Westside seeks warm welcome, gets cold shoulder
Support nil for plan to move 3 mental health programs to TL

BY MARJORIE BEGGS

“Don’t get the idea that we don’t care... but we feel the rest of the city is not pitching in.”

The Rev. Glenda Hope, S.F. Network Ministries

A rising Boles, head of Westside Community Mental Health Center, came to the Tenderloin Futures Collaborative in December to garner support for moving three programs, now in Western Addition, into the Tenderloin — 166 Golden Gate near Leavensworth.

Westside’s adult crisis, adult outpatient and Assertive Community Treatment (ACT) programs have to move, Boles said, because building owner St. Paulus Church wants the space at 888 Turk St. near Gough.

Westside opened in 1967, a pioneer in community-based mental health treatment. From its administrative offices at Oak near Divisadero it operates 12 programs.

The three it wants to move serve a lot of North of Market folks, Boles said. Adult crisis helps 3,000 clients annually, connect with mental health professionals. 75% of the clients live in the Tenderloin and SoMa.

Just under half of the 300 to 400 clients in Westside’s adult outpatient program live North of Market; 20% to 30% live South of Market; the rest live in the Western Addition, Boles said.

And of the 100 ACT clients, “most are here in the Tenderloin,” Boles said. To help them stay in the community, they get food, rent money and other incentives.

The response to the idea of another social service provider in the neighborhood was predictable: Not in My Back Yard.

Who owns the Golden Gate building? came the first question.

Boles said he didn’t know. Laughter erupted around the table and several Collaborative members named him: Paul Bochetti.

Bochetti is well-known in the neighborhood. Elaine Zamora, interim district manager of the new TL Community Benefit District, later told The Extra that Bochetti owns 17 apartment buildings, SROs and tourist hotels in the Tenderloin — so many properties, Zamora said, that he is one of the four top owners in the CBD, after the Hilton Hotel, Hastings College of the Law and TNDG. Many of his buildings, which he’s owned since the 1960s, are in disrepair, she added.

And Bochetti hasn’t been neighborly. “He voted repeatedly against the benefit district and never was welcome, gets a cold shoulder,” Zamora said.

Deco Lounge, a gay bar at 510 Larkin St. that wants to transfer a full bar permit from a Polk Street watering hole that closed two years ago. But neighborhood activists held up the process at a November hearing and the bar owners await the administrative law judge’s ruling expected any day now.

New ground rules for the on-again, off-again battle may be the target of legislation in Sacramento next year to give citizens more say-so.

“I’m hearing more and more complaints against the ABC,” Assemblyman Leland Yee said in an interview with The Extra. “People are writing letters about the ABC not being responsive. I’m going to be very interested in this in the Senate.”

Yee, who as District 4 supervisor authored the moratoriums on Tenderloin massage parlors in 1998 and liquor stores in 1999, was back in the neighborhood Jan. 11 to speak at the Alliance for A Better District monthly meeting. Alliance members are primary protesters of the Deco Lounge, though that’s not why Yee was there.

Afterward, when asked about the continuing protests over liquor licenses not only in the Tenderloin but Haight-Ashbury and other neighborhoods, Yee said “citizens groups should have a direct voice.” The ABC and police can put restrictive conditions on licenses that are based on data, such as security measures in high-crime areas, but may not include all the neighborhood’s concerns.

Citizens groups should be able to put conditions on licenses as well, Yee said. Currently, they can protest in writing to the...
interested in TIP,” Zamora said. “Leroy Looper tried to get him involved on many occasions, but it never worked.” Looper is founder of Reality House West, longtime owner of the Cadillac Hotel, across Leavenworth from Boettcher’s Victorian Restaurant.

Asked when the three programs would have to vacate Turk Street, Boles said maybe in two years.

“We’ve already been looking for two years,” he said. “We’ve begun talks with the owner of the building, and his building’s been vacant for five or six years. We’ve submitted preliminary architectural plans and he’s considering our offer. If all goes well, I think we could occupy it a year from now.”

“I’m going out on a limb,” said Terrance Alan, Entertainment commis- sioner and nightclub owner. “This community has the sense that it’s served the disadvantaged more and longer than any other San Francisco or Tenderloin neighborhood. I think your proposal is going to be accepted by those who worry why it’s always the Tenderloin. Why not other neighbor- hoods?”

“The people we want to serve mostly live here,” Boles responded. “We don’t want to serve them. But I understand your concern. We have talked to other Tenderloin providers of services, and they will agree to have us here; others said it might be duplicative. So we’re considering not making an application for them.”

“I wouldn’t expect a welcome mat from our neighbors,” said Villa- Lobos, director of Community Leadership Alliance. “How much will the community’s input weigh in your decision?”

Boles reply was short: “We have to have community input.”

In San Francisco, public mental health programs and private nonprofits like Westside that have city contracts must follow DPH’s 1988 “good neighbor policy.” When a provider is moving to another neighbor- hood, it has to meet with “residents, merchants and community organi- zations to discuss ... any concerns they have,” as well as to “allay fears and pro- vide reassurances that we will be good neighbors,” states DPH’s policy.

The project is similar to a 29-unit rest apartment buildings. In the Tenderloin, Asian Inc. presented plans in November for a rehab of its 1st low- income rental units at 575 Eddy, a seven-story building that the nonprofit bought in 1992.

Project Manager Henshey Hirsch- skop said 120 people currently live in the building’s 35 units and 12 one- bedroom apartments. After rehab, the number of units will stay the same but will be reconfigured to favor families: the studios will be cut by two-thirds, to 12; the one-bedrooms will more than double, to 29; and two two-bed- rooms will be added.

The Tenderloin is a hotspot for 20-unit building Asian Inc. renovated in 2004 on 421 Leavenworth. Asian Inc. will relocate the tenants during rehab.

“We’re trying to rent neighbor- hood apartments for them, and pay any rent difference and moving costs. When the work is finished, their rent should be comparable to what it is now, $600 to $800 a month,” Boles said. “The remainder of the interior work will be done in three phases so, at most, tenants won’t have to be out for more than two months.”

Besides refurbished apartments they’ll find the garage roof converted to a terrace and playground; a new common room, kitchen, computer lab, program office and laundry room; new windows and freshly painted facade; electrical, plumbing, fire, heat and ADA upgrades, and a paved, planted back yard. There will be a half-time social worker to coordinate building and tenant services as needed.

“We ask tenants what they want to keep the tenants involved in what we’re doing,” Hirschkop said. “We’ve had a newsletter, several open house meetings, and meetings with individual households to find out if they have special moving or relocation needs. We’ve worked with them for two months. They may decide to move only once and not want to come back, but we’re doing every- thing we can to make this as easy as possible.”

Hirschkop said returning tenants still must meet the low-income requirement of 60% of the area median income, which, according to the Mayor’s Office of Housing Web site, varies by citywide, income and utilities, should be capped at $594, a one-bedroom at $679 and a two-bed- room at $879. The Market rate rents for such units are almost double.

“It’s all sound good to Collaborative, but members who had no questions about the $7.5 million project. “It’s 85% of the market value for the physical rehab,” Hirschkop said.

“Re the other costs,” she later e- mailed. “The reason the 1st old partnership builds the property to a new partnership for a third-party appraisal price, which is about a 20% premium, that usual to that big chunks, (there are) archi- tects, engineers, legal fees, consultant fees for the rehab and the market study, financial consultants, financial fees associated with bond issuance, con-
Gardenias in the park for Phillips, gunned down in unsolved slaying

BY TOM CARTER

Rhyh Phillips, 25, was standing in front of the 21 Club at the corner of Turk and Taylor at 2:40 a.m. on Nov. 11 when someone walked up and pumped multiple rounds into him. It’s believed Phillips was wearing a bulletproof vest and there was talk it was a drive-by shooting.

Phillips had a history in the hood. He was a basketball player, good enough to have left an impression on talented athletes. And for that reason he got a gardenia bush planted in his memory in Boeddeker Park on Dec. 5, park Recreation Director Robert McDaniel mentioned at the Extra.

Homicide Inspectors Herman Jones and Edwin Wynkoop are continuing to interview “several” witnesses and pursuing “some leads,” a department spokesman said.

Tenderloin Capt. Kathryn Brown said at the Nov. 20 police community meeting that although nearly 90% of the neighborhood’s drug busts involving a “lot of dealers from out of town” occur at Turk and Taylor, this homicide was over “a beef thing.”

Jones and Wynkoop wouldn’t comment on the love angle. MPD spokesman Dewayne Tully said. And almost a month after the killing, they would neither confirm nor deny that Phillips was wearing a bullet-proof vest. But Bob, the daytime bartender at the 21 Club, said the night man — who was still closing up at the time of the slaying — saw a bullet-proof vest on the sidewalk next to the body.

Phillips apparently had more than Boeddeker Director McDaniel’s mourning his death. A shrine sprang up on the corner outside the bar: flowers, candles, beer and whiskey bottles. But Bob, the daytime bartender at the 21 Club, said the night man — who was still closing up at the time of the slaying — saw a bullet-proof vest on the sidewalk next to the body.

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By Tom Carter

If you have some good news, send it to marjorie@studycenter.org or tom@studycenter.org.

KIDS IN CARS

The Department of Public Health’s Community Health Education Section is launching an $80,000 child passenger safety project this month that teaches low-income families, families of color, and agencies will receive $20,000 each to operate the 10-month program. A Feb. 14 special event will offer free inspection and installation of car and booster seats.

Four community agencies will receive $20,000 each to operate the 10-month program. A Feb. 14 special event will offer free inspection and installation of car and booster seats.

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Eateries add to growing TL license total

The protest is a continuing reaction against the Tenderloin neighborhood, which has more on-sale licenses than state law mandates. The California Business and Consumer Services Department authorizes on-sale licenses (for beer, wine and booze) to 1 license for every 2,000 people. The ABC uses Department of Finance data, which puts San Francisco’s population at 799,650.

6 TIMES TOO MANY LICENSES

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Protest on Powell over 2-license request

Police report shows high-crime data for wrong census tract

BY TOM CARTER

S

AM Sirhed wants to kick things up a notch at his marble-floored, three-story Gallery at 222 Powell St. Operating his upscale business for almost a year after sinking $6.5 million into the building, Sirhed offers eclectic objects such as 6-foot-long carved elephant tusks and lawyer and using iron statues as well as exotic furniture, jewelry and paintings. Now he’d like to open an upstairs wine and spirits store — along with caviar, fine cheeses and pates. So he applied last October to the state’s Alcoholic Beverage Control for two liquor licenses, one a transfer, the other new.

His applications are being protested by North of Market Planning Coalition, one of the Deco Lounge opponents and the head of the TL community benefit district. The police also recommended disapproval. The case is before the Board of Supervisors, but with incorrect data from the police.

The police report to the supervisors committee that is reviewing Sirhed’s application uses data from a Tenderloin census tract indicating much higher crime than the area across the street in Census Tract 177, where the Gallery is located.

Activist Marvis Phillips got wind of the application in a phone call from the Tenderloin Police Station.

“And I’m the one that got them to the meeting,” Phillips says.

That was NOMPC’s Oct.19 meeting. Phillips, its former president, telephoned Sirhed’s lawyer at Hinman & Carmichael and said he and others had concerns about the license, even though the business was a block away from the Tenderloin. Could they, or Sirhed, attend the meeting and explain the intentions?

Sirhed’s lawyer Barry Strike, took the high road and went to the neighborhood group’s meeting hoping to get support. Strike explained why Sirhed needed a type 21 license for the inside beer and wine, and a type 21 off-sale general that he would transfer from 4100 24th St., formerly Graystone Wine and Liquor now Vendima Vintage, a women’s clothing store. But NOMPC and Phillips weren’t buying it. They said they were concerned about anything that might encourage the longtime TL scourge of brown bag drinking and public intoxication. And type 21 to them smelled like a liquor store, although Sirhed’s plan didn’t sound like one.

“NOMPC instructed me to work out the conditions we wanted on the licenses with the lawyers,” Phillips said.

Phillips filed a protest with the ABC on Nov. 13 then met with Sirhed’s lawyer on Nov. 29 at the Alexander Residence where Phillips lives. They agreed on a number of conditions, most of them designed to keep the proposed “Gallery Market” from resembling a liquor store. In his follow-up letter, Strike told Phillips that Sirhed also agreed to hold fundraisers to donate revenue “to worthy non-profit organizations, including NOMPC.”

But Phillips said he still worried that “market” in the new name would appeal to the brown-baggers.

Moreover, what if Sirhed went out of business? What might a license transfer bring? Phillips hasn’t met again with Strike.

Police oppose the license. According to a Vice Crimes report to the supervisors’ committee that will review Sirhed’s application, 1,506 police reports were filed in 2005 in the plot where 222 Powell resides, five times the 292 reports that defined a high-crime area.

The report by Inspector Dave Falcon on Nov. 50 also said the Gallery is in Census Tract 125 where there are 5 to 6 times more licenses than allowed. Twenty on-sale licenses are “authorized” and 77 are “active”; eight off-sale are authorized and 27 exist, the report said.

Under law, the ABC cannot approve an off-sale type 21 license in an area having an “undue concentration” of them unless the Board of Supervisors finds that “public convenience and necessity” would be served.

“Vice Crimes Division concur with the DISAPROVAL recommendation forwarded by Tenderloin Police Station,” the report says, using capital letters.

However, 222 Powell is not in Tract 125. It is in Tract 177, which begins across the street. And the 77 on-sale licenses don’t match up with a “71 count from a current list compiled by the ABC and supplied The Extra. Falcon couldn’t be reached because he is on extended medical leave. But a spokesman said the difference might be 2003 numbers versus 2005 numbers, or an inclusion of licenses of clubs, caterers, theaters or seasonal permits. The ABC issues 80 different types of licenses.

Tracts aside, the address is in Tenderloin Station’s triangle of jurisdiction, which is sided by Geary, Market and Larkin.

Officer Mike Torres, who reviews permits and applications for the TL police, says he doesn’t see “any benefit” in approving either license. “It adds more,” he says, “and the whole idea is to have less.”

Torres repeated his objection before the supervisors’ City Operations and Neighborhood Services Committee that considered the license at City Hall on Jan. 23. The committee had put the matter over from December. Vice Crimes Inspector Richard McNaughton opposed it, too, as did TL activist Michael Nulty, and Elaine Zamora acting general manager of the new North of Market Community Benefits District. Phillips didn’t attend for health reasons, Nulty said.

Sirhed was supported by several business representatives, including Marsha Gafarian, executive director of the North Beach Chamber of Commerce, who called his upscale venture, “not a liquor store, but fine food and wine,” and a potential boon to the city.

Sirhed told the committee he agreed with some of the objections but he needed to go forward. "Rent of $4,000 a month," he said, are driving businesses off the block. He said he had invited police to come see his business but they told him they were too busy.

Neighborhood Services Chairman Jake McGoldrick got into a shouting match with Sirhed when Sirhed waffled on saying when he learned of the police opposition. "I found out in the last two or three weeks," Sirhed finally said. Police, responding to McGoldrick, said their report was available in December.

Torres said the police hadn’t approved an off-sale license in 15 years. He said if Sirhed dropped both licenses and applied for a type 41 license, which allows beer and wine to be sold at a restaurant, police wouldn’t object.

McGoldrick said he “strongly” disagreed of the licenses, but committee members Fionia Ma and Blevan Duffy thought a postponement would give Sirhed and his opposition a chance to work things out. On a 2-1 vote, McGoldrick voting no, the matter was put over until Feb. 6.

Sirhed came to this country 31 years ago and after a stint as a cab driver made his money in real estate, he said afterward. “I have a gallery. I don’t want a restaurant.”

PHOTO BY LENNY LINJOCO

Photo of the gallery.

CONTINUED FROM PAGE 4

notified the city agencies that must weigh in on the license decision: the Board of Supervisors, the Police Department and City Planning, which confirms the appropriate zoning. The supervisors are involved because a 1995 state law prohibits the ABC from awarding outright a full bar license in a high-crime or oversubscribed area. The law allows local government to contain the growth of licenses. But only the ABC decides on applications for restaurants and hotels. First, the ABC investigates the type 48 license applicant and premises, then coordinates the police evaluation and the planning report and shoots the application to a county’s Board of Supervisors with a recommendation to approve or not.

In committee, the supervisors consider the reports and hear public testimony. Then it goes to the full board where no testimony is taken. Typically, despite opposition, the supervisors determine that “public convenience or necessity” would be served by granting the license and make their recommendation to the ABC, which invariably approves the license.

The Umpires’ Deco Lounge resolution included fair standard police conditions on full bars to restrict noise, loitering, littering and prohibit alcohol sales between 2 a.m. and 9 a.m. and off-sale privileges.

Tenderloin crime figures don’t stop an applicant, though state law does stipulate that if the rate of crime at an applicant’s location

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Running with MacCanDo

First nonprofit track team in the Tenderloin
‘It’s about self-confidence and education, too’

Text by Tom Carter and Marjorie Beggys
Photos by Lenny Limjoco

Every Wednesday after school, up to 30 boys and girls pile into Boeddeker Park, shooting and hurling as they race up and down. In any other neighborhood, this would be business as usual, but in the gritty Tenderloin, it’s a cause for celebration.

The kids are members of the MacCanDo Tenderloin Youth Track Club, a dream team assembled by the park’s recreation director Robert McDaniels, who also hosts a monthly track meet for kids 5 to 12 from the Christian Academy across the street at 230 Jones.

McDaniels had the idea for the club 14 years ago — a time when Boeddeker Park was so populated with drunks and dope dealers that when he first invited Tenderloin kids to visit the park and run track, they couldn’t.

“The park was packed with drug dealers so we ran around and around the whole block,” says McDaniels, 48, then a new Rec and Park employee and former star hurdler at San Francisco State. Running were more than a dozen kids, a mix of Filipinos, Spanish, Asian, black and white kids he called his “rainbow” team.

“It was hard times, and there was some negativity, people on the sidelines saying a track team could never happen.”

But it did. McDaniels followed his bliss and persistently sold the idea of the track club. “The team is everything to my kids,” says their mother, Baretta Cato. “They try to recruit for the team. And Jamia, she’s going to take this all the way to the top, honey.”

The backbone of the team is Yuko, McDaniels’ wife, who guided her to nonprofit status last year and its first budget, he said. “We went to about 10 years of seminars,” he said, shaking his head at the effort it took.

Meanwhile, keeping the team active since 1992 has cost him about $3,000 out of pocket, he estimates.

But his fund-raising has turned things around. The team’s first grant came from the Bay Area Women’s and Children’s Center at 310 Laskerworth, followed by others from Variety, The Children’s Charity of New York, Wells Fargo, 2005 mayoral candidate Mike Denny and the Hilton Hotel. The club, a registered member of the USA Track and Field’s Pacific Association, has a $51,000 budget that goes for travel, food and uniforms.

“I had one kid who graduated from Lowell, a pole-vaulter, but I’m no good with names,” McDaniels said. “He went into the Marines and was in the first Gulf War. Now he’s back and in school. One of my girls moved to San Jose and is on the high school track team. She called and thanked me the other day. That was nice.

“But anyone can be on my team. This is to get kids involved and off the street.”

Under McDaniels’ supervision, Boeddeker also hosts the track event of the five-day Sgt. Suge and Field’s Pacific Association, has a $51,000 budget that goes for travel, food and uniforms.

Above: Boeddeker Park Recreation Director Robert McDaniels starts the Christian Academy’s annual Track and Field’s Pacific Association, has a $51,000 budget that goes for travel, food and uniforms.

Bottom for right: The Christian Academy’s Francisca Mendoza exercises a track-style broad jump in front of some kids jumping in the sand.

Center: Leitzel Martinez caught a distance mark in the long jump, the afternoon’s last exercise.
Tenderloin liquor licenses and how they multiplied

CONTINUED FROM PAGE 8

The business of buying, selling liquor licenses

The American Liquor License Exchange, Amlet's call, is one of a dozen specialties nationwide in the field of liquor license brokering — the buying and selling of licenses — according to its head broker, Joe C. Mejia.

"Most of our work is in California," Mejia said. The company is in Santa Monica. "I'd say we handle about 150 to 250 licenses a year, 10% to 15% in San Francisco. Since I started 22 years ago, there've been no new hard liquor licenses and restaurants is essentially for off-sale," Mejia said. Half a century ago the state tied the number of liquor licenses to county population. San Francisco is relatively stable. "That means anyone who wants a license has to buy it on the open market. And as for how much it costs, it's all supply and demand."

An on-sale license in San Francisco is $50,000 to $60,000, he said, "pretty much much much middle of the road for California. In Napa County, with its low population and high demand, it can go as high as $250,000."

After 2000, when the dot-com bubble burst, and restaurants and high-end bars were folding citywide, "you couldn't give licenses away in San Francisco," he said. Things now are back to pre-2000 levels in the city.

Mejia noted that besides buying through brokers like Amlet, restaurants, bars, stores and others wanting liquor licenses in California can participate in Alcoholic and Beverage Control's annual September lottery. When there are more applicants than licenses available, ABC holds "priority drawings" in counties and issues a limited number of type 47 (on-sale for general eating establishments) and type 21 (off-sale) licenses. Licenses are available only in counties whose populations increased since the previous lottery.

San Francisco was not among ABC's list of counties where there were drawings last September. Neighboring Alameda County, by comparison, issued six off-sale licenses, 27 on-sale; Fresno County had 13 on-sale and 42 off-sale. The big winner in ABC's lottery is always Los Angeles. Last year its drawing listed 52 off-sale and 115 on-sale.

Like all lotteries, the ABC's priority drawing has a financial incentive: It sells type 47 and type 21 licenses for an economical $12,000.

According to ABC's Web site, the agency is a "special fund agency" whose entire budget and special programs are funded by license fees. — Marjorie Beggs

Owners of the Deco Lounge suffered the fate of their liquor license transfer from Polk Street would he known before the end of the holidays. It wasn't, so they got an extension on their interim license.

A pair of blue neon rods overhang the bar's smart gold and black Art Deco facade that resembles a entrance to a 1930s movie theater. Inside is a fixed bar with piano bar, and a stage that features drag contests and male striptease. Capacity: 49. The room has pinball, video games and a pool table.

Co-owner Kapp's application to the ABC didn't miss a political trick. He wrote that he is a gay entrepreneur who fled discrimination in the Pennsylvania town where he grew up. He came to San Francisco in 1982 and landed a bartending job at The Endup, happy to find a tolerant, urban environment. Five years later, he wrote, he went to work at the Rendez-Vous, eventually buying the bar with Xavier.

The Rendez-Vous at 1312 Polk St. lost its lease when the building was sold in 2004 to the First Congregational Church, which now holds services there. Kapp says a "smear campaign" by Lower Polk Neighbors, charg

Police opposed the automatic type 48 extension on their interim license. Before TL organizations but faced their representatives in the police station hearing. Kapp was there in shirt sleeves with co-owner Cox, sitting at a front table. They spoke without notes, a contrast to the ABC's lawyer and investigator in black suits nearby whose testimony was replete with thick documents supporting the lounge's application.

Under oath, ABC investigator Lee Brigger said all the considerations of the police and the city Entertainment Commission had been met, including soundproofing, security inside and outside, and hiring a doorman to keep the sidewalk clear. There were 285 offenses that police reported in the census tract three more than the maximum 282 permitted for a license there. Brigger said Vice Crimes Investigator David Falcon heard the bump in crime on drug use and the homeles

DECO IN DECOROUS SETTING

The Deco Lounge is a little bar on the tree-lined east side of Larkin Street that wins under random graffiti. It's across the street from the Phoenix Hotel, not far from TNDC's annual celebrity pool tour. A travel agency, laundrette, copy store and two notaries public as well as the venerable Saigon Sandwiches shop occupy storefronts on the block, which is dominated by five contiguous, six-story apartment buildings.

PHOTO BY LENNY LIMJO CO
Regier said she got no response from information letters about the bar she sent to Rec and Park, which has a mimipark at Turk and Hyde. The Tenderloin Community School had also sent a letter to the ABC saying he wanted no more bars in the neighborhood. But the Deco lounge can't be seen from the school, Regier said, and it isn't in session during the bar's peak nighttime hours, though it open during the day.

Regier said she also sent letters to residents of 120 apartments living within 100 feet of the bar and got no response.

“Ninety percent of the residents don’t speak English,” Michael Nulty said.

The lid was on more than two languages,” she retorted.

“It’s not wheelchair access” he asked. “It’s not relevant to the ABC license.”

“The applicant did no outreach.”

“T’s not our bar.”

Nulty pointed out that social service agencies are nearby and homeless people linger on the sidewalks. The judge said the bar had agreed to manage any “loitering.” Phillips said the bar’s video games could serve as cover for drug dealing. He said he was speaking from experience. “I was a drug dealer 20 years ago and that was my cover,” said Phillips who later said he rehabbed and has been clean and sober for going on 12 years. “I haven’t been thinking about cameras (before today), but I am glad there are cameras.”

LOOKS LIKE A BREAKTHROUGH

Judge Greenberg sensed the protesters and owners were “working toward a common objective.” He suggested a 20-minute conference, so Phillips and Nulty pulled up their chairs to the owner’s table. After nearly an hour the conference was a bust, having deteriorated into quibbling.

“We get back on record,” the judge said. “Anything I can do to help you? If you’ve agreed on a condition, it can be part of the decision.”

But there was no consensus. John Nulty later said the owners wouldn’t agree to limit their bar operations to one of the three floors they lease.

“We’ve complied with every legal hurdle,” Cox said. “The neighborhood is getting shafted,” said Phillips. “You can’t expect us in 45 minutes to settle this.”

The opposition had its turn in calling witnesses. Three were from the Rescue Mission on Jones Street. They were more inclined to move something into the Tenderloin that isn’t accepted elsewhere,” Chaplain Earl Rogers said. “And this was his way of piking before we got wind of it.

“The ABC has seen fit to go over the limit 18 times,” he said of the difference between the number of liquor licenses authorized and those existing. “The highest concentration in the city is in the Tenderloin.”

(ABC’s Carr couldn’t confirm if it is the highest. “However,” he said, “the Tenderloin is one of a few areas with higher concentrations of liquor licenses. Other areas include the Mission District, Third Street Corridor and the Heights (around ‘Burry’).”

“Getting another liquor license doesn’t necessarily help the city,” Rogers said. “But the board (of supervisors) will approve any day.”

4 LICENSES ON BLOCK IN 5 YEARS

The supervisors have approved four on-sale beer and wine licenses on the west side of the 400 block of Larkin Street since 2000. The fifth license on that block was approved in August of this year. All but two of the licenses are restaurants, serving Chinese and Thai food. The block’s latest license, approved by the ABC in October, was for Grayclay, an enlarged Mediterranean restaurant plopped in the middle of Little Saigon’s Vietnamese cuisine.

The judge saw keep the trend rolling with the Magosteen restaurant at Larkin and Eddy. It opened last year and applied for a type 48 license. Phillips said he had heard about the high green Vietnamese restaurant’s imperial rolls were among the tastes leading a Chronicle reviewer to call Magosteen “a keeper.”

The police generally go along with a liquor license for a restaurant if the majority of its sales is food. That becomes a condition of approval.

“If it’s not a restaurant opening,” says Michael Torres, the Tenderloin cop who makes police recommendations on pro-

Theatrical. And if it were up to us (the police), we’d be even stricter.

“The ABC has stopped accepting applica-

27 ON-SALES ISSUED SINCE 2000

So the on-sale numbers rise because of restaurants, less so because of bars. Census tract 124, where 26 on-sale licenses are allowed, has 37 on-sale beer and wine and general licenses for restaurants. 27 of these issued since 2000, according to ABC figures. The tract also has five type 48 bar licenses. The last, and the only one since 1996, was issued June 21, 2004, for the Orpheum Theater.

Ironically, despite oversaturation, the ABC is bowing to local control. It does what the supervisors want. In the Arte Samish days, the ABC gave local communities no say about liquor licenses. And their common complaint was according to Gilman M. Ostrander, author of “The Prohibition Movement in California,” published in 1957, was that the ABC “forbade bars and liquor stores into communities against the overwhelming opposition of local opinion” — so the state could make more revenue.

Though the written protests accompanied the Deco lounge file when the supervisors voted Aug. 12 for the license transfer, Daly spokesman John Avalos said the on-sale protests “haven’t been brought immediately to our attention but we’d like to hear from people about how it impacts the neighborhood,” he said. “Then we can follow up.”

The only ones that can possibly be considered for the moratorium are 41s, not 47s,” says John Carr, the ABC information officer.

“The ABC has stopped accepting applica-


tions for 47s (the license type for full bar in a restaurant) because the licenses are oversaturated.

But we are accepting them for 41s (wine and beer in a restaurant).” Reminded that 41s are included in the excess (see sidebar), he was asked why the double standard. “I don’t know how to answer that,” he said. “We just do.”

THERE is a partal list of citywide license totals.

Source: Alcoholic Beverage Control

S.F. Liquor license trends: On-sale up, off-sale down

The ABC has issued 179 on-sale liquor licenses of varying types to bars and restaurants in the Tenderloin’s four census tracts. This is almost twice the number allowed under state law.

Census Tract 124 is home to nearly 40% of such licenses in the neighborhood. The tract is bounded by Powell, Ellis, Leavenworth and Post streets. Inexplicably, the police claim there are 77 licenses there, 6 more than the ABC’s data show.

HEARING WRAPS UP

At the November hearing, the protesters were uncomfortable with the bar’s image. But Kapp was adamant about keeping it intact for his regulars who expect amuse- ments like the Oct. 14 wet jock contest and the male strip tease contests on Sundays.

“Tenderloin isn’t a neighborhood bar,” Nulty said. “It caters to a different population com-

From the school, Reigler said, and it isn’t in

But Kapp said, “most of the clientele is in the neighborhood.” When the judge asked if Kapp was willing to get rid of exot-

cer dancing to promote neighborhood peace, he said no.

Among the written materials the bar owners submitted was a list of more than 20 gay and straight organizations the Rende-

Vou had donated to, including the Larkin Street Youth Center, the American Red Cross and Project Open Hand.

Tenderloin aimed at liquor stores. And state law

Trends to a vote of the Board of Supervisors before it can act, as it does with bars. But, if as to explained the moratorium, the ABC is denying all applications for the full bar restaurant license, type 47, while approving beer and wine restaurant licenses, type 41, despite being over-

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KEITH STEVENS "A West man"

Keith Stevens and his wife of 15 years, Jennifer Lee, moved into the Union Hotel in May. They were happy, she said, and made everyone else glad to have them. But their pleasure was short-lived: Mr. Stevens had a heart attack and died in his hotel room Oct. 25, he was 51.

At a front table at the Nov. 16 memorial for Mr. Stevens, two huge bouquets and a foot-high card, signed by dozens of friends, flanked his smiling portrait. "I'll always remember Keith, smiling, no matter how he was feeling," said the hotel social worker. "I'm glad I got to know him."

Hubert Mascaro, the hotel’s resident manager, "Keith was one of our nicest residents, always so polite. And you, Jennifer, always made the staff feel good."

Lee, who attended the memorial with her son, Confero, 19, and daughter, Kristan, 20, described Stevens' children — thanked King. She was too overcome to share anything about her husband, she said, then leaned against Kristan, who put her arm around her mother.

After the memorial, Kevine Boggess, Mr. Stevens’ half-brother, told The Extra that Mr. Stevens was born in New Jersey and moved to San Francisco 20 years ago. King explained that the couple had been homeless for three years before moving to the Union, one of the city’s master lease buildings for the formerly homeless. Asked for a few details about her husband’s life, Ms. Lee said he served in the military, stationed for six years in Marquette. "I think he was in 'Nam, but he didn’t talk about it," she said.

"All I know is he was the best man I ever had in my life."

— MARJORIE BEGGS

TIJUANA RIOS

Mother of 7 dies at 35

Thirty-five friends and relatives gathered at the Cadillac Hotel Nov. 30 to remember the life of Tijuana Rios.

I am the mother of seven children, and she was my baby, a sweet, sweet girl, but she was a sick girl," said Dorothy Payton, Mrs. Rios’ mother. "I told her every day that I loved her. She knew I loved her."

In 1999, Mrs. Rios left her native Louisiana and started a new life in San Francisco. Within a year, she married Richard Torres Rios, a Texan, and started a new life in San Francisco. Within a year, she married Richard Torres Rios, a Texan, and moved into the Cadillac where he was already liv- ing. He was more than twice her age, but for six years, they were a steady couple.

In December 2004, Richard Rios died of a stroke in their room. He was 72.

In November, Mrs. Rios died in her room of an aneurysm. She was 35.

"She was sick for a long time," her mother said, "but she didn’t want to have surgery."

Mrs. Rios’ aunt, Hazel M. Collins, thanked everyone for coming to the memorial and looking around the Cadillac’s large lobby where the service was held, said: "I can see Tijuana had a lot of friends. I hope all of you will say a prayer for her."

Mrs. Rios’ brother, Carl Jerome Lewis, also a Cadillac resident, spoke briefly: “I’m the baby son of her.”

According to Tomissa Monro, the hotel’s social worker, Mr. Mikell was brought to the hospital after being injured “somewhere out in the community.” He told E.R. staff his last name, but it sounded like “Michael” to them, which delayed efforts to identify him for four days.

At the Nov. 30 memorial at the West Jan Shrophshire, his public health nurse since last January, remembered him fondly. Mr. Mikell was such a gentle soul, and he seemed to be flower- ing,” Shrophshire said. “He was looking better than ever though, I thought I knew he had shadows and struggles. I’m just so sorry I couldn’t have been with him at the hospital.”

Moss knew him well. "I saw him thrive here and become part of the community. Also, he had a great support system and lots of friends in the building who were sorry not to be able to say good-bye.”

She recalled that when Mr. Mikell lost all his teeth, "Mr. Moss took professional workers hard worked to get him dentures.

"The day he got his uppers, he knocked on my door and said, ‘I finally have teeth again.’ Then he passed a minute, then gave me a big smile,” Moss said. “His smile was lovely even without his teeth — but it was even bet- ter after."

For just under a year, Mr. Mikell’s caregiver at the hotel was Rebecca Janozo. She confirmed his appreciation of the care he was receiving.

‘He always said to me, “Sit down and watch TV. Stop working.” And every day when I left he’d say, “Okay, sweet-heart, see you tomorrow, be careful outside”, and he’d apologize if he spilled ashes in the room,” Janozo said.

On the last day she saw him, he seemed unwilling to get out of bed, Janozo remem- bered, but he refused to let her call the doctor or 911.

The few people at Mr. Mikell’s memorial, organized by the Rev. Glenda Hope, agreed with Mr. Moss’ last thoughts about her client: “I cele- brate the kind of person he was, it was a pleas- ure to have known him.”

Mr. Mikell was sur- vived by two sons in Florida.

— MARJORIE BEGGS

JAN CASTRO

CLARK FRANKLIN MOBSY

3 residents of person Hotel

A cloud of sorrow settled on the Jefferson Hotel Nov. 4. Tyrone Payne, Housing Services Manager, moved into the Cadillac where he was already liv- ing, and saw him, he seemed unwilling to get out of bed, Janozo remem- bered, but he refused to let her call the doctor or 911.

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— MARJORIE BEGGS

JOSEPH MIKELL

"Gentle soul" who died alone

Life seemed to be on the up-and-up for Joseph Mikell, according to his public health nurse, his caregiver and his social worker at the West Hotel, where he lived for a year. But on Nov. 9 he died at San Francisco General Hospital of a heart attack from unknown causes. He was 64.

Mr. Mikell was in a wheelchair, all 6-foot-3 of him, when he left the West Hotel on Nov. 9. No one noticed him leaving and he was carrying a police identity card.

Arriving to Tomissa Monro, the hotel’s social worker, Mr. Mikell was brought to the hospital after being injured “somewhere out in the community.” He told E.R. staff his last name, but it sounded like “Michael” to them, which delayed efforts to identify him for four days.

"We were sorry not to be able to say good-bye,” Moss said. “His smile was lovely even without his teeth — but it was even better after.”

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Franklin Mosby

for him. That's the way I feel about it."

Sitting at his regular spot, the third stool from the end of the bar near the door so he could look outside, Mr. Mosby was a soft touch for his acquaintances.

"People would come in and whisper in his ear, then he'd borrow $5 from me and give it away," Schaefer said. "He always paid me at the end of the month. But he never got his money back. He was a drinker. He couldn't remember everything."

When Mr. Mosby didn't show up at his seat on Thursday, Dec. 8, Schaefer sent three people at different times to the hotel to check on him, he said. The last was a resident who got management on Friday to open his door and they found him dead.

"We were close buddies," Schaefer said. "He was gay, you know. I'm going to get a brass plate engraved with his name and 'rest in peace' and put it on the bar at his seat."

I got a whole bunch of people I'd gladly change for him. That's the way I feel about it."

— TOM CARTER

DONNA JEAN REDMON

Proud alumni of SafeHouse
Relatives and friends of Donna Jean Redmon crammed the small sanctuary of an Outer Mission church to overflowing in a memorial service, describing her as a strong-willed woman with a winning personality who weathered her stormy life with flair.

About 80 mourners of all ages, most dressed in church finery, some of them from the staffs of programs that Ms. Redmon successfully completed in the Tenderloin, filled all 14 pews and stood in back of the First Presbyterian Church at 32 Ocean Ave. clutching eight-page programs.

In front, flower sprays surrounded a handsome blow-up picture of Ms. Redmon whose soulful eyes looked out over the sanctuary. Near the pulpit, a poster on the wall read: "Together we make a difference."

During vocal tributes, some mourners burst into spontaneous song at the Nov. 11 memorial conducted by the Rev. Glenda Hope, who officiates at many services for Tenderloin residents.

Ms. Redmon died Nov. 5 of a heart attack. The mother of five children and grandmother to 11 was 60 years old.

A native of San Francisco, Ms. Redmon lived for a period in Alabama. She once resided in the Hamlin Hotel at Eddy and Leavenworth, according to close family friend Phil McKnight. A longtime Sixth Street grocery operator, now retired. She had a "magnetic personality," he said, and had successfully battled a substance abuse problem. "She was a graduate of Walden House and had been clean for four years," McKnight said.

Ms. Redmon was remarkable for quickly apologizing after losing her temper, and never holding a grudge against anyone. "My mother was strong, strong," said her only daughter, LaRonda Anderson, a Department of Public Works employee. She taught me to hold my head up when I walked and I always have. And she worked hard. I never wanted for gifts.

Ms. Redmon, a former nursing assistant, had trouble breathing the afternoon of her death. But she wouldn't call 911. "She wouldn't call 911 to her sister's residence near the church where she was living because it was too expensive," her daughter said. Instead, she called a cab.

When it arrived, Ms. Redmon got as far as the sidewalk and collapsed. The cab driver then called 911. An ambulance was summoned and took Ms. Redmon to St. Luke's Hospital where she died. Anderson said her mother was "jokin' till the last." The memorial service was conducted by the Rev. Glenda Hope, a "proud alumni" two years ago of San Francisco SafeHouse, a program for women leaving prostitution.

It was founded in 1998 by the Rev. Hope through her San Francisco Network Ministries in the Tenderloin.

"She was one of our most successful graduates," Hope said afterward. "She even came back to work with us as staff and to help and encourage other women. She was helping on the day she died. She loved children, too.

"She'd be alive today if we had a health care system that served everyone," she said.

The mourners attended a repast downstairs in the church dining hall.

— TOM CARTER

LORI KOHNIKA and LUCINDA CARLOS

Women of the West

A half dozen mourners gathered at the West Hotel to commemorate the lives of Lori Kohnika and Lucinda Carlos, residents of the renovated hotel since it opened a year ago at 141 Eddy.

Ms. Kohnika died Thanksgiving Day in St. Francis Hospital. She was 44. Hotel social worker Tomiquia Moss said Ms. Kohnika had recovered from a blood clot in her leg that had traveled to her heart. But after returning to the hotel, she relapsed and went back to the hospital where she died. Ms. Kohnika is survived by her husband of 15 years who lives in another Tenderloin SRO, Moss said.

Ms. Carlos, who worked as a housekeeper in the Bay Area, formerly worked as a dental assistant and on a factory assembly line. She attended all the hotel's social events and was "a sweetheart," Moss said. She died alone in her room of natural causes on Dec. 1. She was 56.

"It's been very hard," Moss said of the losses.

The Rev. Glenda Hope suggested the mourners seek out people during the holidays who are alone. "Give them the gift of your presence," she said.

— TOM CARTER

OBITUARIES

Thank you for voting to save our neighborhood firehouses by supporting Proposition F, the Neighborhood Firehouse Protection Act.

Thanks to you, San Francisco will be a safer city — better protected against fires, medical emergencies, and major disasters. When the alarm rings, our neighborhood firehouses will be open and fully operational, and our local firefighters will be better equipped to protect every San Francisco neighborhood.

San Franciscans know what’s best for San Francisco. Thank you for keeping Neighborhood safety one of our highest priorities.

Paid for by Yes on F: San Franciscans To Protect Neighborhood Firehouses, Sponsored by and Major Funding by International Association of Fire Fighters Local 798 San Francisco. FPPC ID 1277385.
COMMUNITY CALENDAR

SPECIAL EVENTS


Mark Ellinger’s “Hotel Project,” more than 100 images on display in Supervisor Chris Daly’s office during the month of February. Opening event for the exhibition TBA.

COMMUNITY: REGULAR SCHEDULE

HOUSING

Tenant Associations Coalition of San Francisco, 1st Wednesday of the month, noon, 201 Turk Community Room. Contact Michael Nulty, 339-8237. Resident unity, leadership training, of the month, noon, 201 Turk Community Room. Contact

Supportive Housing Network, 4th Thursday of the month, 3-5 p.m., location TBA. Contact Alexa Hopper, 421-2926 x302.

HEALTH AND MENTAL HEALTH

Health & Wellness Action Advocates, Supportive Housing Network facilitate communication. Michael Nulty, 339-8327. Resident unity, leadership training, of the month, noon, 201 Turk Community Room. Contact

CMHS Consumer Council, 3rd Monday of the month, 5-7 p.m., CMHS, 1380 Howard, Rm. 537. CMHS advisory committee, Contact 255-3474. Hoarders and Clutterers Support Group, 2nd Monday and 4th Wednesday of each month, 6-7 p.m. Contact 255-3428. Advisory committee, Mental Health Board, for the public.

Mid-Market Project Area Committee, 2nd Monday of the month, 6-7 p.m., St. Mary’s Cathedral. Monthly committee meetings, info: 554-6789. Open to the public.

Tenderloin Police Station Community Meeting, last Tuesday of the month, 6-7:30 p.m. Contact 820-1560 or admin@CommunityLeadershipAlliance.net

OTHER EVENTS

Disaster preparedness training by the Fire Department. 674-6142, or Lt. Juanita Hodge, S.F. Fire Department, 558-3456. North of Market NERT, bimonthly meeting. Contact Tim Agar, 674-6142; or Lt. Juanita Hodge, S.F. Fire Department, 558-3456. Disaster preparedness training by the Fire Department.

SAFETY

SoMa Police Community Relations Forum, 4th Monday of the month, 6-7:30 p.m. Location changes monthly. To receive monthly information by e-mail, contact Lisa Block, 538-1000 ext. 202 Lizetck告诉她.org

Tenderloin Police Station Community Meeting, last Tuesday of the month, 6-7:30 p.m. Location changes monthly. To receive monthly information by e-mail, contact Susan Black, 345-7300. Neighborhood safety.

North of Market NERT, bimonthly meeting. Contact Tim Agar, 674-6142; or Lt. Juanita Hodge, S.F. Fire Department, 558-3456. Disaster preparedness training by the Fire Department.

NEIGHBORHOOD IMPROVEMENT

Land Use Subcommittee of the Tenderloin Futures Collaborative, 1st Friday of the month, 11 a.m., 100 McAllister, Room 415. Tracks new and continuing building projects and other land use changes in the Tenderloin. Open to the public, but call to confirm attendance, 537-1987.

Alliance for a Better District 6, 2nd Tuesday of the month, 6:30 p.m., 301 Eddy. Contact Michael Nulty, 820-1560 or admin@CommunityLeadershipAlliance.net

Mid-Market Project Area Committee, 2nd Monday of the month, 6-7 p.m., St. Mary’s Cathedral. Monthly committee meetings, info: 554-6789. Open to the public.

Boedeker Park cleanup, 3rd Saturday of the month, 9-noon, organized by the Friends of Boedeker Park, to RSVP to work or for information, contact Betty Traynor at the Neighborhood Parks Council, 531-2360.

Community Leadership Alliance, quarterly informational forums with guest presenters and speakers, sharing news of upcoming events, proposals, resources. Meetings are first Thursday in Jan, April, July, Oct. Contact David Villa-Lobos, 931-4192 or admin@CommunityLeadershipAlliance.net

SUPERVISORS’ COMMITTEES

City Hall, Room 263
City Services Committee, 3rd Monday of the month, 5-7:30, 1380 Howard, Room 537. Contact 255-3428. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.

National Alliance for the Mentally Ill-S.F., 2nd Wednesday of the month, 6:30-8:30 p.m., Family Service Agency, 1010 Gough, 5th Fl. Contact 980-6264. Family member group, open to consumers and the public.

Community Leadership Alliance, quarterly informational forums with guest presenters and speakers, sharing news of upcoming events, proposals, resources. Meetings are first Thursday in Jan, April, July, Oct. Contact David Villa-Lobos, 931-4192 or admin@CommunityLeadershipAlliance.net

Senior Action Network, general meeting, second Thursday, 10 a.m.-noon, St. Mary’s Cathedral. Monthly committee meetings, 975 Mission #700. Fundraising, first Thursday, 2 p.m.; Pedestrian Safety, second Friday, 10 a.m.; Sr. Housing Action, third Wednesday, 1:30; Health, last Thursday, 1:30. Information: 546-1333.

SOMPAC office, 487-2166.

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CALL: (415) 626-6432 www.cafedobrasil.com FAX: (415) 626-6450