Warfield Building owner’s company bankrolls Prop D
$455,000 in 4 months to cover ballot measure expenses

BY JONATHAN NEWMAN
AND MARK HEDIN

Proposition D on the November city ballot – the mid-Market marketing measure – is largely the political creation of David Addington, owner of several arts-and-entertainment properties in the area. These include the Warfield Building on Market Street that houses the rock music haven, Warfield Theater; Showdogs, the trendy hot dog eatery on the corner, and the building next door at 1028 Market.

Campaign disclosure documents filed with the Ethics Commission show that, from June 15 through Oct. 28, Addington’s company, Warfield Theater LLC, contributed $455,000 to the Yes on D Committee, making Prop. D by far the costliest item on the ballot.

When the measure qualified July 9, Addington’s firm had already placed $40,000 with Yes on D. During the next two months, he contributed $150,000 more, then the financial infusions speeded up. After Sept. 10, the firm kicked in an additional $185,000. On Oct. 28, he added $80,000.

Besides the Warfield’s contributions to Yes on D, the measure had received $55,725 as of Oct. 23. Contributors include $10,000 each from SHN Theatres, CFRI, Market Street LLC, and Urban Realty.

Shorenstein Realty gave $2,500. The recipient of the Yes on D’s biggest payment was the political consulting firm Stevens Consultants, which has received $189,000. Of this amount, Stevens paid $36,000 to the U.S. Postal Service for mailings, $20,000 to Pacific Standard Press for brochures, $20,000 to Comcast and $6,000 to KTSF for broadcast ads.

Other major payouts included $29,500 to Pacific Petition Inc., Autumn Press and Falcon and Associates to obtain 12,553 signatures (nearly 5,000 more than required) to qualify the measure for the ballot. Political pollster David Binder was paid $25,000.

Among the September expenses:

“The devil is in the details.”
David Addington
MARKET STREET PROPERTIES CENTER AND ATTIC 1201 MARKET STREET

“$95 million purchase and planned makeover of the handsome old Central YMCA — once a vibrant recreation facility and bargain hotel — will transform it into a palace for the formerly homeless, complete with a model holistic medical clinic operated by the Department of Public Health. The combination will be unequaled in the state and, for the eventual residents, it will be the best that destitution can buy anywhere...”

The wealthy got behind its creation. Eminent out-of-staters and prosperous locals, eager to support the YMCA’s fitness goals, gave $500,000 toward the $750,000 project. John D. Rockefeller heads a long list of donors inscribed on the bronze wall plaque to the left of the fireplace. He gave $250,000 — now equal to about $6.1 million — J. Pierpont Morgan chipped in $25,000 and Woodward Wilson’s financial adviser, Cleveland H. Dodge, gave $15,000.

“I love working on this project,” Blitzer says. “It’s very special — elevating this kind of space with dignity and beauty to provide the most needy.”

TNDC’s grandest project: 174 units, major med clinic

BY TOM CARTER

The $95 million purchase and planned makeover of the handsome old Central YMCA — once a vibrant recreation facility and bargain hotel — will transform it into a palace for the formerly homeless, complete with a model holistic medical clinic operated by the Department of Public Health.

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Transforming the Y

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Capt. Jimenez moves on to city's night patrol

Successor became a captain during chief's recent shake-up

BY MARJORIE BEGGS

I

T was supposed to be temporary when Gary Jimenez took over the Tenderloin police reins in November 2006. “But I'm giving 150%,” he told The Extra at the time. “I’m confident I’ll remain through the end of the year.”

The month stretched to three years, a Tenderloin Station record. Capt. Jimenez moves to a new job Nov. 14 as one of five night captains of SFPD’s Field Operations Bureau at 850 Bryant St. managing the department’s patrol division. His exact assignment, still to be announced, may be as one of the bureau’s two night supervisors, one responsible for patrols in the Metro Division — from the Central, Mission, Northern, Southern and TL stations — and the other for the Golden Gate Division, which includes the city’s other five stations.

I’ll be roving the city, responding to all calls where a captain is needed, he told the several dozen friends, family members, colleagues and neighborhood activists at his last meetings. His presence in the neighborhood has been a given. He attended most social events and community meetings, and he was in the street with activists urging the creation of a full-service post office, testifying at a supervisors’ committee meeting about loitering laws, and much more. He talked the community policing talk and he walked the neighborhood walk, looking out for trouble and supporting his officers, whose contributions he acknowledged regularly.

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Transfers like Capt. Jimenez’s are pretty normal. When he moves on, he’ll be one of the neighborhood’s longest-tenured captains. Kathryn Brown, whom he replaced, stayed two years, eight months. Her predecessor, David Shinn, was transferred after a year and a half. Before him, Steve Tascina was at the helm for two years, four months. Susan Manheimer, the first female TL captain, was here one year, eight months.

The popular, likeable, energetic Capt. Jimenez, 64, became an S.F. cop in 1970 and had two prior assignments in the Tenderloin. 1989-90 when he was a sergeant at Central Station — at the time there was no separate, permanent police district in the neighborhood — and two more years when the Tenderloin Task Force was hunkered down in the basement of the shuttered Hibernia Bank from 1991 until the new station was dedicated in October 2000.

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“I want to approach this job with that [same] Task Force mentality,” Celaya told the forum. He called it “a way of thinking. We’re here to do a specific job.”

Watch for more info on Capt. Celaya soon. According to SFPD Assistant Public Information Officer Dewayne Tully, Capt. Celaya’s promotion isn’t official until he walks in to take over on Nov. 14, so anything else about him is embargoed until then.

Tom Carter contributed to this report.
**TL hotels were haven for Night Stalker**

**Coronado, West, Bristol among haunts during killing rampage**

*BY TOM CARTER*

San Francisco serial killer Richard Ramirez stayed at the £570 Coronado Hotel on Ellis Street two weeks before 9-year-old Mei Leung was raped and murdered in an apartment building basement four blocks away, police records from 1984 show.

And the satanic ‘Night Stalker’ was staying in the Bristol Hotel on Mason Street Aug. 13, 1985, about two weeks before he was arrested in Los Angeles and later convicted of committing 13 Southern California murders.

“These are the only definitive (Tenderloin) addresses we have at this point in that time period,” S.F. homicide Inspector Holly Pera told The Extra. She and Inspector Joseph Toomey make up the SFPD’s cold case unit, where the Leung case remained unsolved for 25 years.

But on Oct. 22, police announced that Ramirez’s DNA had been identified from substances collected from the crime scene at 765 O’Farrell, where the child was slain. Other DNA evidence suggests Ramirez may have had an accomplice, police said.

Pera said the announcement was spur-of-the-moment damage control. The Ramirez DNA discovery had been leaked to the Chronicle, Pera said, ‘and I was going to print a story that had some inaccurate information. We hastily called a press conference to maintain the integrity of the information. I was notified a half-hour before the press conference.’

Ramirez was an occasional Tenderloin resident in 1984 and 1985, a transient who divided his time between San Francisco and Los Angeles, where he was finally arrested Aug. 31, 1985. He was convicted four years later for murders he committed June 28, 1984, through Aug. 24, 1985. District Attorney Kamala Harris could try to establish that Ramirez’s murderous activities began three months earlier, using his DNA evidence from the Leung case.

In San Francisco, he preferred to rest his head in the £570 Rebeag SROs. Pera’s files include a March 25, 1984, medical record on which Ramirez listed his address as 573 Ellis, the Coronado Hotel. The 500 block of Ellis has long been notorious for criminal activity, and the scuzzy Coronado has built a street reputation for a wildly active drug scene, while piling up building violations.

Mei Leung was killed April 10, 1984.

“In early May, Ramirez (was) back in Los Angeles,” Pera said. “He stayed until August. We know, too, he was at the Bristol Hotel on Aug. 13, 1985, then at the end of August he was back in Los Angeles.”

The Bristol is at 56 Mason St., next door to what is now the San Francisco Comedy Club.

Ramirez had another favorite SRO before he was taken out of circulation: the West Hotel, once an upscale hotel in the late ’70s and early ’80s, Griffin said in a 2005 interview with The Extra.

“The hotel had a reputation for being a murder hotel in the late ’70s and early ’80s,” Griffin said in a 2005 interview with The Extra.

“Richard Ramirez, the ‘Night Stalker,’ now lives on Death Row. At right, a sketch of the person of interest in Mei Leung’s 1984 murder. She was 9 years old.”

Although the DNA in the Leung case was sent to the district attorney, she is unlikely to pursue it because it would give an already condemned man an opportunity to extend his life through appeals. The crime scene DNA, however, may yield another match and a second suspect.

At the very least, the DNA match suggests that Mei Leung’s heretofore unknown killer was probably the Night Stalker.

**Tenderloin Computer Help Day**

**Date: Saturday, November 7th**

**Time: 10:00 a.m. - 2:00 p.m.**

**Place: 150 Golden Gate Avenue, 3rd Floor**

- Computer Repair Technicians Available
- Job Search
- E-mail accounts
- Learn Craigslist Tips
- 1-on-1 Tutoring
- Design your own website
- Find housing and other services
- Bring your own questions

**Call (415) 592-2766 or Stop by to Register**

Sponsored by the St. Anthony Foundation and San Francisco Network Ministries

Professional computer technicians provided by Reliatech

Mei Leung had left her 8-year-old brother in the busuburbs to go to the basement for a lost dollar bill. Her bloodied body was later found partially clothed and draped over a basement pipe. The police circulated a sketch of a person of interest who was seen in the building’s elevator at the time of the murder.

Another cold case that’s high on Pera’s priority list is a 1999 murder that occurred in room 228 at the Seneca Hotel on Sixth Street. The body of Brandy Toms, a 45-year-old African American prostitute, was found beaten and repeatedly stabbed. Pera said much DNA and many broken bottles were found at the crime scene.

“She had no family and no one in her life,” Pera said. “We had to be her advocate. And we like that case — I hold it dear.”

After leaving the Bristol in August 1985, Ramirez didn’t go straight back to Los Angeles. He arrived there Aug. 31 on an Greyhound bus after visiting his brother in Tucson, according to Wikipedia. He was by then a hunted man known as the Night Stalker, and his face appeared for the first time in newspapers and on television. Almost immediately after Ramirez got off the bus a storeowner recognized him and raised an alarm. Ramirez ran and was pursued in a long, frantic foot race that ended when a man clubbed him to the ground. The man clubbed him to the ground. The police officers held him until the police arrived. Ramirez was finally arrested Aug. 31, 1985.

On Sept. 20, 1989, he was convicted on 13 counts of murder and five attempted murders, 11 sexual assaults and 14 burglaries. Ramirez is now on San Quentin’s Death Row. He is 49.
Health clinic on-site makes $9

CONTINUED FROM PAGE 1

Moving into 8,875 square feet of the main floor will be the Department of Public Health’s Housing and Urban Health Clinic that is now at 238 Turk St. in the Windsor Hotel building. It was the city’s first public health clinic in 20 years when it opened in July 2000. With a staff of nine, it serves patients with addictions, mental disorders and HIV infections in supportive housing hotels. In the past five years, 28 more sites were added, and the number of patients swelled. A staff of 27 will run the new clinic, which will have 10 exam rooms, a spate of nursing and counseling offices. Patients will be using the handsome auditorium and the fifth-floor gym as well. Staff house calls will be about 10% of the caseload.

Director Dr. Josh Bamberger says, adding that he expects more than 1,000 unduplicated patients a year. “That could grow in the next three years,” Bamberger says. “It’s the nation’s first integrated medical center for the formerly homeless. We’ve got five part-time psychiatrists, acupuncturists, massage therapists, acupuncture, massage and yoga, too. We can really get to the root causes of the trauma of homelessness. It (the Y) was designed to provide housing for the homeless after the (1906) earthquake and now we will provide that again. It’s poetic.”

Don Falk examines the atrium with its handsome architectural touches of the Italian Renaissance Revival period.

“I (the Y) was designed to provide housing for the homeless after the (1906) earthquake and now we will provide that again. It’s poetic.”

Dr. Josh Bamberger

Urban Health Clinic

CONTINUED FROM PAGE 1

Warfield owner bankrolls

was $6,000 paid to the San Francisco County Democratic Central Committee, which resulted in a big-ticket endorsement by the San Francisco Democratic Party on Yes on D brochures. Two San Francisco law firms have received a total of $46,000. Toll lie Workman, former San Francisco Beautiful executive director and president of the consulting firm Workman Associates, told The Extra: “We joined the Prop. D effort to help obtain endorsements. Workman, however, wouldn’t take credit for any particular endorsement. “We all go as a team,” she said, adding that the Prop. D crew had attended up to 40 endorsement meetings. “I know a lot of people, but that doesn’t necessarily translate into getting their support.” But she allowed, “If I didn’t know anybody, I probably wouldn’t have been hired.” According to campaign finance statements, Workman earned approximately $40,000 for her efforts. Of the people who endorsed the measure, she said, citing her longtime activism, “I know them all.” These include Supervisors Michela Alioto-Pier, David Campos, David Chiu, Bevan Dufty and Sean Elsbernd, plus District Attorney Kamala Harris. Workman’s former employer, San Francisco Beautiful, is Prop. D’s main opponent, and contributed $30,900 to the anti effort, but all but $1,070 of the No on D contributions as of Oct. 17.

“We’re going to win,” law school dropout Addington said the Thursday before the election in a phone interview with The Extra. He
95 million project tops in state

To be sure, there are larger supportive housing projects in New York with services and medical offices, like the Y, renaissance buildings that were historically preserved when transformed.

“But ours will be spectacular,” says Blitzer. “Ours is really special because it’s whole-person health for those struggling with chronic conditions and it’s a lot of units for desperate people — supportive housing on a large scale. It’s the biggest in the Bay Area, probably in the state, and among the most ambitious any-where.”

Finding loans in the current business climate is hard enough, finding them for renovat-ing a 100-year-old building for the homeless is another thing. “The world isn’t set up to help poor peo-ple,” Falk said in October after one possible investor had spent three days vetting the Y. “We’re looking for a tax credit investor and we’ve been turned down by many — too risky investing in a renovated building. They don’t know what’s behind the walls and it could mean more work.

“The climate is exacerbated by the way people see the Tenderloin. They’d rather do do-llions that support it with little dentals just the yellowish brick floors above. The roof cor-belts separating the second and third, and third and fourth floors. Another typical characteristic of the archi-tectural style is different coloration for the lower floors. The Y’s first four floors of rusti-cated grayish-lavender stone are a contrast to the yellowish brick floors above. The roof cor-nice is a masterpiece of detailed block-like modulations that support it with little dentils just below them.

The Y’s outstanding exterior features, which can be cleaned but not altered to be designated as a historic building, include the symmetrical façade and its towering columns decorated with scrolled buttresses at the tops, on either side of the doorway. The decorated arch above the door; the larger and fancier windows of the lower floors and horizontal belts separating the second and third, and third and fourth floors. Another typical characteristic of the archi-tectural style is different coloration for the lower floors. The Y’s first four floors of rusti-cated grayish-lavender stone are a contrast to the yellowish brick floors above. The roof cor-nice is a masterpiece of detailed block-like modulations that support it with little dentils just below them.

The auditorium will get a face lift and provide meeting and entertainment space.

**Tenderloin residences
To be served by Y clinic**

When the renovation of the Y is complete, including the addition of the Housing and Urban Health Clinic, the clinic will serve patients from a total of 91 housing sites, plus the Y residents. Twenty-nine of those sites are in the Tenderloin, Aranda Hotel

Arlington Residence

Bald Hotel

Cambridge Hotel

Cameolet Hotel

Civic Center Residence

Coast Hotel

Coronado Hotel

Dahl Hotel

Elk Hotel

Elin Hotel

Empress Hotel

Graysen Hotel

Hamlin Hotel

Hartland Hotel

Jefferson Hotel

Le Leam Hotel

Leno Looper residence

Lyric Hotel

McAllister Hotel

Mentone

Pacific Bay Inn

Pierre Hotel

Ritz Hotel

Union Hotel

Vincnet Hotel

West Hotel

William Penn

Windsor Hotel

No one who has seen the Y will miss its 1,000 or so posters and the four or five different full-color campaign flyers at the feet of his consultants, primarily Steams. As to the flyers’ distribution, he stated it was his impression that they were addressed to registered voters. 

Mark Parsons contributed to this report.

Prop. D — $455,000 so far

was speaking from the one-time office of ex-Examiner Publisher Florence Fang, from whom his Warfield Theater LLC purchased the build-ing in 2005 for $12 million, according to a

Addington said he first met Workman five years ago at the corner of Sixth and Market, when they were on opposite sides of his posi-tion for increased signage on Market Street. Besides hoping to “restore interest in retail storefronts,” he said, Prop. D includes monetary incentives to property owners to reopen shuttered theaters, or re-purpose those that have been converted to office or loft use for theater groups in need of per-formance space. The bigger slice of the advertising pie would be available to prop-erty owners who have arts organizations at street level and for a ticket booth at Hallidie Plaza to help arts groups maximize their revenue. The devil is in the details,” he said. As for the marketing campaign, he laid responsibility for the 1,000 or so posters and the four or five different full-color campaign flyers at the feet of his consultants, primarily Steams. As to the flyers’ distribution, he stated it was his impression that they were addressed to registered voters. 

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ALAN CLICK
Janitor, Eddie Money’s roadie
To those who knew him, Alan Click was a light-hearted malcontent who could usually be counted on to deliver one thing: a surprise.
An offhand request for an article of clothing being worn by an acquaintance, a midnight invitation for a stroll to Ocean Beach to score popsicles, or a serious offer to smash his prized possession—a silver guitar costing $2,000—to pieces, all in the name of the rock ‘n’ roll he dearly loved.
Life for Mr. Click, his friends said, was about balancing impulsive whimsy with the more serious matters of the day.
He pulled off that balancing act one week before his death, managing to reunite with his long-estranged daughter, before succumbing to cirrhosis of the liver Sept. 21. He was 56.
“He wanted to get in touch with his daughter. Maybe that was his higher calling,” said Billie Jean, a resident of the Arnett Watson apartments on Ellis Street, where Mr. Click had lived since March.
Mr. Click’s daughter wasn’t at his memorial service, held Sept. 30 in the building’s community room, but about 15 workers and residents were there to share their remembrances of him.
“He could have charmed the birds out of the trees,” said Lucia Fiorani, a 63-year-old resident. “I was like a substitute daughter to him. It would be nothing for him to knock on my door four or five times a day with the most off-the-wall invitations.
One time at 12 o’clock at night he said, ‘Let’s go to Ocean Beach just to buy a popsicle.’”
A placard between two small floral arrangements in the building’s sunny community room stated that Mr. Click lived much of his life in Colorado, where he was a public school janitor, and that he often spoke of his affection for children and the happiness and joy they expressed.
But, according to Fiorani, Mr. Click also spent years working as a roadie for 1980s rock star Eddie Money, best known for his hit song “Two Tickets to Paradise.” Money could not be reached for comment.
“Alan knew Eddie Money, but he didn’t care about money,” Fiorani said. “He didn’t want his Social Security money — he felt guilty over it and his apartment.”
Urged on by those who knew him, Mr. Click eventually accepted his fate and spent his money on something he really wanted: a $2,000 guitar.
“We were all like, ‘Whoa,’” said Jeff Fortuno, the Arnett Watson’s building manager. “The moment he bought that guitar, he ran to my office and asked if I wanted to try it on. ‘I don’t care Jeff, smash it, whatever!’”
“I was sitting in the lobby when he bought that guitar,” Fiorani recalled. “He played very well. I just didn’t realize it was going to be a five-hour set.”
Mr. Click also was known as a borrower: five bucks for cereal, a Giants hat a resident had picked up at the ballpark, or a shirt being worn that very moment by a friend.
“My husband Tony was wearing a football jersey Alan really liked,” Billie Jean said. “Tony took the jersey off his back and gave it to Alan.
“Alan was supposed to give it back, but that’s what he died wearing,” she remembered with a smile. “We figured we weren’t going to get it back.”
Jean said Mr. Click accomplished what he wanted most to reconnect with his daughter in Colorado.
“He said he wasn’t going to die until he saw his daughter,” Jean said. “When he died, he was at peace with himself.”
—Daniel Powell

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UC Hastings Parking Garage aims to provide a high level of customer service by demonstrating efficiency and responsiveness to the needs of our patrons.
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Parking Services – 415.355.9618
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NOTICE: SECTION 8 VOUCHER HOLDERS

One-bedroom apartments now available in Upper San Mateo County Peninsula

• Excellent weather
• Best neighborhoods
• 20 minutes to San Francisco
• BART station nearby
• Short walk to stores and transportation
• Safe, clean, quiet building
• New wall-to-wall carpet — all-electric kitchen

We pay your moving costs
Call (415) 786-1760
**SPECIAL EVENTS**

**Reception** honoring Tenderloin Station Capt. Gary Jimenez for his public service on Tues., Nov. 10, 7 p.m., at the Community Room at 330 Eddy Street. Sponsored by TNOIC. Tip Top Market, Alliance for a Better District 6. Refreshments served. Open to the public. Contact: 820-1560.

**ART EVENTS**

EXIT Theatre in November: "How I Learned to Stop Worrying and Love My Virility" by Allen Clark and John Caldwell. Directed by Clare Rice. EXIT Cafe, 156 Eddy, 8:30 p.m., Fri., Sat., through Nov. 25. One woman, three languages, 21 characters and a fast fight. "The Bald Soprano" by Eugene Ionesco. Directed by Rob Melrose. EXIT on Taylor, 277 Taylor, through Nov. 22, 8 p.m. Thu., Fri., Sat., 3 p.m. Sun. The quintessential absurdist masterpiece. Tickets for both at BrownPaperTickets.com.

**COMMUNITY: REGULAR SCHEDULE**

- **Supportive Housing Network:** 3rd Thursday of the month, 3-5 p.m., location TBA. Contact: 421-2926 x304.
- **Tenant Associations Coalition of San Francisco:** 1st Wednesday of the month, noon, 201 Turk, Community Room. Contact: Michael Nulty, 339-8327. Resident unity, leadership training.

**HEALTH AND MENTAL HEALTH**

CBHS Consumer Council, 3rd Monday of the month, 5-7 p.m., CBHS, 1380 Howard, room 537. Call: 255-3695. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.

**SAFETY**

- **Neighborhood Emergency Preparedness Team Training (NEPT):** Central city residents can take the S.F. Fire Department’s free disaster preparedness and response training at neighborhood locations. See www.sffd.org/NEPT, or call Lt. Arteseros, 970-2022.
- **SOMA Police Community Relations Forum:** 4th Monday of the month, 6:30-8:30 p.m. Location varies. To receive monthly e-mail invites: Michael Amata, 539-0100 x302 or mрамbatkwist.org.

**COMMUNITY CALENDAR**

- **Tenderloin Police Station Community Meeting:** last Tuesday of the month, 6 p.m., police station Community Room, 301 Eddy. Call: Susa Black, 345-7300. Neighborhood safety.

**NEIGHBORHOOD IMPROVEMENT**

- **Alliance for a Better District 6:** 2nd Tuesday of the month, 6 p.m., CBHS, 1380 Howard, Suite 506. Call: 820-1560 or sf_district6@yahoo.com, a disfranchise neighborhood association. Boeddeker Park cleanup, 3rd Saturday of the month, 9-noon, organized by the Friends of Boeddeker Park. To RSVP to work or for information, call Betty Traynor, 931-1126.

**Senior Housing Action, third Wednesday, 1:30; Information:** 539-0100 x302 or mрамbatkwist.org.

**SENORS AND DISABLED**

- **Mayor’s Disability Council:** 3rd Friday of the month, 1-3 p.m., City Hall, room 278. CBHS advisory committee, open to the public. Call: 255-3474.

**COMMUNITY Leadership Alliance. Monthly meetings and informational forums, Tenderloin Police Station community room. Contact:** Jim Meko, 965 Mission #700: Pedestrian Safety, third Wednesday, 10 a.m.; Tenderloin Police Station Community Room, 301 Eddy. Call: 358-3956 for information. Network of residents, nonprofits and businesses taking on neighborhood development issues.