London Breed wins D5 Supervisor race

London Breed has won the District 5 Supervisor race this year, after 5 rounds of Ranked Choice Voting. Breed had an early lead with 28% of first-place votes, compared to incumbent Supervisor Christina Olague’s 20%.

Supervisor candidates Andrew Resignato, Hope Johnson, and Daniel Everett were the first to go in Round 1 of instant run-off voting, followed by Thea Selby (Round 2), Julian Davis (Round 3), and John Rizzo (Round 4).

Breed will be sworn into the D5 seat in January 2013.

Join the Alamo Square board in 2013

Get involved in your community and make a difference in your own neighborhood. The Alamo Square Neighborhood Association is seeking new board members for 2013. If you have ideas to improve the neighborhood, the park, or want to help us plan events, please consider joining our board. Whether you’re a homeowner or renter, we want to hear from you!

Email board@alamosq.org to let us know you are interested in joining the ASNA Board in 2013. Nomination deadline is December 2.

upcoming events

Every Saturday
Fillmore Farmers Market
8:30 a.m. - 1 p.m.
Fillmore & O’Farrell

Every Sunday
Divisadero Farmers Market
10 a.m. - 2 p.m.
Divisadero & Grove

First Sundays and
Every Tuesday
Alamo Square Playgroups
10 a.m. - 12 p.m.
Meet near the playground.

see Events >
2012 Board of Directors

Officers
Lisa Zahner, President
lisa.zahner@alamosq.org

Gus Hernandez, Vice President
gus.hernandez@alamosq.org

Erinne Morse, Treasurer
erinne.morse@alamosq.org

Bill Bonds, Secretary
bill.bonds@alamosq.org

Board Members at Large
Mary Bosworth
John Dallas
Margot Frey
LaVonne Hickerson
Katrina Jankowski
Nico Lizarraga
Quintin Mecke
Azalia Merrell
Christian Nguyen
Owen O’Donnell

Newsletter

Editor: Gus Hernandez
Contributors: Gus Hernandez, Katrina Jankowski, Nico Lizarraga, Lisa Zahner, ASNA Board

Next deadline is December 1.
Email newsletter@alamosq.org

Advertising

Please contact Nico Lizarraga if you would like to advertise in this newsletter at ads@alamosq.org.

Alamo Square Online

www.alamosq.org
ASNA email list: update@alamosq.org

Introducing Alamo Square Playgroups!

Join us at the Alamo Square Park playground for two new play groups for families with children 0-3 years. Our goal is to create a weekly and a monthly group where parents can meet new people, share ideas, and have as much fun as the toddlers. There has been a baby boom in the neighborhood lately and this is a great chance to get to know other parents of small children. Although our primary aim is to foster a sense of community in the Alamo Square area, we welcome families from all parts of the city to our neighborhood. The Alamo Square Neighborhood Association is sponsoring these groups by providing funds for coffee and bagels, outreach, and occasional children’s musicians and facilitators. We hope to see you there!

When do they start?
The first week of November.
Monthly Playgroup, the FIRST SUNDAY of every month, 10am – 12pm (beginning Nov 4)
Weekly Playgroup, EVERY TUESDAY, 10am – 12pm (beginning Nov 6)
Where
The playground in Alamo Square Park (just west of Steiner and Grove)
Contact
Margot (monthly) or Katrina (weekly) at playgroups@alamosq.org.
Dear Neighbors,

Attention Writers!

Do you need some experience in journalism? Here’s your chance! Alamo Square Newsletter is searching for reporters to cover stories in or about the neighborhood.

Interested writers should contact Gus Hernandez, Editor, Alamo Square Newsletter via email only at newsletter@alamosq.org.

Writers who are selected will be given an assignment article and a deadline. Alternately, writers with a story idea can pitch their story to the editor for consideration. We will publish up to four articles from freelance writers for each newsletter.

Thank you, and good luck!

Gus Hernandez
Editor

Letter from the editor

Giant victory for The Wiggle

The Giants won the World Series, but we had a major victory right here in our neighborhood this October. The SFMTA board approved the Oak and Fell pedestrian and bicycle improvement project!

Like our baseball team, this was a giant group effort, with many neighborhood advocates getting involved to make it happen.

Neighbors for and against various elements of the plans weighed in at community meetings, open houses, and ultimately before the SFMTA Board on October 17, 2012.

The ASNA Board wrote a letter to the MTA requesting that they begin addressing traffic calming issues in our neighborhood, not just in the project area of the Oak and Fell plan. The MTA has responded in numerous ways, including initiating the process to prohibit tour buses in the Alamo Square Historic District (Divisadero to Webster, Fell to Golden Gate).

The Alamo Square Neighborhood Association Board of Directors voted to support the MTA’s plans for Oak and Fell, which ultimately received unanimous approval from the MTA Board.

PARKING SPACE NEEDED

If you have a parking space available for rent within two blocks of Divisadero and Fell Streets, please contact Leslie at (415) 913-7800 or lvalpey@lexlawgroup.com. Thank you.
California renters' rights after a fire


The information below is not intended to be legal advice. You should speak with an attorney before taking any action. Please visit the source website for the full article with legal references.

Fire - Who is at Fault?
If a landlord’s wrongful or negligent act causes a fire, a tenant may recover medical bills, moving costs, rent for a replacement apartment, and loss of property. A renter has two years to file a claim for damage or injury caused by fire.

The landlord is liable for conditions that he knew about, or should have known about. Landlords are also liable for fires caused by their employees, sub-contractors, or independent contractors, known as vicarious liability.

If the fire is caused by the tenant’s negligence or the negligence of someone hired by the tenant to do repairs, the tenant may be liable for the fire.

Renter’s Insurance
If the tenant has renter’s insurance they can follow their insurance company’s procedure to file a claim against any property loss or damage caused by the fire.

Hiring a Fire Investigator
Landlords, insurance carriers, and landlord attorneys will try to show that the fire was not the liability of the landlord. The tenant must hire an expert to show otherwise. A tenant will have the right to get the public fire report from the public fire investigator. Private fire investigators often dispute the findings of the public inspector.

If major injuries and property loss are at issue, liability will come down to a battle of fire experts. The landlord will hire an expert, and the tenant should too.

Right to Return After Fire or Disaster
If the tenant’s apartment is under rent control, the tenant has a right to return after a fire or other disaster. If the apartment is not covered by rent control, there is no right to return.

A non-rent-controlled tenant may still recover damages for breach of lease, if one exists. Damages include moving costs and the costs of a replacement apartment. If the tenant had a long-term lease at the time of the fire, the tenant can recover the amount it will cost for a replacement unit for the remainder of the lease.

A non-rent-controlled tenant should try to negotiate a right to return if they are still on good terms with the landlord.

For rent controlled tenants, a tenant forced to vacate due to fire or other disaster must be offered the renovated unit back by the landlord within thirty days of completion of repairs. The tenant must accept the offer within forty-five days. All terms of the rental agreement should be the same as before. If the landlord refuses to let you return, this is a wrongful eviction. The displaced tenant is entitled to actual and punitive damages. The statute of limitations for a claim of wrongful eviction under the San Francisco Rent Ordinance is one year.
The following are the requirements to establish a new RPP permit area in the neighborhood.

The proposed block(s) must be contiguous to each other and must contain a minimum of one mile of street frontage.

A petition signed by at least 250 households in the proposed area must be submitted to Transportation Engineering (one signature per household). Blank petition forms can be obtained from the Municipal Transportation Agency’s Transportation Engineering at One South Van Ness Avenue, 7th Floor.

At least fifty percent of the vehicles parked on the street in the proposed area must be non-resident vehicles. At least eighty percent of the legal on-street parking spaces within the proposed area are occupied during the day. (The area proposed by SFMTA for RPP currently meets these two criteria.)

The legislation and sign installation process takes approximately three months from submittal of valid petitions for area extensions and six months from submittal of valid petitions for new areas. The process is as follows:

1. Review by the Traffic Engineering Division
2. Field study conducted
3. Review by the Interdepartmental Staff Committee on Traffic and Transportation (ISCOTT)
4. Departmental Public Hearing
5. Review by the SFMTA Board of Directors
6. Sign installation and permit issuance

Former District 5 Supervisor Ross Mirkarimi was finally reinstated to his job as Sheriff after being suspended without pay by Mayor Ed Lee for being convicted of false imprisonment charges, a misdemeanor, in March.

Supervisors John Avalos, David Campos, Jane Kim, and Christina Olague voted to reinstate Mirkarimi to his Sheriff post. However, only three votes were required, since the Mayor needed nine out of 11 Supervisors, a supermajority, to vote to remove Mirkarimi from office.

Sheriff Mirkarimi is now facing a recall effort by those who demanded his removal.
New Neighborhood Commercial Districts

On Thursday, November 29, 2012, the San Francisco Planning Commission will consider adopting two new Neighborhood Commercial Districts around Alamo Square: The Divisadero NCD and the Fillmore NCD. These commercial corridors are currently classified as generic "NC-2" districts. The item was continued from the October agenda so that Supervisor Christina Olague had more time to provide information to neighborhood associations in the project area.

We have invited Supervisor Olague's staff to give us an update and answer questions on the new NCDs at the upcoming Alamo Square Neighborhood Association General Meeting, on Monday, November 26, 2012.

Blue J Cafe
919 Divisadero
415.447.6066
Mon-Sat 11am-10pm
Sun 10am-3pm

Kids eat free before 7 p.m.
Early kids movie on Fridays

Monday night 1/2 price bottle of wine / Tuesday $1 Pabst Blue Ribbon
Wednesday Burger & a draft beer $8 / Thursday $2 Sangria
Saturday brunch 2 for 1 Mimosa

The Grove Inn
A bed & breakfast place
890 Grove Street,
San Francisco, CA 94117
415 929-0780 / 800 829-0780
As a member of the Alamo Square Neighborhood Association, you get the best price on our hooded, zip-front, fleece-lined sweater. Machine washable, sturdy, and perfect for those brisk days and nights at Alamo Square.

Hoodies (Black or Brown)  
$45 Members  
$60 Non-Members  
$15 T-shirts (Green, Black, or Gray)

Email us to check availability and place an order: hoodies@alamosq.org or tshirts@alamosq.org.

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“I felt a lot of confidence throughout the process knowing I was working with someone who knew their stuff inside out”

— Joanna S., Buyer, Noe Valley

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www.kevinho.org  
Lic. #01485512

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Green Earth Natural Foods  
860 Divisadero street  
San Francisco CA 94117  

WE’VE EXPANDED!  
CHECK OUT OUR LARGER SELECTION
Green Connections coming to Alamo Square

SOURCE: GREENCONNECTIONS.SFPLANNING.ORG

Green Connections is a project of the San Francisco Planning Department.

Green Connections will increase access to parks, open space and the waterfront, by re-envisioning City streets and paths as ‘green connectors’. This project builds on current efforts to create sustainable corridors that enhance mobility, green neighborhood streets, and improve pedestrian and bicycle access to community amenities and recreational opportunities.

Green Connections will result in a Citywide network of green streets that can be built over time, improving pedestrian and bicycle access to parks, open space and the waterfront.

At the end of the project, two products will be developed:
• A Citywide map of Green Connections
• Conceptual street designs in six neighborhoods

Green Connections is a two year project, funded by planning grant from the State of California Strategic Growth Council.

In the first year, the focus will be Citywide to map a network of Green Connections.

The second year will build on this framework to design green connections for specific neighborhoods, including Bayview-Hunters Point, Chinatown, Potrero Hill, Tenderloin, Visitacion Valley, and Western Addition. A Potrero Hill workshop is scheduled for Saturday, November 17.

The project team will host many public events to engage communities in developing Green Connections. To learn more, visit the website for project information, events and meetings. Join the mailing list by contacting greenconnections@sfgov.org.

MUSIC. ART. DRINKS.

Support local merchants. Shop & drink in the neighborhood.
500 Divisadero Street (at Fell)  www.madroneartbar.com
Tickets were $35 each, but it didn’t matter one way or the other, because the show was already sold out. The Presets were playing at The Treasure Island Music Festival the weekend of October 13-14, but they were playing a gig at The Independent on Friday night, October 12. The Pre-TIMF Show, and it was sold out!

My partner and I love The Presets. They have become one of our favorites due to their awesome light shows and dance-inducing electronic beats. And they were going to be playing a block away? Sam couldn’t stand it. We had to be there.

Lo and behold, Lauren on Facebook notices Sam’s plea on The Presets Facebook page and offers us two tickets! Awesome! Like!!

We met up with her and her friends in front of The Independent, but it was a little early, and The Presets weren’t going to play until later that evening. We all decided to come back later. Since buying drinks can get expensive, we went home for our first round of drinks. This is how you survive in San Francisco.

When we came back around 9:30 p.m., there was already a line! Typical. Lauren and her friends were already in it, so they let us join their group. Hooray for Lauren!

The Independent is a fun venue. I love how the entrance makes you feel like a rock star about to go on stage, among the posters of previous legends before you. Okay, maybe it’s just me.

After getting a strong drink, we headed to the dance floor, just as The Presets took the stage. The show itself was amazing and really fun! We never stopped dancing! The light show was spectacular as always. The intimate setting of The Independent was perfect, just large enough to capture the magnificence of the light show. (I wouldn’t be surprised if we caught a dress rehearsal for the light show intended for the Treasure Island Music Festival itself that weekend.)

The Presets play soulful dance music with modern themes, lyrically. The songs sounds like they are made just for you, except that everyone feels the same way.

It was altogether a very special night to remember. If they’re ever back at The Independent, do not miss them! These guys know how to put on a show and make you dance!

We are extremely lucky to have a venue like The Independent in our neighborhood. Where else can you experience amazing and diverse musicians and bands, both known and unknown so close to home. The Independent regularly features international and local talent.

Be sure to check out this amazing, intimate venue when your favorite up-and-coming band is in town!
San Francisco’s Victorian Specialist for over 20 years.

Bonnie Spindler
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properties@bonniespindler.com
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Events, cont’d

Thursday, November 15
Alamo Square Irrigation Plan hearing
SF Rec and Park Commission
10 a.m.
City Hall, Room 416
1 Dr. Carlton B. Goodlett Place

Monday, November 26
ASNA General Meeting
Doors open at 7 p.m.
Meeting starts at 7:30 p.m.
Chateau Tivoli, 1057 Steiner Street (Entrance between McAllister and Golden Gate)

Thursday, November 29
Divisadero and Fillmore NCD hearings
SF Planning Commission
12 p.m.
City Hall, Room 400
1 Dr. Carlton B. Goodlett Place

Important Contacts
Tom O’Connor, Manager
Rec and Parks Department
tom.o’connor@sfgov.org
(415) 218-0259

Greg Corrales, Police Captain
SFPD Park Station
(415) 242-3000
SFPDParkStation@sfgov.org

Ann Mannix, Police Captain
SFPD Northern Station
(415) 614-3400
SFPDNorthernStation@sfgov.org

ParkScan: Report park issues at ParkScan.org

Privacy policy
Alamo Square Neighborhood Association (ASNA) will not share your information with anyone, nor will your information be given out for political purposes.

2012 ASNA Membership Form

Personal Contact Information  (2 contacts per general/family membership, will only be used for ASNA purposes)

Primary Contact - Please print legibly
First Name ___________________________ Last Name ___________________________
Email ___________________________ Phone ___________________________

Secondary Contact
First Name ___________________________ Last Name ___________________________
Email ___________________________ Phone ___________________________

Address Information
Street ___________________________
City ___________________________ State ___________________________ Zip ___________________________

Membership Rates
☐ $15 - Basic Membership
☐ $30 - General / Family Membership
☐ $50 - Contributing Membership
☐ $100 - Supporting Membership
☐ Other contribution ___________________________
☐ Check this box if you are renewing your membership
☐ I would like to receive the Alamo Square Newsletter (bi-monthly)

Indicate areas of interest:
☐ Park Volunteer Days
☐ Alamo Square Flea Market Volunteer
☐ Transportation & Pedestrian Safety
☐ Neighborhood Socials and Events
☐ Other ___________________________

Make checks payable to: ASNA, Box 15372, San Francisco, CA 94115
Alamo Square Newsletter
October – November 2012

October
Tuesday, October 23
ASNA Board Meeting

November
Monday, November 26
ASNA General Meeting
Chateau Tivoli, 1057 Steiner Street
Entrance between McAllister and Golden Gate
Doors open at 7 p.m., Meeting starts at 7:30 p.m.

Alamo Square Online: www.alamosq.org