

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.duffy@sfgov.org

2006 EVPA OFFICERS AND BOARD MEMBERS

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

www.EVPA.org www.PinkTrianglePark.org

Join EVPA by Sending Us This Completed Membership Application

Name: _____
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(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
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____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



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

News In Brief

Rachelle McManus is the new Administrative Assistant for Supervisor Bevan Dufty. Amanda Kahn has left to pursue a degree in law. You can reach Rachelle at the same number, 415-554-866. Her email is rachelle.mcmanus@sfgov.org.

Woodhouse Fish Company will be serving seafood next week at 2073 Market St at 14th, the location of the former World Sausage Grill. Owner Dillon McNiven has put a lot of work into making a cozy grotto for good seafood dining. The phone number is 415-437-CRAB (2722). Planned hours are 11-10 weekdays, 11-11 Friday and Saturday.

Crave next to the Café is almost ready to open. The interior is very stylish and promises to be a hip new hangout in the Castro.

Pet Food Express is moving into the old Gap store on Market St between Dolores and Duboce. This location has been vacant for a year or more.

Bjorn Eyewear is opening at Church and Market at the former Skyline Realty. Their specialty is imported eyewear and eyeglass frames.

Injeanious has opened their second store at 538 Castro St.

Construction at the long vacant Patio Café at 531 Castro St. continues at a glacial pace.

The Pendulum Bar remodeling has progressed to a new floor, windows and store front stucco. The new floor plan moves the bar to the right side providing much more interior floor space.

The Mars/Corbett construction is moving up the hillside.

Landers Grove condominiums have been selling briskly at 2 Landers St, the former site of the United Educators Union building. There are 14 units and an 18 car garage. Prices start at \$600 K and reach over \$1 million for this stylish addition to urban living. The retail space on the ground floor has been leased to an insurance agency.

New TIC Legislation Squeezes Middle-class Home Ownership

Supervisor Aaron Peskin has drafted legislation that would further restrict the ability of Tenancy In Common (TIC) owners to convert their apartments into condominiums. The legislation is retroactive to January 1, 1999 and would permanently prevent owners of apartments in buildings where a protected class of tenant has been evicted from entering the city's annual condominium conversion lottery. In addition, any building which has had two or more evictions, regardless of the class of tenant, would also be permanently precluded from entering the condominium lottery.

TIC owners usually share a common mortgage for their building. This means that if one owner defaults, the other owners may become liable for that person's mortgage. While such defaults are very rare, they are a risk. Owners of condominiums, on the other hand, have individual mortgages for their apartments. However, some banks are now offering individual loans for TICs, which provides much greater flexibility for owners.

Only about 30% of San Franciscans own their own homes, the lowest ratio of any major city in the country. Because TICs are less expensive than comparable condominiums, they have become an increasingly popular way for middle class residents to purchase a home. Usually, selling previously rented apartments to TIC owners increases the property taxes paid to the city.

Currently, San Francisco limits condominium conversions to 200 per year, despite a demand that far exceeds that number. Converting an apartment from a TIC to a condominium requires payments of fees, which generate more revenue for the city. If, upon conversion, that apartment is sold, it usually results in higher property and transfer taxes for the city. In recent years, these growing taxes and fees have helped reduce San Francisco's budget shortfall.

Supervisor Peskin's legislation was scheduled to be voted on at the May 2 meeting of the Board of Supervisors, but was continued to their May 9 meeting. As of this writing, District 8 Supervisor Bevan Dufty was hoping to

(Continued next page...)

General Membership Meeting
Thursday May 18, 2006 7:30pm
Eureka Valley Recreation Center
100 Collingwood St.

AGENDA

1. Introductions
2. Approval of April 20 Minutes
3. TIC Legislation

(TIC Legislation Continued...)

amend many of the more restrictive provisions of the proposed legislation.

At our May 18 General Membership meeting, members will have the opportunity to vote to oppose, support, or not take a position on this legislation. Individuals who feel strongly one way or another should contact members of the Board of Supervisors and the Mayor to let them know their position on this proposed ordinance.

Planning Committee
Notes for May 2006

April was another relatively quiet month with respect to the number of planning notices I received in my mail box. Once again, I encourage interested EVPA members to contact the Planning Department (558-6392) and request copies of these planning notices so that you can review them at your convenience. As you stroll through your neighborhood, please take a moment to walk by these addresses to see first-hand what building or structure is being considered for remodel, addition or demolition.

Here is an update on the few new notices I’ve received over the past few weeks.

The City has filed an application to convert the open space along the north side of the 300 block of Corbett Street (address 341 Corbett or 3184 Market) to residential housing. I walk past this often as I walk my dogs, and while it’s nice to have some open space, this area is a steep hillside that slopes directly to the sidewalk on Market Street, creating somewhat of a hazard on the Market Street sidewalk after heavy rains. Walking along the Market Street sidewalk, The walkway below this hillside is strewn with debris and garbage, and there are several seemingly abandoned cars parked along this area, including the O’Grady’s Plumbing van which I don’t think has been moved for several years. I personally think that this is a good space for more housing as it is unused and inaccessible open space, and borders a main thoroughfare. A public hearing on this issue is being held on Thursday, May 18th beginning at 1:30pm.

26-28 Roosevelt: An application for a rear yard horizontal extension consisting of a new deck and a spiral staircase from the second floor to the rear yard.

483 Buena Vista East: An application to remove the existing rear decks and construct new decks at the first, second and third floors. There is no appreciable difference between the old rear yard setback and the new one.

Minutes of General Membership
Meeting, April 20, 2006

- 1. Meeting called to order by President Frank Weiss at 7:35 PM.
- 2. Upon motion made and seconded, approved EVPA writing a letter of support to the Entertainment Commission to allow Cafe Flore to extend hours of operation and play ambient music until 1:45 AM.
- 3. Upon motion made and seconded, the 2006-2207 fiscal year budget was approved, as amended to change February 2005 to February 2006.

Upon motion made and seconded, the meeting was adjourned at 9 PM.

Upcoming EVPA Meetings

EVPA meetings are back in the Eureka Valley Recreation Center Auditorium, 100 Collingwood (behind Cala Foods). See you there!
May 18, June 15, July 20



Upscale new condominiums at 2 Landers St. at 14th St. add 14 housing units and off-street parking.

53-55 Henry Street: An application to add a horizontal addition to the rear of the property, creating a third dwelling unit and increasing the footprint of the building. The changes do not appear to require a variance, and the front of the building would not be altered. It would increase the height of the building from 2 stories over garage to 3 stories over garage.

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