidewalk in front of the Noe Valley Town Square Aug. 27, in the same spot where he used to stand to greet visitors to the Farmers Market he helped found in 2003. Photo by Art Bodner

Ingredients is owned and operated by five family members: Marley and Bhoj Kumar Dong, chefs Shuk Dev Tamang and Prem Lama, and assistant manager Kalpana Lama. The food is a “fusion of global flavors” with unique Himalayan spices.

Marley said the family had been looking to open a restaurant in San Francisco for a long time and found the “perfect spot to rent here in Noe Valley, which was a turn-key lease with everything ready to go. We were very lucky.”

Ingredients’ grand opening was held Aug. 29. The house was full, with invites sent to Church Street merchants and a 20 percent discount coupon mailed on Aug. 15. They were also giving Noe merchants a 10 percent discount on all meals, they said. Chef specials will be posted at the entrance.

The last food item on my list is the event held at the Noe Valley Town Square on Aug. 30, billed as a “Parisian Café Evening,” with live music by a group called Innuendo, featuring Big Lou on the accordion. Attendees brought their own dinners and sat in a pop-up cafe with candlelight and white tablecloths. On-site cocktails and wine from the Vibe pop-up cocktail truck were there. Also, three \$10 raffle prizes were given towards dinner from the fishmongers at Billingsgate (3859 24th).

☎ ☎ ☎

NOE IN THE NEWS: On Aug. 9, ABC 7 News broadcast a story about small businesses and how they’ve started to disappear in the Bay Area. They’ve become victims of “high rents, increased competition, and high labor costs,” reporter Lyanne Melendez said with concern. “San Francisco has been in a constant battle between preserving its past while embracing innovation. On one hand we say that we adore our mom and pop shops but then we turn around and continue our affair with online shopping,” she said.

So what can we do? Look to the shops that are thriving, Melendez said. “Trending are stores that offer a one-of-a-kind experience, like Moonshot Studio,” at 4066 24th St.

To find out its secrets, she interviewed Moonshot owner Teresa Fitzgerald, who told Melendez that her customers often liked to make videos while they were designing their fragrances.

“A lot of my customers like to film here, my younger customers particularly, and they post on Instagram and TikTok,” Fitzgerald said. “They do a video making their own candles, blending their scents, and posting for their friends. And some are small influencers who have posted about us.”

That’s stellar, Moonshot.

☎ ☎ ☎

ODDS AND ENDS: The Noe Valley Night Market in the Town Square was an astro-

nomical success on Aug. 26, when 24th Street between Sanchez and Vicksburg was closed off to accommodate the crowds. I estimate that well over 1,000 people attended the event, and around 50 different local vendors participated.

I can’t wait to see you there at the next “last Tuesday” night market, on Sept. 30, 5 to 8 p.m. Singer Lambert Moss will emcee and lead a new musical lineup.

Just For Fun has moved back from its Umpqua Bank spot to its newly enlarged location at 3982 24th, after a three-month seismic retrofit. The building houses many residents on its upper floors and the Fun store at street level.

Owner Michelle O’Connor said she was thrilled to be able to return in time for the holidays. She plans to host Halloween and Christmas events in front of the store.

As August was ending, DPW was replacing the parklet in front of Just For Fun, removed during the construction. “I was so happy that all that space will again be available for the holidays this year,” said O’Connor.

Many of you will not be happy to learn that the city removed the parklet in front of Martha & Bros. Coffee (3868 24th) and is not planning to build it back. (Martha’s is in its temporary location at the corner of 24th and Vicksburg while the building is being renovated.)

It appears that the parklet was rusted at its base as well as at the surrounding flower fixtures and is no longer viable. That parklet was a favorite spot for many neighbors to meet and chat. Remember when regulars who hung out there called themselves the “Bench People”?

Martha Monroy says she is not sure when they will be moving back to their original coffee store (which she opened in 1978) but they will be moving back. She is considering putting more benches in front of the store (several have been offered by the Noe Valley Association) after it is totally remodeled. Thankfully, the fantastic mural along the east and west walls by John Milestone was saved and will fit back in its original place.

☎ ☎ ☎

WATER WORKS: Many residents along Jersey Street will be very unhappy with the San Francisco Water Department’s latest estimate that it will finish the Noe Valley Water Main Replacement Project on Oct. 26, 2026. The project has consumed Jersey Street since November 2024. As you know, water, sewer, and many other city departments have been working on 24th Street and its cross streets in Downtown Noe Valley for over two years. Hopefully they will finish by the end of this happy new year.

☎ ☎ ☎

THAT’S ALL, YOU ALL. Ciao for now. See you right here in the October *Voice*. ■





San Francisco’s real estate market is showing renewed energy—and with the right guidance, this could be the perfect time to make your move.

With 27 years of experience and over \$1.7 billion in sales, Lamisse Droubi is a trusted leader in navigating both market upswings and transitions. A Noe Valley native, Lamisse offers unmatched local knowledge, strategic insight, and a hands-on approach that consistently delivers results.

Whether you’re buying or selling, success comes down to smart pricing, compelling presentation, and the right partner. Let Lamisse and her dedicated team support you in your real estate needs.

**LAMISSE DROUBI** DRE#01257759  
415.531.2134 | lamisse@droubiteam.com

**DroubiTeam.com**

**DROUBI TEAM • RECENT LISTINGS & TRANSACTIONS**



**1114 DOLORES ST | PENDING**



**4385 25TH ST | PENDING**



**212 HOFFMAN ST | COMING SOON**



**150 ANDOVER ST | COMING SOON**



**837 DIAMOND ST | SOLD • \$1,600,000 • SELLER REP**



**375 RICHLAND AVE | SOLD • \$3,090,000 • SELLER REP**



**19 GAVIOTA WAY | SOLD • \$2,100,000 • SELLER REP**



**FUNSTON AVE | SOLD \$3,220,000 • BUYER REP**

**DROUBITEAM.COM**

4157 24th Street • San Francisco, CA 94114 | 415.400.4069