Loophole allows $500,000 SROs sold as condos in west SoMa

300 units in works; task force trying to halt the trend

**PRIVATE** developers are using a loophole in the Planning Code to build SROs South of Market that they can rent at market rate or possibly sell as $500,000 condos. But a citizens advisory committee is bent on stopping the nascent trend they believe is misdirected.

SROs can only be built in certain parts of western SoMa and nowhere else in the city. More than 300 SRO units are in the Planning Department pipeline.

One of the largest projects — 182 units, each a scant 250 square feet — is to be completed in November at 77 Bluxome St. Ironically, Charles Breidinger, who owns it with his brother John, sits on the committee that would condemn the practice. The brothers have another market-rate SRO project slated for 32 units at 1140 Howard St.

Fifteen years ago, the SoMa Problem Solving Council recommended that City Planning adopt a legal definition for SROs and create a SoMa special use district where SROs damaged by the 1989 earthquake could be replaced. Typically, SROs house poor, elderly and disabled on fixed incomes who can’t afford more than a small room. Most SROs are built or renovated by nonprofits.

But the code didn’t limit building to nonprofit developers or say SROs had to be rented to poor folks.

“We wanted to encourage the rebuilding of SROs after the ’89 earthquake,” says John Elberling, who served on the council and heads TODCO, a neighborhood nonprofit developer. “And we limited it to just SoMa to see if it could work. It was a different era and nobody dreamed how prices would take off.”

John Elberling

**Daly Saves The Day**

**It was a different era and nobody dreamed how prices would take off.**

“It was typical.”

— John Elberling

**NEW YORK TIMES**

Heart of city greengrocery turns silver

BY JOHN GOINS

The closest thing to a supermarket for the Tenderloin — with a cornucopia of fresh produce at affordable prices — is the Heart of the City Farmers’ Market at U.N. Plaza. On June 21, the market marked its 25th anniversary.

The farmers’ market is the main source of fresh fruit and vegetables for the salad bowl of ethnic cultures here who welcome a taste of home, and the seniors, disabled and other fixed-income folks who need fresh food for the many health benefits.

The market is a resource that grew organically — and quickly — by word of mouth.

“When we first started we had 12 booths,” Heart of the City Manager Christine Adams said with a laugh. She was seated in her white van in front of the federal office building at the market. “We weren’t even on the plaza. We were in a little hallway between the federal building and 10 United Nations.”

But now, on Wednesdays, Heart of the City averages about 50 booths, she said, and Sundays, close to 40.

John Garrone, who sells specialty mushrooms he grows on a farm in Moss Landing just north of Monterey, wasn’t sure how many customers come to his busy stall. “I have no idea. The only estimate I can go by are the bags. We use somewhere between 500 to 1,000 bags, but not every customer uses one bag.” Garrone said he had been working at the market for “well over 20 years.”

In addition to the usual white buttons and crimson, Garrone always carries oyster mushrooms, shitake and portabellas plus half a dozen other varieties, and, when in season, wild chanterelles, morels and, occasionally, even white and black truffles.

The most booths ever were 98, said Adams. “That was around 1987. But there was a lot of repetition. We had four fish trucks selling the same thing. I found that when the market is packed like that, it looks good, but people aren’t making the money.”

**Continued on page 4**
**S.F. MHA**
The Mental Health Association of San Francisco held its annual stand-up comedy event to raise funds for their programs. Comedy performed by Dave Diamant, Iris Weinshall, and friends. The evening was emceed by Debra Sakurada, a San Francisco Mental Health Association board member.

**ART AND SAFETY LOVERS**
June 24 was the kickoff for a mural on the Tehama Street facade of the Cingular Wireless building. Howard called Slow Down. Children at Play! for the mural will feature the faces of neighborhood kids, taken from photographs, intertwined with images of the street’s trees and buildings. Cingular is funding the project, the Tehama Street Neighborhood Association is coordinating, and it is being designed and supervised by Tehama St. resident and artist Sharon Anderson.

**COMMUNITY JUSTICE**
Volunteers get a four-hour training, go on an availability list and serve on a team, three or four on a panel.

We ask questions of the offender and discuss what the solution might be,” Ellinger said. “We try to get the offender to assume some responsibility. There are a lot of substance abuse, homeless and mental health issues.

**Continued on Page 7**
**BY TOM CARTER**

While the new space promises to be a great improvement from the small black box theatre that was Bindlestiff before the renovation of the Plaza, the Agency should make good on your promise not to displace Bindlestiff despite the organizational limitations of this small grassroots organization. Daly is also chairman of the supes’ Budget and Finance Committee. Redevelopment project manager Mike Grissio had suggested $250,000 but the commission went with the $317,000 figure. If the Board of Supervisors approves the budget with the additional money this month, the next step is for Bindlestiff and Grissio to work out a lease agreement. "We have a certain momentum, a groundswell of support now," Torres said in an interview. "If we don't do it now, who knows what will happen."

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**Move to halt $500,000 SoMa SROs**

If it’s built, it can be a starter place, affordable ownership, some equity," Arriaza says. "Plus it adds to the tax base of the city. I see it as a win-win situation. I don’t know what effect the project would have on blue-collar jobs and affordable housing in the area.

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**INDLESTIFF Theater gets $317,000 closer toward realizing its dream of occupying the theater shell at the Plaza Apartments, an empty 4,499-square-foot space that awaits buildout for the perfor-"
Central city cornucopia celebrates its 25th

Fact or fiction: The Extra checks out a TL resident's complaint

Saturday night and it was no party at the 7-Eleven

by Tom Carter

It’s an often heard story in the Tenderloin, a street person is shamefully mistreated, bashes the window, and pays not a nickel. One is treated like royalty, coronavirus is not an issue. A customer leaves without being served, and the staff does not bat an eye. A customer wears a mask and does not speak English and the clerk física is not interrupted. A customer wearing a suit and tie is treated with reverence. Another customer wearing a t-shirt and jeans is ignored. A customer wearing a tracksuit and cap is given a hard time. A customer wearing a hoodie is given the runaround. A customer wearing a backpack is given the runaround. A customer talking on a cell phone is ignored. A customer speaking in a language other than English is ignored. A customer saying please and thank you is ignored. A customer saying, “I’m sorry” is ignored. A customer saying “Thank you” is ignored. A customer saying, “Can I have a receipt?” is ignored. A customer saying, “I’ll be back” is ignored. A customer saying, “I’ll be back later” is ignored. A customer saying, “I’ll be back tomorrow” is ignored. A customer saying, “I’ll be back next week” is ignored. A customer saying, “I’ll be back next month” is ignored. A customer saying, “I’ll be back next year” is ignored. A customer saying, “I’ll be back next decade” is ignored. A customer saying, “I’ll be back next century” is ignored. A customer saying, “I’ll be back next millennium” is ignored. A customer saying, “I’ll be back next century” is ignored. A customer saying, “I’ll be back next millennium” is ignored. A customer saying, “I’ll be back next century” is ignored. A customer saying, “I’ll be back next millennium” is ignored. A customer saying, “I’ll be back next century” is ignored. A customer saying, “I’ll be back next millennium” is ignored. A customer saying, “I’ll be back next century” is ignored. A customer saying, “I’ll be back next millennium” is ignored. A customer saying, “I’ll be back next century” is ignored. 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check on things, Singh said. Dhingra told him to give the pennies back to the woman. He did, he said. She took them and left.

“She talk shit,” Singh said. He couldn’t recall the words. He denied coming around the counter, pulling out $5 and paying someone to beat her.

“I am working,” he said. “There’s a big line. I can’t leave the cash register. And I don’t know anybody out there (outside).” Later that afternoon he ran around the counter to open the door for a regular customer in a wheelchair.

Smart says she was so beat up and exhausted that she didn’t call Southern Station until Monday. She called from the same Market Street pay phone, she said, and police arrived in a few minutes to take her statement. The officers went inside the 7-Eleven, but Kaur, the manager, and Singh, she said, weren’t there. A clerk saw Kaur and the police told her not to erase the security videotape. Kaur said she would be there after 4 p.m. But the police didn’t come back, she said.

Smart got a copy of the police report. In it, Officer Aaron Ballonado said Smart had insisted on making a police report. He concluded: “I do not believe the event that occurred on June 10, 2006 is entirely accurate. Based upon our examination of Smarts eye area, there were no signs of laceration, bruising or redness which would corroborate Smarts information.”

The report was sloppy, Smart said. Aside from faulty punctuation, she counted seven errors. The incident time was 40 minutes earlier than stated, and her name, Sidnie Grace Smart, was misspelled Sidney Grae Smart. Her phone number and address were wrong, too. The number (415-618-0207), has no complaint record with the San Francisco Better Business Bureau. Her number (415-618-0207), has no complaint record with the San Francisco Better Business Bureau. Her number (415-618-0207), has no complaint record with the San Francisco Better Business Bureau.

She said the report didn’t mention the clerk’s involvement in the alleged $5 hit, either. But clearly it did. “Jessie told the unknown black male ‘to beat her up,’” the report said.

That Monday she said she also called 7-Eleven customer service to complain. Through a circuitous routing, during which she took copious notes, she ended up leaving information for Jack Dyal, an investigator, she said.

A couple of days later, she said Dyal called her and said the owner, Daminder Dhingra, had showed him the Sunday tape — 5:30 a.m. to 3:30 a.m. — and he saw nothing alarming.

The incident occurred on a Saturday about 8:20 p.m. and the 911 call was at 8:28 p.m. Why Dhingra, who wasn’t there that night, showed him a tape of hours after the incident Dyal didn’t know, Smart said. Dyal told her.

Dyal is a field inspector who visits 7-Eleven store No. 33393 every Wednesday afternoon to check supplies and equipment. Kaur said, and confirmed that Dhingra showed him the film.

Reached by phone in the East Bay, Dhingra said he wasn’t supposed to talk to the media. He said to call “7-Eleven head-quarters and give an 800 number.” Asked about the tape that Jack Dyal saw, he repeated, “Call that number.”

Dyal did not return phone calls. The 7-Eleven store, traced by its phone number (415-618-0207), has no complaint record with the San Francisco Better Business Bureau.

Smart planned to see Oakland lawyer, Andrew Wolff. He scheduled her a late afternoon appointment on Friday, July 7. She took BART over but said she walked the wrong way out of the station, missed the appointment and had to reschedule for July 11. She showed up with her paperwork and notes, plus the photos she said she took of herself in the mirror after the attack. They show a bad bruise on the inside of her right upper arm. “He must have really grabbed me hard there,” Smart said. Wolff, she said, interested in the case.
James Leo Dunn

Section 8 subsidy cuts, as they affected the building and as large as LGBT rights and Coalition.

tic glass tetrahedrons be built on pylons in the tunnel's catacomb walls. Mr. Dunn got traffic flow but it would house the homeless would not only provide jobs and enhance Street by homeless workers. The tunnel nnel to be built under Nob Hill along Taylor plank in his 2000 platform. It called for a tun-


Dunn. All three had been members of Alliance for a Better District Six at some point.

One of the last activities of Mr. Hobson and Mr. Dunn was serving on a committee to save tenants from Section 8 evictions from the apartment building where both lived at Turk and Hyde. No tenants were evicted.

Mr. Dunn, a familiar sight in the Tenderloin with his long white beard, three-piece suits, cowboy boots and fedora, died of a stomach aneurysm on May 11. He was 61. Mr. Dunn won a seat on the San Francisco Board of Supervisors in 1997, 1998 and 2003. A memorial was held in June 14 at the West Hotel. At the memorial, attended by four people around the Tenderloin, easily recognized as a resident of the once-disreputable West Hotel was celebrated by a half dozen who remembered that Mr. Tate was a collector extraordinaire.

RICK NELSON

Dreamer

Rick Nelson, a devout Catholic who said he couldn't quit smoking.

"He was HIV-positive, but died from emphysema. He couldn't quit drugs and he couldn't give up cigarettes." Baker reflected, "and never let go of his dreams. If people were in trouble, he'd allow them to stay in his room – sometimes longer than he want- ed to."

Asked what Mr. Baker dreamed about, Baker said, "To outlive AIDS."

LESTER TATE

Collector

Lester Tate was known as a generous fig-ure around the Tenderloin, easily recognized by the winged eagle hat he always wore, dark shades, the long necklaces and his jack-ets - embellished with various charms, amulets, skull and crossbones patches and playing cards. Some said he looked like a voodoo priest.

His memorial service on June 14 at the West Hotel was celebrated by a half dozen of his friends who remembered that Mr. Tate was a collector extraordinaire.

he collected everything, you name it, “ said West Hotel Barker Tommiqa Miford.

A porcelain rabbit holding a bottle, out- door clock, antiques and trash bins were just a few of the items that found their way into his collection. And suitcases. "He loved to collect suitcases," one of his friends said of the service. "He was a bit of a knoper. Super- generous. A recycler," who mined trash cans and would just as easily repair them in his neighborhood.

Mr. Tate restored and sold or gave away the goods he accumulated in his small room on the fifth floor. He was found there June 1, several days after he succumbed to a liver cancer, his friends said. Although they thought he was in his late 50s or early 60s, Mr. Tate was just 44, records show.

Mr. Tate was from the Modesto area and a resident of the once-disreputable West Hotel at 141 Eddy St., a dilapidated, 99-year-old building that the Tenderloin Neighbor- hood Development Corp. bought in 2003 after going to bat for employees who lived there. It was reopened and Mr. Tate moved back in.

"He was a kind person," said one mourn- er. "If you needed something, he'd help you. He wasn't one of the bad guys, that's for sure."
COMMUNITY CALENDAR

COMMUNITY: REGULAR SCHEDULE

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

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, facilitate communication.

Health and Mental Health
CHRIS Consumer Council: 3rd Monday of the month, 5:30-7:30, CMHS, 1380 Howard, Rm. 537. Contact: 255-3428. Advisory group of consumers from self-help organizations and other mental health consumer advocates. Open to the public.


Healthcare Action Team: 2nd Wednesday of the month, Quaker Center, 65 North St., noon-1:30. Focus on increasing supportive home and community-based services, expanded eligibility for homemaker and improved discharge planning. Light lunch served. Contact: Aaron Wagner, 703-0188 x304.

Hoarders and Clutterers Support Group: 2nd Monday and 4th Wednesday of each month, 6-7:30 p.m. Family Service Agency, 1010 Gough, Suite 510. Contact: 264-3260.

Mental Health Board: 2nd Wednesday of the month, 6:30-8:30 p.m., City Hall, Rm. 278. CMHS advisory committee, open to the public. Contact: 255-3474.

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 905-6264. Family member group, open to consumers and the public.

Safety
Crime and Safety Committee: meets bimonthly on the Wednesday after the first Monday, SOMPAC, 1035 Folsom, 6 p.m. Information: 487-2166 or www.sompac.org.

North of Market NERT: bimonthly meeting. Contact Lt. Erica Artestrosos, S.F. Fire Department, 970-2022. Disaster preparedness training by the Fire Department.

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, 538-8100 ext. 202, Lisablock@sf.net.

Tenderloin Police Station Community Meeting: last Tuesday of the month, 6 p.m., police station Community Room, 301 Eddy. Contact Susan Black, 245-7100. Neighborhood safety.

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

Central City Democrats: meets four times a year, 301 Eddy St. Community Room. Addresses District 6 residential and business concerns, voter education forums. Information: 339-VOTE (8683) or centralcitydemocrats@yahoo.com.

Community Leadership Alliance: a chartered democratic organization. Quarterly informational forums with guest presenters and sharing news of upcoming events, proposals, resources. Meetings are first Thursday in Jan, April, July, Oct. Contact: 339-VOTE (8683) or admin@CommunityLeadershipAlliance.net.

Friends of Boeddeker Park: 2nd Thursday of the month, 3:30 p.m., Boeddeker Rec Center, 240 Eddy. Plan park events, activities and improvements. Contact: 502-4866.

Gene Friend Recreation Center Advisory Board: 3rd Thursday of the month, 5 p.m. Board works to protect SoMa resources for children, youth, families and adults. Gene Friend Recreation Center, 270 Sixth St. Information: 554-9392.

Mid-Market Project Area Committee: 2nd Wednesday of the month, 5:30 p.m., Ramada Hotel, 1331 Market. Contact: Carolyn Diamond, 362-2500. Street market realignment on Fifth to Tenth street.

North of Market Planning Coalition: 3rd Wednesday of the month, 6 p.m., 301 Eddy, Contact: 820-1412. TL 2000, neighborhood planning.

North of Market/Tenderloin Community Benefit District: 1st Thursday of the month, noon, 111 Jones conference room. Intern board meeting. Contact Elaine Zemora, district manager, 440-7350.

SoMa Leadership Council: 3rd Wednesday of the month, 6 p.m., The Arc, 1500 Howard St., at 11th. Emphasizes good planning and good government to maintain a diverse, vibrant, complete neighborhood. Contact: Jim Meko, 624-4309 or jim.meko@comcast.net.

South of Market Project Area Committee: 3rd Monday of the month, 6 p.m., 1035 Folsom, between 6th & 7th. Contact: SOMPAC office, 487-2166.

Tenderloin Futures Collaborative: 3rd Wednesday of the month, 10 a.m., Tenderloin Police community room, 301 Eddy. Contact: Jerry Jal at 358-3956 for information. Network of residents, nonprofits and businesses sharing information and taking on neighborhood development issues.

Seniors and Disabled
Mayor’s Disability Council: 3rd Friday of the month, 1-3 p.m., City Hall, Rm. 400. Contact: 354-6789. Open to the public.

Senior Action Network: general meeting, second Thursday, 10 a.m.-noon, St. Mary’s Cathedral. Monthly committee meetings, 963 Mission #702: Pedestrian Safety, third Wednesday, 10 a.m.; Senior Housing Action, third Wednesday, 1:30 p.m. Information: 546-1333 and www.senioractionnetwork.org.

Supervisors’ Committees
City Hall, Room 263
Budget Committee
Daly, Dub Spenos, Thursday, 1 p.m.

City Services Committee
McGoldrick, Duffy, Ma, first and third Monday, 1 p.m.

Land Use Committee
Maxwell, Saucedo, McGoldrick, Wednesday, 1 p.m.

Special Events
People in Plazas, Music in Boeddeker Park, every Tue, at noon, through Sept. 17, 8 p.m., Walker Band (jazz), July 25, Colin Williams (New Orleans jazz); Aug. 1, Sabrotoonez (Latin); Aug. 8, Lady Bo (R & B); Aug. 15, Just Dream (rock).

SomArTS Cultural Center, 934 Brannan. Encuentros: Experiments of Identity, through July 28, part of the Chicano Visions: Artists on the Verge and Chicano Now, the Greek Marni Collection Exhibit at the De Young Museum; and Printmakers Today, California Society of Printmakers’ 50th annual membership exhibition, through July 29.

Supportive Housing Network.

1106 Market Street at Jones
Since 1989 in San Francisco

17th Anniversary
Churrasco Dinner Thursdays to Sundays and Lunch Buffet Mondays to Fridays

Café do Brasil

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CENTRAL CITY EXTRA / JULY 2006
8