

Sunnyside News

Voice of the
Sunnyside Neighborhood Association
since 1974

August 2016 vol. 17, No. 2

Balboa Reservoir CAC Drafts Development Guidelines

By JENNIFER HEGGIE & LISA SPINALI

AT THE JUNE MEETING OF THE BALBOA RESERVOIR CITIZENS ADVISORY COMMITTEE (“CAC”), the Transportation principle received a third review and consensus was reached that it was acceptable. The main concerns around parking and congestion remain of significance and must be continued to be monitored as a crucial aspect of this project.

Supervisor Yee made a presentation, making the case to bolster the support for housing which meets our community’s collective needs with a focus of making at least 50% or higher of the total housing units permanently affordable, with 18% for affordable to low income and 15% affordable for low and moderate incomes.

On July 11, the CAC reviewed and approved the latest draft of three of the principles for development on the Balboa reservoir: Sustainability, Additional Public Benefits, and the Public Realm. Prior to the vote, representatives from the San Francisco Office of Economic and Workforce Development (OEWD) and Planning Department explained draft updates made in response to public comments from late 2015 and early 2016. Many community requests were incorporated, though not all. And a CAC member attached a condition to her approval of the Public Realm principle. The non-binding votes indicate where members stand on key principles and parameters as they draft the Request for Proposal (RFP) for development of Balboa Reservoir.

The Sustainability principle was updated to clarify how public and private open spaces are included in addition to public parks, and that community gardens may be indoor or outdoor. The foggy neighborhood micro-climate and mold preventative strategies will be considered in the choice of building materials. Roofs will have solar panels and/or be living roofs. Sunnyside representatives pointed to CCSF’s deteriorating childcare facility on Judson when discussing concerns about lifetime maintenance of living facades and roofs. Sunnyside also requested non-toxic organic pesticides to protect local pollinators and advocated for an electrical outlet at every garage parking space. Two CAC mem-

See BALBOA RESERVOIR CAC page 3

Neighborhood Safety

City College Parking

SAFETY ISSUES WERE A HOT TOPIC at the August member meeting. With the fall semester about to begin on August 12, City College Chief of Police Andre Barnes encouraged Sunnysiders to contact CCSF police to report parking violations in the neighborhood. Chief Barnes noted that the CCSF child care program has been moved to a temporary structure located in a parking lot on campus. This resulted in a loss of 50 parking spaces, which could add additional parking stress to the neighborhood. He said that the Child Care Center, built in 2008, is now closed due to building safety issues. The CCSF Police telephone number is (415) 239-3200.

RV Parking on Judson

Sunnyside residents, City College employees and students have reported issues with the behavior of a man living in his recreational vehicle on Judson Avenue near the CCSF Horticultural Building. Chief Barnes, Sgt. Martin of Ingleside Station, CCSF Horticulture Chair Steven Brown, Jen Low of Supervisor Norman Yee’s office, and several neighbors spoke

See SAFETY page 3

Monterey Boulevard Safeway Progresses

By RICHARD GOLDMAN

NOW IN ITS 9TH YEAR, the long, arduous process to remodel the Monterey Boulevard Safeway is slowly progressing. The merger of Safeway and Albertsons in 2015 slowed the process considerably, but the project is now back on track, reports Eric Horine, Director of Construction for Northern California Albertsons-Safeway. As some of you recall, Safeway began exploring the project and contacting the SNA back in 2008 with community meetings beginning in 2009. Initially these meetings went well, until design snags were encountered.

See SAFEWAY page 6

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2016 - 2018**

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Sunnyside Announcements List

SNA now sends email with timely news that affects our neighborhood. If you have not been receiving messages from sna-announcements, email info@sunnysideassociation.org to be added to the list.

If you do not have access to email, leave your phone number at the SNA voice mailbox at 415-937-1305 to receive phone calls with breaking news.

Sunnyside News

Sunnyside News is published four times per year. SNA encourages members to submit news, features, or letters to the editor. All letters must be signed. All items are subject to editing.

Sunnyside Neighborhood Association assumes no responsibility for the statements and opinions expressed in Sunnyside News. Editorial views do not necessarily represent the official position of SNA.

For more information and next submission deadline, email Christine Weibel, SunnysideNewsSF@gmail.com.

President's Message

Dear Residents and Neighbors of Sunnyside,

I would like to thank everybody who attended our last meeting. It was quite well attended with standing room only! Please encourage your neighbors to attend our future meetings. We will arrange for more seating in the future so that everybody will have a chair.

We will be working hard to resolve some of the quality of life issues that have been affecting our neighborhood as of late, such as the RV situation on Judson Avenue and the nefarious activity on Detroit Stairs. Some of our residents have expressed concern about why we are expending so much time and resources for one RV on Judson Avenue or for a few individuals on Detroit Stairs. The answer is quite simple; by taking a firm stance against any criminal act at the outset (no matter how minor), we are setting a new standard for quality of life in our neighborhood that will disinvite future activity of that kind.

In our future meetings, we will be having a district 7 supervisor candidate debate. I'm very excited about this, as we will be asking very tough and challenging questions designed to thoroughly vet all the candidates. Who will be the one that best represents our interests? Come to our debates and decide for yourself.

We will also be having our neighborhood garage sale event coming up on September 24! You can support your local neighbors while having a chance to clean out your garage as well.

Also forthcoming is the annual Halloween party on October 29th, and a tree planting ceremony on September 10th. I hope you will join us and make our neighborhood greener!

Future possible ideas for our neighborhood include an association sponsored litter clean-up day, an entrance sign for our neighborhood (similar to the one in Glen Park) and traffic improvements to include pedestrian signals at the Detroit Stairs along Monterey Boulevard. If you have any ideas for neighborhood improvement, please let me know!

As always, I thank you for your continued support, and I will see around the neighborhood!

Stephen Martinpinto
President, Sunnyside Neighborhood Association

Our History

40 YEARS AGO... In November 1976, the News reported Sunnyside Elementary School would be closed for a whole year so that earthquake seismic work and painting could be done on the school. Sunnyside students were bused to schools in the Sunset.

20 YEARS AGO... In October 1996, Sunnyside resident Chris Loughran reached out in the News for others to join her in efforts to clean up the then rather derelict Sunnyside Playground -- one of the many neighborhood-based efforts that have contributed to vast improvements in the park in these last two decades.

Balboa Reservoir CAC *continued from page 1*

bers voiced significant concerns about having living roofs, but then voted to approve the draft Sustainability principle as written.

The Additional Public Benefits principle incorporated Sunnyside recommendations to minimize childcare facility noise impacts (also requested by City College) and provide opportunities for serving youth of all ages. Sunnyside suggested dropping water recreation and artwork to the lowest priority on the list of possible additional amenities. The Additional Public Benefits principle gives City College the option to relocate or expand its childcare center to the reservoir. It defines the ground floor of the new development as a vibrant space where vacancies will be avoided. The developer is responsible for demonstrating demand for proposed retail uses that will complement and not negatively impact existing retail businesses in the area.

The Public Realm principle describes the design of various types and uses of space. Within the proposed four acres of publicly accessible open space, "...continuous significant open space (which may extend multiple blocks if intersected by pedestrian ways or pedestrian/bike paths), shall strive to be at least 2 acres (no less than 1.5 acres)." The continuous open space park will serve to transition between single family Westwood Park homes and the denser

Neighborhood Safety *continued from page 1*

about their interactions with him, and their ideas and plans going forward.

Chief Barnes said that the vehicle owner had registered for classes, and CCSF used the student disciplinary process to address behavior affecting their campus. As a result, the individual is no longer welcome as a student. CCSF police can now call the SFMTA and SFPD to assist with citations.

The use of parking regulations to encourage the man to leave Judson Avenue was discussed. His vehicle moves often enough to fulfill the requirement that vehicles must move every 72 hours. According to Chief Barnes, Sunnyside is not on the list of neighborhoods that prohibit recreational vehicle parking, and there is a moratorium on adding new neighborhoods to that list. A parking regulation prohibiting vehicles over 6' has been proposed, but Chief Barnes said that is not well enforced. There is an ordinance against sleeping in vehicles, but Sgt. Martin said that is difficult to prove. Nonetheless, signage stating that ordinance has been proposed.

Horticulture Department Chair Steven Brown said that a yellow zone has been obtained for the area in front of the Horticulture Building.

Supervisor Norman Yee's Legislative Aide, Jen Low said that she was working with the individual involved and community agencies, including the SFMTA and homeless advocates. She is working on a solution that does not

development. Westwood Park gave approval to the Public Realm principle contingent upon increasing the continuous open space minimum size to two acres. Sunnyside has also expressed support for a two-acre minimum. The Planning Department continues to push for a smaller 1.5 consecutive acre minimum, and this point is under discussion.

During public comment, the SNA Committee reiterated that the top two concerns for Sunnyside are traffic congestion and parking, based on the results of an SNA survey from 2015. Supervisor Norman Yee has stated that transportation is the make or break issue for the project, and there was discussion about how to convey this to the developer. A Transportation Demand Management study (TDM) that includes Sunnyside is in process, but will not be available until after the RFP has been submitted.

The August 8 Balboa Reservoir CAC meeting provided the community our first opportunity to review all the updated principles together as a whole, but there is another opportunity on September 11. Our neighborhood will have a greater impact with additional Sunnyside voices. The next meeting date is September 11 at 6:15PM. Details will be posted on the SNA website <https://sunnysideassociation.wordpress.com/category/balboa-reservoir-project/> and the Safeway bulletin board on Monterey Boulevard. ☼

result in the vehicle simply moving from one neighborhood to another, a concern that was shared by some Sunnysiders. Additionally, she mentioned one program being envisioned for the future: a city wide safe parking zone, in which people would have a safe place to park and sleep.

Neighborhood Crime

Sergeant Martin from SFPD's Ingleside Station encouraged neighbors to continue to make police reports, especially in problem areas such as the Detroit Street Steps. He said that reports help SFPD to identify problem locations.

Sgt. Martin emphasized the importance of providing your name and phone number when reporting an issue so that SFPD can make a citizen's arrest. Without your cooperation, police officers cannot make arrests for misdemeanors they did not witness.

Sgt. Martin encouraged neighbors to require package delivery companies to get a signature, and to not leave packages outside. He suggested having packages delivered to a friendly neighbor, or installing technology that would allow you to remotely unlock your door or garage.

He also encouraged the installation of security cameras. He said that the SFPD has staff to review security footage, and that videos do help solve crimes.

The SFPD non-emergency line is (415) 553-0123. Ingleside Station may be reached at (415) 404-4000. ☼

Greening Committee Activity

BY BOB AND KEREN ABRA

DPW is now responsible for keeping Monterey Boulevard in good shape, a welcome change as it became dangerous for us to work on the medians. Neighbors liked their recent improvements, which included mulching, pruning, and removing dead plants. It seems that the medians are not being watered, so we'll see which plants are robust enough to survive in drought conditions.

The focus of our greening gardeners is on Circular, from Marston to Monterey, including the Congo and Staples triangles and the Paulding/Judson intersection. Team members work there when and where they wish, planting, weeding, clearing trash: we welcome all help. We also enjoy bi-monthly Saturday morning workdays at the Sunnyside Conservatory, with Sally Ross and other volunteers, all energized by Sally's excellent baked goods! Garden-lovers are very welcome, Usually the 4th Saturday, 9am-12 noon.

Check this out: Have you seen the huge Agave that now graces the Paulding corner? It was donated by Damien Torres, who encountered Pat Moore on a weeding day, and asked if she could find a better home for it than his front yard on Edna. Soon, she rounded up a team: Damien, the Abras, Ming Louie, Miguel, Diane, and Pat came together to prune the Agave roots, remove the pups, and repot it in a huge whiskey barrel. Two weeks later, the crew reconvened to maneuver the well-watered plant onto a dolly, & steady it as it was towed behind Damien's truck up & down Circular to a new home. ☼



Sunnyside Playground Clubhouse Survey

Andrea O'Leary of Sunnyside Park Advocates reports that the Sunnyside Park Clubhouse is currently occupied by Recreation & Parks Dept. programs from the Randall Museum, which is straining its renovation by using it as a woodworking shop.

SPA would like to reclaim the Clubhouse for some neighborhood activities. They are conducting a survey to find out which activities would best serve local residents. Survey results will be submitted to RPD for consideration. Please participate by downloading the survey from <http://sunnysideassociation.org/survey> and submitting it by email or USPS post.

Recent accomplishments by SPA include getting funding for landscaping protection, an outdoor pergola arbor for picnic table shade, activation of the plaza with a kitchenette below the Clubhouse, and analyzing how to ensure that Sunnyside Playground receives an adequate share of maintenance funds from the Rec and Parks Dept.'s increased budget that resulted from the passage of Proposition B last April.

SPA is a volunteer organization working to complete projects resulting from major renovations and looking forward to renewal of broad advocacy that can concentrate on long-term championing and sustainability of our neighborhood park and its increasing numbers of new families. Please contact sun-parkadvocates@gmail.com to get involved. ☼



New Traffic Circle Woes

BY RITA EVANS

A traffic circle at the intersection of Hearst and Baden is the newest addition to traffic calming measures on Sunnyside streets. Vehicles approaching and moving through this intersection often speed, especially traffic heading south down the steep hill on Baden to Hearst. This makes it particularly unsafe for pedestrians attempting to cross Baden.

The Department of Public Works intends to slow vehicular traffic with the traffic circle which narrows the traffic lanes but anecdotal evidence suggests that it is not working as intended. In addition, the lack of marked crosswalks at this intersection is a puzzle and contributes to the ongoing unsafe situation.

Residents are encouraged to travel at the safe (and legal) speed of 20 mph on all neighborhood streets. ☼

Treasurer's Report

BY BRIAN SMITH

Balance 5/24/2016	6,131.00
Income	1,399.12
Expenses	491.65
Closing Balance	
8/8/2016	7,038.47

Key expenses: Printing of meeting notices and newsletter; postage; post office box rental renewal, St. Finn Barr Church hall rental.

Save the Dates!

**SUNNYSIDE
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**SATURDAY
SEPTEMBER 24**



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**SATURDAY
OCTOBER 29**



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FUF Promotes Street Tree Planting, Ballot Initiative

PHIL PIERCE OF FRIENDS OF THE URBAN FOREST spoke at the August member meeting to encourage Sunnysiders to participate in a street tree planting event on September 10. Forty Sunnyside home owners signed up to receive trees. As part of the tree planting, FUF will conduct site visits, help home owners select a street tree, cut and remove cement, help plant the tree, and provide five years of care afterwards.

The deadline to apply for a tree for this planting has passed, but FUF will schedule another planting in Sunnyside as soon as 20 people sign up.

If the cost of maintaining a tree and the surrounding sidewalk seem prohibitive, a proposed change to the city charter may make planting street trees more attractive in the future. A ballot initiative, currently called "City Responsibility for Street Trees," proposes to reverse the 2009 decision that made property owners responsible for maintaining most street trees, and return that responsibility to the city.

If the measure passes, Pierce said that beginning in July of next year, the city will pay for the maintenance of street trees, the damage to sidewalks caused by tree roots, and provide funds for SF Public School tree maintenance.

Supervisors Norman Yee and Scott Wiener were also present. Both spoke in support of the measure, which was unanimously supported by the Board of Supervisors. Supervisor Yee said that the cost of the tree program would be paid for by a luxury real estate transfer tax on homes that sell for more than \$5 million. Yee said that this would create long term, dedicated funding with \$19 million in protected funds. ☼

Supervisor Scott Wiener Campaigns at SNA Member Meeting



SUNNYSIDE NEIGHBORHOOD ASSOCIATION WELCOMED Supervisor Scott Wiener to its August member meeting. Supervisor Wiener is running for State Senate representing District 11.

Supervisor Wiener emphasized the need for investment in San Francisco's transportation infrastructure, health care, water and power systems, education, and making the state more environmentally sustainable.

He contrasted himself against his main rival, Supervisor Jane Kim, on two issues. He positioned himself as being for more beat cops, and Kim as against. He said they also differed on how they want to address homelessness: he supports transitioning the homeless into housing, and said that Kim is for legalizing tents.

In addition to making a case for his candidacy, Supervisor Wiener addressed neighborhood issues. Neighbors confronted Wiener over their long-standing complaint about a home on Joost Avenue. They have reported health, safety, and fire concerns to city agencies numerous times over many years, yet their concerns remain unaddressed. Supervisor Wiener seemed well aware of the neighborhood issue. He stated that he has proposed legislation to make it easier for the city attorney to file lawsuits to enforce city codes.

State Senate District 11 candidate Supervisor Kim has been invited to address the SNA at its next meeting, Monday, October 24. ☼

Safeway *continued from page 1*

Safeway plans to demolish the old building, double the building footprint into the existing parking lot, and move all parking to the roof. Safeway has done due diligence with its design and planning, and had person-to-person site visits with adjacent and nearby neighbors, whose concerns were voiced and addressed. Over the years, many issues and concerns were dealt with including height limits, noise, store hours, pedestrian and traffic safety being the largest and taking the longest amounts of time. The delivery truck route planning process alone took several years finally achieving an approved plan after various problems raised by City Planners and concerned neighbors were solved.

It is truly taking a village to solve some of these problems. The 18-wheel Safeway trucks unloading into the new enclosed loading dock at the east end of the property was the largest hurdle, until Supervisor Norman Yee's office stepped in to achieve a safe and workable compromise from Safeway, City Planning, SFFD, and residents. Bus stops and sidewalks will be rebuilt, the roof parking lot will have the latest, best safety technology, the Foerster-Monterey intersection will be modified to make it a safer crosswalk, and the Monterey Boulevard median will be modified to accommodate the trucks crossing into the dock. These plans are external to the store itself, but highly necessary and many years in the planning. The building aesthetic and internal design features were also tackled with neighborhood input.

Neighborhood character and colors were incorporated, as well as open windows, landscaping, car-sharing and bike parking. Once these project details were complete, the entire plan went before the SF Planning Commission and was unanimously approved in December of 2014. Still stairwell, electrical, plumbing, basement and constructions drawings had to be executed, and have been submitted.

This month, Eric Horine of Albertsons-Safeway reports, "We have finished the process of making sure we have incorporated all of our new and exciting offerings, like our Fresh Cut program and Butcher Block cases. We have submitted drawings and plans to the city and are awaiting their first round of comments. We should receive them within the next few weeks, and as usual, expect we will experience several rounds before receiving the permit." Once permits are issued, bids for contractors signed, and a demolition and construction schedule completed, we will be notified. Stay tuned for updates; as soon as we know, we will let you know when things start rolling. ☼

Sunnyside's First School

By AMY O'HAIR

AFTER THE STREETS WERE LAID OUT and lots began selling in 1891, Sunnyside attracted families—often large ones. Kids had to walk to Fairmount School at Chenery and Randall. Parents and neighborhood advocates lobbied for a school almost from the beginning. Starting in 1893, and many times thereafter, they made the needs of the families here known to the school board.

In 1896, despite what the board had said about constructing a new schoolhouse, its next move was to open a one-class school in a small, rented house. The board paid \$15 monthly rent on the house, which still stands at 143 Flood Avenue. The numbers differ from the article below because the numbering on most of the long blocks in our neighborhood changed in 1909.

A School in Sunnyside.

The new school which the Board of Education promised the people of Sunnyside was opened yesterday morning at 115 Flood avenue. For the present there will be but one class. Miss Catherine Riordan, formerly of the Hearst school, is in charge.

The School Directors have agreed to erect a four-class building before July 1, 1897, having received a gift of four lots for a site.

SF Chronicle, 4 February 1896

See SUNNYSIDE SCHOOL HISTORY back page



Sunnyside Real Estate Report

DARIN HOLWITZ

Sunnyside, along with the rest of the San Francisco real estate market, is experiencing a return to a more “normal” market. Prices have virtually doubled since the 2008 crash. Sunnyside single family homes averaged \$867/sf in the second quarter of 2015 compared to \$916/sf for Q2 2016.

Well-prepared homes in the better locations can still experience record-breaking sales, but we are seeing more Withdrawn & Expired listings across the city where Sellers expectations are not always being met. Home preparation and pricing is more important than ever when selling your property. ☼

Darin Holwitz is a realtor with Paragon Real Estate Group and can be found online at darinholwitz.com.

Address	Br/ Ba	Ask \$	Sell \$	DOM
718 Joost	1/1	695K	680K	28
274 Staples	2/1	749K	800K	18
680 Joost	1/1	759K	847K	19
470 Staples	1/2	699K	900K	11
507 Foerster	2/1	849K	905K	18
167 Judson	2/1	948K	999K	29
504 Joost	3/1	949K	1.025M	39
335 Congo	2/1	1.050M	1.050M	79
227 Flood	2/1	899K	1.100M	8
126 Flood	2/1	899K	1.130M	13
650 Mangels	3/2	950K	1.210M	37
651 Hearst	2/1	1.290M	1.290M	25
542 Joost	2/1	975K	1.300M	71
414 Hearst	5/2.5	1.299M	1.330M	12
131 Congo	4/2	959K	1.350M	13
301 Mangels	3/2	1.088M	1.420M	13
278 Staples	4/2	1.150M	1.450M	13
530 Mangels	2/1	978K	Active	7
722 Joost	2/1	998K	Active	21
106 Circular	4/3	1.185M	Active	70
754 Monterey	2/1	1.110M	Active	30
167 Staples	2/1	829K	Pending	29
546 Monterey	3/2	850K	Pending	55

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Check one: Household \$20 _____ or Business \$25 _____

Additional donation: \$ _____ Donations to Sunnyside Neighborhood Association, a 501(c)3 non-profit organization, are tax-deductible.

Community Calendar

September

- 10 FUF Tree Planting
- 11 Balboa Reservoir CAC Meeting
6:15-8:30 PM at CCSF Multi-Use
Building, 50 Phelan Avenue,
Room 140.
- 20 SFPD Ingleside Community
Meeting
- 24 Sunnyside Neighborhood
Garage Sale
- 25 Feast of St. Finn Barr Festival

October

- 10 District 7 Supervisor Candidates
Forum. Meet Ben Matranga,
Joel Engardia, and John Farrell.
St. Finn Barr Hall.
- 24 SNA Quarterly Member
Meeting
Meet State Senate Candidate
Supervisor Jane Kim
- 29 Halloween Party

November

- 8 General Election

For details on these and other events,
email info@sunnysideassociation.org to
be added to the sna-announcements list.

SUNNYSIDE NEIGHBORHOOD ASSOCIATION NEXT MEETING

NOTE DATE CHANGE
MONDAY, OCTOBER 24
7:00-8:30 PM

ST. FINN BARR HALL
415 EDNA STREET

INVITED SPEAKERS INCLUDE

JANE KIM
SF SUPERVISOR DISTRICT 6
& CANDIDATE FOR STATE SENATE
DISTRICT 11



NORMAN RODRIGUEZ
HOUSING NOT TENTS



AND MORE!

WWW.SUNNYSIDEASSOCIATION.ORG

Sunnyside School History *continued from page 6*

The arrangement was supposed to be temporary until a purpose-built schoolhouse was constructed the following year, but that didn't happen. This school-in-a-house was Sunnyside's only school for another thirteen years. When the Board of Education revisited the matter in 1904—by then there were four classes in the house—an account of the conditions at the school was recorded in the news:

“The building in use at present is not only overcrowded, but is unfit for use as a school.... children are practically herded into it like sheep into a pen. On the upper floor are two classrooms, which may be reached only by a crooked stairway....The classrooms are small, poorly ventilated, and overcrowded, three pupils frequently occupying seats intended but for two.” (SF Call, 2 February 1904.)

After the Quake and Fire of 1906, San Francisco's notoriously corrupt political system changed, and working-class neighborhoods like ours got a greater portion of public money and attention. In 1909, a school was built on the what is now the playground. Today, Sunnyside Elementary School has two buildings; the older was built in 1927, and the new building opened in 2015. ☼



*Amy O'Hair posts local history
research at SunnysideHistory.org.*

*Photo from Outsidelands.org, courtesy of
longtime Sunnyside resident Ron Davis.*

Sunnyside Neighborhood Association
P.O. Box 27615
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