

DEC 2014 - JAN 2015



DUBOCE TRIANGLE NEWSLETTER

Hand-delivered to **3000** households and businesses bi-monthly

Monday, December 8, 2014

7:00 to 9:00 pm

PUBLIC MEETING

CPMC/Davies Hospital, Gazebo Room
(outside, ground-level entrance from
plaza between North and South Towers)

MEETING AGENDA:

Due to the fatal shooting on November 24th, Captain Vaswani from Park Station will come and address the membership about what is being done to combat violent crime in our neighborhood. Come and join the conversation and voice your concerns to take back our streets.

- Crime report
- Office of Supervisor Wiener update
- Planning Department and MTA present the Upper Market Street Improvement Plan
- Board elections

DATES TO REMEMBER:

Thursday, December 11, 6:00 - 7:30 pm
Castro/Upper Market Community Benefit District's annual meeting. Includes election of board members. After the meeting members of the public are invited to join the CBD at their new office at 540 A Castro St., for some holiday cheer.

Saturday, December 13, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370.

Saturday, January 10, 10 am-noon
Friends of Duboce Park Volunteer Day. Contact Rose at rosegillen@sbcglobal.net or 255-8370.

Neighbors Speak Up about Type of Retail They Want



If you could bring one business to Castro/Upper Market, what would it be?

You may have seen people in green T-shirts collecting surveys in the neighborhood – some with balloons, some with glow sticks. More than 30 volunteers signed up to help collect feedback for the Castro & Upper Market Retail Strategy. The response has been tremendous! More than 500 responses have been collected.

It will take several weeks to tabulate the results.

The in-person customer survey is seen as the best way to collect information from tourists and visitors from beyond adjacent neighborhoods in order to determine why they come to the neighborhood and what

Continues on page 5

Fatal Shooting at Noe and Henry Streets

A fatal shooting occurred on the corner of Noe St and Henry St after midnight on November 24th. Based on the news release from ABC Channel 7 News, the police are basing their preliminary investigation on five male suspects who approached three men walking in the area. One of the suspects stole a phone, wallet and backpack from the victims and shot one of the victims in the torso. The five suspects fled in a dark-colored sedan before police arrived. The victim was transported to San Francisco General Hospital, but died en route. No arrests have been made.

City Hall Update: Supervisor Scott Wiener



Scott Wiener
San Francisco District 8
Supervisor

Castro Street Holiday Shopping

Our new Castro Street looks

amazing, and I want to thank everyone for their patience during construction, especially our local businesses. During the Castro Street construction, our local merchants endured significant disruption. They deserve our thanks, and to show them our support, I encourage everyone to visit Castro Street for their holiday shopping over the next several weekends. Every holiday season is important for our local merchants, but this year is even more important. So please take the time to visit Castro Street, see the beautiful new sidewalks and amenities, and do some shopping and dining with our local merchants. For more information on

businesses in the Castro and to find coupons to shop in the Castro, visit www.castro-merchants.com.

Upper Market Improvements

Making our streets safer for pedestrians has been one of my key focuses at City Hall. Duboce Triangle has long been in need of safer streets and intersections, especially on Market Street where poorly designed intersections have led to driver and pedestrian confusion, as well as preventable collisions. The intersections at Noe and Sanchez Streets are especially problematic. To address this, the San Francisco Municipi-

pal Transportation Agency (MTA) will soon begin a public process to improve safety along the corridor, with the scope of the project still to be determined. Starting early next year, MTA will conduct outreach and community planning meetings to determine the best way to improve these intersections, as well as other street design issues on Market Street. My office will work closely with MTA during this process to ensure that the community's voice is heard.

Scott Wiener represents District 8, including Duboce Triangle, on the Board of Supervisors. More information at www.scottwiener.com.

Looking Back at 2014



Pat Tura
DTNA President

As 2014 comes to an end, I am proud of the successful work DTNA has accomplished for the year. We have continued to work with our neighboring partners and city staff to maintain our neighborhood character and build for the future.

DTNA has been firm and committed to ensuring that developers are building inclusionary housing for everyone in our community. Along with a coalition of neighborhoods and housing advocates we secured from Greystar, the nations largest rental development group, affordable housing units in the proposed development at 2198 Market Street. Thanks to the work of dedicated supporters for LGBT equality, Greystar also agreed to a national nondiscrimination policy that includes LGBT people. We remained dedicated and will continue to encourage higher levels of affordable housing. (See related article on page 4 in this issue.)

After years of research, analysis and implementation of a pilot program, the formula retail concentration index has now become planning code for Upper Market. Supported by Supervisor Wiener and the board of supervisors, this

action came about through the merger of Supervisor Mar's proposed legislation and the recommended changes to formula retail by the Planning Department. I believe this legislation will protect our community from an oversaturation of formula retail and maintain the unique character of our neighborhood.

Another key event has been the launch of the Castro & Upper Market Retail Strategy. This effort by community groups with support from Supervisor Wiener secured funding and kicked off the study. (See related article on page 1.)

As we close out the year, we have had our first look at the proposal by MTA and the Planning Department for the

Upper Market Street safety improvement plan. The proposal will be presented at our December 8th general meeting. The proposal falls short of what I believe the plan could do for our streets. I look forward to a collaborative effort in 2015 with the community and the Planning Department to make this the most effective plan possible.

Due to other commitments, I am resigning as president of DTNA. It has been an honor to serve the community and work with so many dedicated members and city officials. I want to thank all of you who took the time to listen, collaborate with us and support DTNA programs during my presidency. I look forward to working on future DTNA projects in a new capacity.

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Affordable Housing Arrives on Upper Market

Do you think that everything that is being built on Market Street is luxury condos for affluent people? If you did, you are partially right: the Icon building at Noe and Market, the Linea building at Dolores and Market, and the Whole Foods complex at Dolores and Market were all built and sold by developers as condos, with the least expensive one-bedroom apartments selling for around \$1 million. The developers there all chose not to build onsite affordable housing; instead they opted to “fee out,” meaning that their required contribution to affordable housing was paid in cash to the city, which will build it elsewhere (i.e., not in our neighborhood).

However, thanks in part to DTNA’s advocacy, two new additions near the heart of the Triangle provide an opportunity for San Francisco’s middle class to retain a foothold here.



The Century Building at Sanchez and Market offers onsite affordable housing

The Century building at Sanchez and Market (across from the Chase bank) recently sold 15% (three) of its units at affordable rates – a one-bedroom sold for \$227,987, and two two-bedrooms sold for \$266,997. These prices were available to applicants who make no more than 90% of the Area Median Income (AMI), which means a one-person household could have an income of no more than \$67,950, and a two-person household could have an income of no more than \$77,700.

Similarly, the Forest City project at 2175 Market is renting 20% (18) of its units at an affordable rate (all the units there are rental, not for-sale apartments). At the affordable rate, a one-bedroom rents for \$924/month, and a two-bedroom for \$1,031/month (compared with an average rental rate of nearly \$3,000 for a one-bedroom in San Francisco). The income

requirements for these units are more stringent at 50% of AMI – one-bedroom renters cannot have a household income of more than \$34,000, and two-bedroom renter households cannot exceed an income of \$38,850.

DTNA is proud to have been a part of the negotiations process that brought these affordable units to our neighborhood, and more are coming. Twelve percent of the units at the Greystar development, also at Sanchez and Market (the former Shell station) will be affordable, and DTNA will continue to press developers at new projects now in the works at Sanchez and Market, Church and Market, and between Noe and Sanchez on Market in our neighborhood to include affordable units.

Unfortunately new affordable housing available does not begin to meet the demand.



The Forest City project at 2175 Market also offers onsite affordable housing

The article linked to below ran on the front page of the San Francisco Chronicle on November 8. It describes the application process and lottery for the Forest City units at 2175 Market. They had 6,800 applications for the 18 units.

<http://www.sfgate.com/bayarea/nevius/article/Microcosm-of-S-F-housing-plight-6-800-5879302.php>

San Francisco voters recently passed Proposition K in a landslide (with 65% of the vote). Prop K is a purely advisory measure, but it suggests that 33% of housing in areas that have been rezoned to provide more residential development (which includes the Duboce Triangle) should be affordable.

That is a high bar, but it is hopefully one that DTNA and the developers in the neighborhood can meet. You can support the process by attending Land Use Committee and DTNA General meetings, and looking out for communications from DTNA on affordable housing.

In the meantime, welcome our new neighbors (both the affluent ones and the middle-class ones) to the best neighborhood in the City. It’s not only the diversity but the sense of community that make our neighborhood and our city great.

The Duboce Triangle Newsletter is published at the beginning of February, April, June, August, October and December by the Duboce Triangle Neighborhood Association (DTNA), a 501(c)(3) nonprofit corporation.

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(415) 295-1530

www.dtna.org

Neighbors Speak Up, continued

Continued from page 1

would encourage them to stay longer. Residents also had the opportunity to take the survey online in November.

Back in October, members of the Retail Strategy were also at the Castro Street Fair. We asked people, “If you could bring one business to Castro & Upper Market what would it be?” Many of the responses were fresh and unique, but many came as no surprise.

What are we finding?

The people strongly desire a Trader Joe’s. That retailer alone was the second most popular answer. The other top picks are for a category of use, rather than a particular company – a restaurant with patio seating, a traditional bread bakery, an ice cream shop, a comedy club, and a vegan restaurant. Several of these categories already exist: Thoroughbread puts out

fresh bread daily, and Chow, Starbelly, and Fable have great patio seating in the rear. What becomes apparent is two fold; residents want more of these places, and tourists may not know they exist.

Additional findings include that parking is an issue at night, but not during the day. The retail district’s customers are mostly locals and some tourists during the week, with more tourists and visitors over the weekend. The vast majority of customers in the neighborhood arrive by walking or taking public transit. The other most frequented retail districts include Hayes Valley and Valencia.

What will be done with this data?

It’s certainly a lot of data. But what all this surveying allows the Retail Strategy to do is better address the issues by understanding their nuances. Learning from the survey data will

be coupled with business focus groups, which allow for more direct conversation with local merchants who know some of the issues best. Merchants offer a wealth of anecdotal knowledge through their operational experience – new ones know how hard it is to open; long-established ones have seen the neighborhood’s changes over time.

When will we start to see change?

This is the golden question. Change won’t happen instantly,

but the project is putting a lot of attention on the vacancy issue at a critical point in the neighborhood’s history. The past year has been a time of learning about the issues, while 2015 will be focused on particular sites and strategizing with brokers and landlords on how to recruit exciting, desirable businesses. Stay tuned for the final presentation of the Retail Strategy in June 2015.

To learn more about the project please visit www.CastroRetail.com.

ADMIN HELP WANTED

DTNA is looking for a part-time (3-4 hours/month) paid administrative person to assist the organization with various tasks on a contract basis at \$15/hr. Candidates must possess good organizational and computer skills and be able to work independently. Experience with MS Word and Excel preferred.

This is a great opportunity to help your neighborhood and earn a little extra money in your spare time. If interested, please leave a message at (415) 295-1530.

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Supervisors Amend Planning Code, Definition of Formula Retail

After months of deliberation and multiple hearings at the Planning Commission, the Board of Supervisors has passed legislation amending the Planning Code and changing the regulation of formula retail (also known as “chain stores”) here in San Francisco. The legislation’s passage marks a significant compromise between the Planning Department and neighborhood organizations such as DTNA. Supervisor Eric Mar largely negotiated its final form.

Legislative changes were imminent when the Planning Department hired Strategic Economics to study formula retail in late 2013. Noting the success of formula retail controls in neighborhoods such as Hayes Valley and the Valencia Corridor, five supervisors put forth neighborhood-specific legislation to control retail in their neighborhoods. The Planning Department, fearful of yet more changes to the nation’s most frequently amended Planning Code, asked supervisors to table their legislation until the situation was stud-

ied and citywide changes were proposed.

Changes proposed by the Planning Department were largely supported by DTNA’s Land Use Committee and the Board of Directors. Several proposed amendments, however, inspired concern. DTNA liked that signage was being limited to one sign per location; categories were being added to the uses that can qualify as formula retail (e.g., gyms and salons); and it seemed logical to broaden the definition of formula retail to include outlets internationally (instead of nationally). What DTNA and other neighborhood groups could not support was an increase in outlet count before a store qualifies as formula retail (from 12 locations to 20). The public notice period was also shortened in the Planning Department’s proposal, and corporate subsidiaries were not subject to controls.

At the heart of the deliberation around the 12 vs. 20 threshold was whether or not the City should be mak-

ing it easier for companies such as Blue Bottle, with just fewer than 20 locations, to continue to grow. While a locally founded coffee shop, the company also has more than \$25 million in investment from Morgan Stanley and large plans for expansion nationwide. It is a difficult move to support burgeoning, well-capitalized businesses when independent, single-location coffee shops are struggling to survive.

Through a series of focus groups held at the Planning Department and through hearings at the Planning Commission, merchants and neighborhood leaders from all corners of the City voiced their strong concerns with Planning’s proposal. Amendments were made to largely move the dial in favor of keeping existing controls. After all, over 75% of proposed formula retailers are approved.

In the end, the passed legislation continues to require retailers with 12 or more locations to obtain Conditional Use authorization to open new outlets, but international locations now will count toward those 12; the public notice period was not shortened; and the Upper Market Formula Retail Concentration policy was codified. The policy requires Planning Department staff to recommend disapproval of new formula retail in the Upper Market Neighborhood Commercial District based on the concentration of

existing formula retail. The issue of whether subsidiaries will count in determining whether a business has 12 or more locations has not been decided. A working group has been formed to address this issue.

It’s no secret that San Francisco remains a tough place to open new chain stores. Keeping things local not only maintains a unique neighborhood character, but may also have an economic multiplier effect through continued local spending. A study published in 2012 found that spending by independent retailers generated over 3 times more direct local spending than that of formula retail chains. The idea – buying local helps keep the money local! For this reason, and to better understand the economic impact of a new formula retailer, Mar’s legislation also requires formula retail uses of 20,000 gross square feet or greater to require an economic impact study.

Time and time again, from Starbucks to Chipotle to Pet Food Express, many City residents express their strong preference for local retailers. The challenge, with retail rents climbing just as fast as condo prices, is keeping independent retailers in business. For now, the recently passed formula retail legislation strikes a reasonable balance.

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Public Bench Goes Missing From Noe Street

DTNA’s efforts to beautify the neighborhood had a brief moment in the sun this summer, but sadly un-neighborly behavior has denied us our amenity.

Last January, the HBO series *Looking*, which is filmed entirely in San Francisco, filmed in our neighborhood. Some neighbors complained about the disruption via DTNA, and the show’s producers kindly donated \$1,000 to DTNA as a form of apology. The DTNA Board wanted to do something to spruce up the neighborhood with it, so they put out a call for volunteer carpenters to replace some of the benches between the bollards on Noe Street. The original benches date back to the 1970s and were originally installed by the City as part of a Noe Street redesign championed by DTNA in its early years.

Responding to a call in this newsletter, neighborhood hero Raphael Varieras, a Henry Street resident since 2009, stepped into the breach to design and build a bench in front of LabCorp at Noe and Henry (kitty corner from the nice benches in front of the restaurant L’Ardoise). DTNA paid the materials expenses.

The bench had a brief moment in the sun — a few-week period this summer when neighbors could be seen relaxing and chatting on it. Sadly that brief moment of light was followed by an act of darkness, when the bench was removed by parties unknown. Raphael, understandably demoralized, has not been motivated to continue with the project.

If you are the person or persons who removed the bench, please contact DTNA Vice President Erik Honda at erikhonda49@gmail.com so that we can discuss the matter, see what your

objections are, and work around them. If you are another neighborhood hero who would like to help Raphael or take over the project, contact Erik as well. Let’s make our neighborhood shine!



The new bench at Noe and Henry disappeared shortly after it was installed

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DUBOCE TRIANGLE TIPS AND FUN FACTS:
The Duboce Triangle Farmer's Market at Market and Noe streets takes place on Wednesdays from 4 - 8pm and runs from April through October.

Contact us and we can provide you with a detailed real estate report on Duboce Triangle

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Neighbors, Police Captains, Other Leaders Convene to Address Crime

In response to the community’s concern about an increase in crime in the Duboce Triangle, DTNA hosted a Crime and Safety Forum on October 11 at the Gazebo of the CPMC Davies Campus. Five panelists included Captain Raj Vaswani from the San Francisco Police Department’s Park Station, Captain Greg McEachern from Northern Station, Supervisor Scott Wiener, Safeway Real Estate Manager Natalie Mattei, and Castro Community on Patrol Deputy Chief Ken Craig. DTNA Board member Mark Scheuer was the moderator.

When asked about whether or not there really has been an increase in crime, Capt. McEachern said non-violent crime in the Duboce Triangle is down 10 percent (830 reported incidents in 2014 compared with 920 in 2013 through October 10, and violent crime is down 24 percent (112 this year compared with 147 last year).

Capt. Vaswani said most of the problems in the Duboce Triangle concern quality-of-life issues, like drinking and drug use in the park and on neighbors’ front steps. He said he responds to citizens’ emails and recently walked Duboce Park at night with Friends of Duboce Park to review problem areas in the park. There were 28 citations issued in Duboce Park in the first few weeks of October. Park Station also now has four homeless outreach officers.

Supervisor Wiener said that you can’t look at the Duboce Triangle in isolation since it is connected to the Lower Haight and Upper Market. Bad street behavior, harassment, and encampments continue to be a problem, and crack downs in one area often results in transients just moving to another nearby area, which may be the case for Duboce Triangle. He said that while the problem has always been there, it seems more extreme now and may be fueled by the perceived culture that “anything goes” in San Francisco.

He pointed out that the Homeless Outreach Team (HOT) has been focused on the Mission and Tenderloin, which results in our neighborhood getting very little help. However, the new Castro Cares program (see last issue of the newsletter) will focus on homeless outreach by adding dedicated HOT personnel and increasing enforcement.

Ken Craig said he had the sense that a large percentage of people creating problems come from out of town. Another pattern he noted are “networks of miscreants” that work together to steal bicycles and break into cars. Thefts from vehicles decreased 17 percent compared with last year but still accounted for 121 incidents in the first nine months of the year. Fifty five vehicles in DuboceTriangle were stolen in the same period, a 15 percent increase.

Natalie Mattei said that Safeway wants to work in collaboration with the neighborhood, the Castro Community Benefit District, Castro Cares, and the DTNA Land Use Committee about uses for the vacant area that used to be the recycling center. Safeway has four security people working inside and outside the store. The public restroom located inside and shoplifting of expensive items, particularly on weekends, are problems for the store. The sidewalk that is part of the bicycle Wiggle behind Safeway is city property. SFPD is short on officers but upcoming police academy class graduations will improve that situation. With only one foot patrol from Northern Station, neighbors are asking for more, and McEachern is adding patrols in the Lower Polk, Lower Hayes Valley, and Lower Haight corridors from 11 a.m. to 9 p.m. Vaswani agreed foot patrols will help and make it easier for citizens to voice their frustrations.

Park Station covers the area west of Steiner and Sanchez, Northern Station covers the area east of Steiner and Mission Station covers the area south of Market Street. When asked if changing the police station borders would also change coverage, Vaswani said the stations share the same resources and plainclothes teams often make arrests outside their district. He added that criminals do not pay attention to borders. Weiner felt the system as a whole is too lenient and there are often no consequences for some crimes such as vandalism. He said the problem is sometimes the police, sometimes the district attorney, and sometimes judges who “just don’t get it.” He said there needs to be some level of accountability, which will require a culture shift. Each station has an assistant district attorney who often knows the chronic offenders and may be able to better deal with them. Letters from neighbors have helped remind judges of the need to bring accountability.

Wiener said that services for the homeless will not address this chronic problem unless they are accompanied by an edict from the mayor and chief of police that there is going to be consistent enforcement everywhere.

Craig encouraged people to join neighborhood watch groups and reminded people of the trainings available through Castro Community on Patrol. Both he and McEachern encouraged people to review the crime prevention tips that were part of materials left for attendees. Citizens can help prevent becoming a victim by following the tips described in the brochures.

Continues on page 9


Leaders Convene to Address Crime, continued

Continued from page 8

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Get Involved! Land Use Committee Members

The DTNA Land Use Committee works on development projects, planning policy, traffic and pedestrian safety, urban planning, architecture, affordable housing, and formula retail, among other light subjects. We are particularly looking for architects, planners, and policy wonks who would like to join our committee. This is a very active committee and we would welcome new folks. Please contact DTNA at 415-295-1530.

Duboce Park Update

Free Wi-Fi in Duboce Park

Free Wi-Fi service is now available in Duboce Park, the Harvey Milk Recreation Center, and 31 other public parks and recreation centers in San Francisco, including Alamo Square, Corona Heights, the Randall Museum, and the Eureka Valley Recreation Center.

Here’s how to connect: select the Wi-Fi network named “#SFWiFi”, launch a web browser, and click the button to accept the terms and conditions. Funded through a \$600,000 gift from Google to San Francisco last year, the Department of Technology spent the past year installing and testing the networks.

Additionally, the free, official SF Rec and Park App is now available to provide the public with the best app to find locations (e.g., parks, children’s playgrounds, dog parks, museums, rec centers, picnic tables, gardens, restrooms, news, and events.) For each location, the app provides descriptions and pictures and, on a GPS-en-



Sandbox reminder

abled mobile device, a map with directions.

Maintenance

Brown areas on park lawns continue to expand as the drought continues. Rec and Park has cut its water use by 15 percent, from 683,517 cubic feet from January to September 2013 to 579,351 over that same time period this year. One cubic foot of water equals 7.48 gallons. San Francisco consumes less water per person than any other community in California, averaging 45.7 gallons of water per day in September, probably because of our mild weather and small lawns. The rainy season normally helps most of lawns grow back.

Both tot swings in the Chil-

dren’s Playground had their seats replaced after chunks of rubber were reported missing from the seats. Additionally, in an effort to keep sand in the sand box, a friendly reminder was painted along the back inside wall of the sand box to remind people to “Please keep the sand in the sand box.” Kids love to move sand around but sand on the rubberized surface creates a slipping hazard and wears out the surface faster. Sand from the playground continues to spill through the fence onto the MUNI stop sidewalk and track.

Finally, restoration work was done on at the Scott Street Labyrinth: the mosaic tiles were regouted, the table labyrinth mosaics were resealed, and repairs were made to the bench tiles with pictures.

Graffiti remains a constant problem in the Park, and Rec and Park does a good job of removing it with 24 to 48 hours of receiving a report. The past month, graffiti was removed from Rec Center walls, the Youth Play Area, various benches, and

the bulletin board. New graffiti regularly appeared on the construction barriers along Duboce Avenue and was removed after being reported to MTA via the SF311 app.

You can report any park problem and maintenance issue using the SF311 app or by calling 311. You can also submit requests for: abandoned vehicles, graffiti, illegal postings, street or sidewalk cleaning, streetlight repair, blocked sidewalk or space, damaged public property, litter receptacle, park issue, sign repair, street and sidewalk defect, and tree maintenance.



MTA alert regarding disruptions to N Judah rail service

Sunset Tunnel Construction Continues

MTA kicked off the Sunset Tunnel weekend construction on November 7-10. The work is part of the Sunset Tunnel Trackway Improvement Project, which encompasses track and infrastructure replacements inside the Sunset Tunnel, located between Cole
Continues on page 11

Hours: Tuesday through Saturday
10:00 am to 5:00 pm
Appointments recommended

San Francisco
Pet Grooming

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Don’t Ruin a Neighbor’s Day: Tips for Parkers and Garage Owners From a Duboce Triangle neighbor

Let’s start with three assumptions about our neighbors:



- (1) none of us have the Smithers Syndrome (a Simpsons reference) and actually enjoy calling a tow truck;
- (2) none of us knowingly blocks a driveway;
- (3) either situa-

tion is a HUGE hassle, ruins someone’s day, and, in the case of towing, can cost more than \$600. When faced with a parking crisis – either no free spaces or a blocked driveway – be considerate and try to avoid ruining someone’s day. Consider these tips:

Parkers

- Don’t intentionally block someone’s driveway thinking, “I will only be a second.”
- Don’t try to squeeze into a tiny spot; be patient and a better spot will appear.

- Getting towed can be a frustratingly easy consequence.
- Read every sign twice before parking – and once when you walk away.
- Check every curb twice before walking away.
- Remember, if you have good parking karma, you will eventually get a legal spot.
- Remember that your car could be towed – and it can cost over \$600.

Garage owners

- If your driveway is not actually blocked in,

please do not tow a car. Write a note telling the owner not to block the driveway. If it is a repeat offender, step it up to a ticket.

- If a car is actually blocking your access, try honking to alert the owner; it could be a neighbor right next door.
- If you do have to tow a car, consider putting a note on it to explain why.
- Hang an additional sign on your garage door reminding parkers to be aware of the driveway.

Duboce Park Update, continued

Continued from page 10

Valley and Duboce Triangle, Transit Signal Priority (TSP) upgrades for nine intersections along the N Judah Line, and construction of two accessible platforms at Judah and 28th Avenue.

Construction is scheduled for 15 weekends between November 2014 and June 2015 but no work will be done in December because of the holidays and will resume in early January 2015. During weekends when the tunnel is under construction, bus shuttles will substitute for the N Judah rail service between Church & Duboce and Ocean Beach. Bus substitution will start at about 7 p.m. on Friday and

will operate during regular service hours until Monday morning. The bus shuttles will follow the N Judah line making regular stops except for the tunnel portion where buses will be operated on Haight Street. Regular N rail service will continue to provide service between Caltrain and Church & Duboce. The N Judah stops at Church & Duboce will provide a transfer point between bus shuttles and trains for Muni customers.

The majority of the work will take place in the Sunset Tunnel and at the tunnel entrances. Construction vehicles will be on site continuously during the weekend to bring materials into and

out of the tunnel. MTA has promised to do their best to keep the noise level down, but the work will be audible. The streets near the tunnel entrances will remain open

but to accommodate the tunnel work, parking will not be allowed on either side of Duboce Avenue from Steiner to Scott streets.

COME TO SPAIN
(Leave your passport at home)

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VANGUARD
PROPERTIES

Join your neighborhood association now!

- Show your pride in our Triangle
- Support historic preservation on your street
- Support our wonderful Duboce Park
- Encourage your neighbors to volunteer
- Supports the costs of your newsletter
- Maintain our neighborhood character and quality of life

Join online using your credit/debit card! Visit
www.dtna.org/join.html and become a member today.

☒ **Yes! I want to join DTNA.**

☐ I want to get involved/volunteer, too!

Please contact me. I'm interested in:

- | | |
|--|--|
| <input type="checkbox"/> Land use/development | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Transportation issues | <input type="checkbox"/> Clerical help |
| <input type="checkbox"/> Other _____ | |

Mail to:

Treasurer
Duboce Triangle Neighborhood Association
2224 15th Street
San Francisco, CA 94114

Name: _____

Address: _____

Email: _____

Phone: _____

Comments: _____

Annual Membership dues:

- | | |
|---|--------|
| <input type="checkbox"/> Regular | \$ 25 |
| <input type="checkbox"/> Business | \$ 50 |
| <input type="checkbox"/> Patron | \$ 50 |
| <input type="checkbox"/> Benefactor | \$ 75 |
| <input type="checkbox"/> Angel | \$ 100 |
| <input type="checkbox"/> Superstar | \$ 250 |