



# Eureka!

News for Eureka Valley, Upper Market, Castro, Duboce & Twin Peaks. Published by the  
**Eureka Valley Promotion Association**  
*Serving the neighborhood since 1881.*

Volume 125, Issue 3 March 2006

www.EVPA.org

www.PinkTrianglePark.org

## News In Brief

### Zephyr Opening

EVPA welcomes Zephyr Realty to their new location at 2500 Market Street. Their opening party was terrific and the site, which, among other things, has been a restaurant, a paint store, a gym, and an adult residential facility, is now a first class office that will house 15-17 real estate professionals and support staff. The remodeling has transformed the interior, turning it into a warm, welcoming, and comfortable space. Congratulations, Zephyr, on a job well done!

### \$100 donation for PTPM

EVPA thanks Alejandro Merton for his generous donation to the Pink Triangle Park and Memorial. We are grateful for Mr. Merton's support of the first free standing memorial to gay and lesbian victims of the Nazi Regime. His donation will help keep the park in first rate condition. Thank you again, Mr. Merton!

### Neighborhood Homeless Outreach Team

We now have two dedicated people whose mission is to establish one-on-one relationships with homeless people in our area. This team can engage those who need housing and other support services. If you see Denise Serres and Eric Bayer in their green jackets bearing the "Homeless Outreach Team" logo, say Hi! and Thanks! We'll here more form them at the March 16<sup>th</sup> meeting.



The basketball court at the Eureka Valley Recreation Center has a brand new floor, emblazoned with "EV".

## Planning Committee Notes

by Mike Babbit, Planning Committee Chair

Here is a brief review of some of the projects planned or ongoing in our neighborhood. These are in addition to the ones I reported in last month's issue. As always, interested EVPA members are encouraged to contact the Planning Department (558-6392) and request copies of these planning notices so that you can review them at your convenience. Also, please take a moment to walk by these addresses in your neighborhood to see first-hand what building or structure is being considered for remodel, addition or demolition.

### Demolitions

- There are no new demolitions proposed.

### Extensions/Additions

- 470 & 472 Sanchez Street: A proposal to construct a new third story vertical addition to an existing two story over garage, three family building. The garage will be re-configured to allow up to three independently accessible parking spaces.
- 230 Upper Terrace: A rear addition and conversion of an existing roof deck to a habitable space. This will remain a single family home.
- 4123-4125 17th Street: Construction of a two car garage in the existing basement space, and conversion of the rear basement area into a legal dwelling unit. The building will change from two unit to a three unit building.
- 44 Museum Way: A request to approve an existing deck located on the ground floor at the rear of the building.
- 232 Cumberland: A rear yard variance request in order to replace an existing rear yard building, should that building be found to be unsound. The existing rear yard building is considered to be non-complying.
- 483 Buena Vista Avenue East: A request to remove the existing rear decks and construct new decks plus a balcony on the third story. The existing building is considered non-complying as it encroaches 30 feet into the rear yard.
- 515 Hill Street: A rear yard variance request to replace an existing porch, deck and stairs with a three story addition at the rear of the existing two story over garage, single family dwelling.
- 445 Douglass Street: A proposal to remove an existing porch and stairs and construct a two story addition at the rear of a two story, single family dwelling.

## New And Old Business In The Castro

### Business Changes

Retail rents are higher than Michael Jackson's voice. Last month we covered the increased cost of labor in San Francisco vs. other bay area cities. Rents are another factor that slowly drives the retailer to look outside the city for reasonable monthly rents. The Skyline Real Estate offices at the corner of Church and Market have been vacant for almost two years. Not from a lack of interest. High rents have made it difficult for any retailer to entertain the prospect of operating a small business when the rent starts at \$10,000 per month for less than 1200 square feet of space. Prime retail storefront is hard to find. Paying the rent each month is even harder.

In the past year, businesses have come and gone. **Eber Electronics** closed over one year ago to be replaced by Coldwell Banker Real Estate. Demolition just started last week. It takes forever to get a building permit in San Francisco. In this case forever was only a year. **Zephyr Real Estate** opened in the former City Athletic Club building in the middle of Market Street and did a great remodel to a space that was vacant for over three years. **Home Furniture** closed without notice and will be replaced by a second **Injeanious** clothing store. Clothes sell well in the Castro. Maybe Castro Street will become the next fashion shopping area for designer t-shirts. **Nancy Boy** closed. **Does Your Father Know** is closing soon. **Tin Pan** has changed hands and names several times in the past year. Greg Bronstein is planning to open a steakhouse at this Market Street site next to his popular **Lime**. **Blue** is changing hands. **Red Grill** is on the market. The **Detour** has been closed for several months and is waiting for the next edition. The **Pendulum** has been closed for remodeling since last year. The **Patio** is still dark after 5 years and counting. **Asqew Grill** opened last spring on 16<sup>th</sup> Street near Market. This is the 3<sup>rd</sup> restaurant in the same space in 3 years.



The old wooden newsstand in front of Walgreens is now just history.



What is the future of this corner?

I may have missed a few openings and closings. It's hard to keep up without a scorecard.

***Keep your favorite neighborhood business open by shopping in your own neighborhood.***

### Eureka! Editor Needed

After several years of dedicated service, Pauline Shaver has stepped down from editing the EVPA's monthly newsletter. Board Members Gustavo Serina and Frank Weiss have been filling in the gap. Would one of our fine members take over for us? It takes only a few hours a month and is a great way to keep our members up to date.

Please call Frank Weiss, 415-706-6597 if you are interested.



### Minutes from February 2006 General Membership Meeting

Upon motion made and seconded, the January '06 minutes where approved.

#### Upcoming EVPA Meetings

EVPA meetings are back in the Eureka Valley Recreation Center Auditorium, 100 Collingwood (behind Cala Foods). See you there!

*March 16, 2006*

*April 20, 2006*

*May 18, 2006*

# ADAM HAGEN

HOMES • CONDOMINIUMS • INVESTMENT PROPERTIES



For any EVPA members or member referrals—5% of my commission donated to EVPA.

Office Phone: 415-447-8764  
E-mail: adam.hagen@cbnorcal.com

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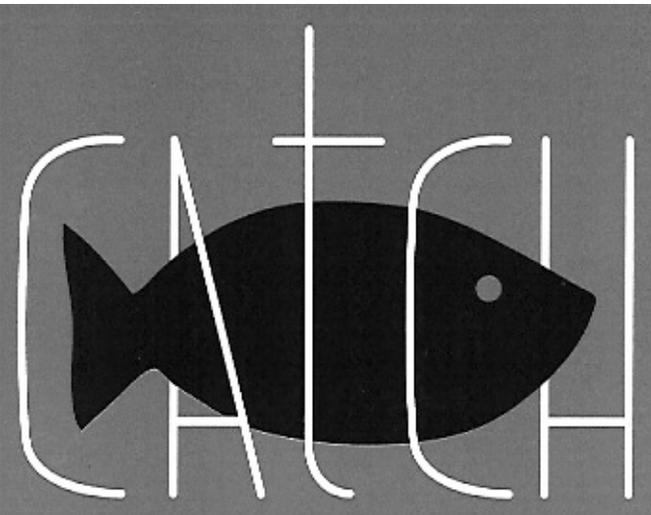
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THIRD FLOOR  
2358 MARKET STREET  
SAN FRANCISCO, CA 94114  
TELEPHONE (415) 863-5718  
FACSIMILE (415) 863-8719  
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## Custom Services

Install Shelving	Some Plumbing/Electric
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**Bob 336-7330**  
[bob@bobburnside.com](mailto:bob@bobburnside.com)



**2362 Market Street**

Want to clean up our neighborhoods?  
Green the City? Help solve homelessness,  
and promote sensible housing policy?



Join SF's grass-roots quality of life group!  
free to join: [www.plancsf.org](http://www.plancsf.org)



**415.621.2566** 558 CASTRO STREET



**415.863.BLUE** 2337 MARKET STREET



**415.255.2RED** 4063 18TH STREET



**415.621.5256** 2247 MARKET STREET



456 CASTRO STREET

## Handy Resources for Home

Report Litter 28-CLEAN  
Report Graffiti 241-WASH  
Police Non-Emergency 553-0123  
Police/Mission Station 558-5400  
Help A Homeless Person 431-7400  
(Mobile Assistance Patrol dispatched)  
Street Cleaning 695-2017 or 695-2020  
Abandoned Vehicles 553-9817  
DTP Dispatch 553-1200  
Street Signs Missing/Damaged 554-9780  
Pot Hole Repair 695-2100  
Supervisor Bevan Dufty's Office 554-6968  
bevan.dufty@sfgov.org

### 2006 EVPA OFFICERS AND BOARD MEMBERS

**President:** Frank Weiss  
**Secretary:** Gustavo Serina  
**Treasurer:** David Weiss  
**At-Large Board Members:** Mike Babbitt, Adam Hagen, Joe Foster,  
Rick Galbreath

## Join EVPA by Sending Us This Completed Membership Application

Name: \_\_\_\_\_  
*First* *Last*

Name: \_\_\_\_\_  
*First* *Last*

Organization: \_\_\_\_\_

Address: \_\_\_\_\_ Apt. \_\_\_\_\_

City: San Francisco, CA Zip Code \_\_\_\_\_

Day Phone: (\_\_\_\_) \_\_\_\_\_ Evening Phone: (\_\_\_\_) \_\_\_\_\_

Email \_\_\_\_\_

Address: \_\_\_\_\_

(EVPA does not share your contact information with other groups)

My concerns for the neighborhood include \_\_\_\_\_

I am interested in working on the following issues:

City Planning/Zoning  Transportation, Utilities & Neighborhood Commerce

Public Health/Safety  Education/Recreation  Membership & Promotion

Finance  Internal Affairs  Pink Triangle Park

**Renewing membership.**  **New membership.**

I wish to receive my copy of the Eureka! Via the internet rather than by US Mail

**Annual Membership dues are \$20 per calendar year for individuals, \$30 for households and \$40 for businesses or nonprofits in Castro, Upper Market, and Duboce Triangle (Eureka Valley).** EVPA is a non-profit California corporation.

Please return this form with your check payable to EVPA to:

**EVPA, PO Box 14137, San Francisco, CA 94114-0137**

**EVPA P.O. Box 14137**  
**San Francisco, CA 94114-0137**  
**Address Service Requested**

[www.EVPA.org](http://www.EVPA.org) [www.PinkTrianglePark.org](http://www.PinkTrianglePark.org)

General Membership Meeting  
Thursday March 16, 2006 7:00pm  
**Eureka Valley Recreation Center**  
**100 Collingwood St.**

### AGENDA

1. Introductions
2. Approval of February Minutes
3. Committee Reports
4. Homeless Outreach
5. Proclamations
6. Budget Approval