



# Eureka!

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

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## New Housing Coming to Eureka Valley/Castro/Upper Market

EVPA has recently become aware of significant new development coming to the Eureka Valley neighborhood along Market St. The planning Department has released a listing of 9 new development sites that will potentially be developed in the next couple of years. These could involve 280 to 563 new units of housing and significant additional retail space. (See map on page 3.) These projects are in varying stages of the process, one that is in the Environmental review and Conditional Use application stage to several that are just at the Informal Project Review stage. These developments will have significant impact on the Castro/Eureka Valley population density and, as most are large sites [lot areas from 7,323 sq. ft. to 27,429 sq. ft., with an average size of 17,376 sq. ft.] will also potentially affect the look of the neighborhood. EVPA needs to be involved in the planning process that will influence, and in some respects, dictate the character of these developments. All but 2 of these sites are in the area historically considered part of the Eureka Valley, Castro/Upper Market District [bounded on the east by Dolores St. and on the north by Duboce St.] but, if we don't act soon, essential features of their construction will be determined by the Market/Octavia Plan (MOP) which was predominately driven by the character and concerns of the Hayes Valley Neighborhood Association, not by the character and concerns of the Eureka Valley residents, which in some cases are quite different.

A bit of history: The MOP grew out of the demolition of the Central Freeway north of Market Street. This demolition created parcels in the space adjoining Octavia Boulevard that needed to be zoned for development. This was a great opportunity for the Hayes Valley Neighborhood Association [HVNA] to have input into the planning of future development of their area. Many of the Hayes Valley residents felt that the freeway and its attendant automobile traffic had been a blight on their neighborhood and its quality of life. This was an incredible opportunity for them to significantly affect the future development of their neighborhood and to repair the gaping wound that the freeway and its automobiles had inflicted on their urban landscape. It was an opportunity to cre-

*(Continued on page 2)*

## Castro Halloween Celebration Debate

At the request of District 8 **Supervisor Bevan Dufty**, a meeting was held at City Hall on Wednesday, August 2, to discuss canceling San Francisco's official Halloween celebration in the Castro. Among those attending were **Mayor Gavin Newsom, Police Chief Heather Fong, Fire Chief Joanne Hayes White, Sheriff Mike Hennessy, Assistant Director of the Department of Public Works Mohammad Nohru, Mayor's Office Neighborhood Services and District 8 Liaison Jimmer Cassiol, Audrey Joseph and Terence Allen** of the Entertainment Commission, **Dennis Richards** of the Duboce Triangle Neighborhood Association, **Herb Cohn** of the Merchants of Upper Market and Castro, and **Gustavo Serina** for EVPA.

Supervisor Dufty graphically described the problems with Halloween over the past years, citing five stabbings in 2002. In 2003, he succeeded in making Halloween a city sponsored event, rather than a "spontaneous happening," thereby securing significant resources, including police, sheriff, fire, and DPW personnel to control the crowds and clean up after the event ended. Entertainment was provided on two stages. In 2003, Dufty noted, things improved, helped by the rain, which reduced attendees. Problems resurfaced in 2004 and last year was marked by a heavy and threatening gang presence. Violence during this year's Gay Pride weekend raised Dufty's fears that Halloween would be a very dangerous event in 2006. He thus proposed canceling the celebration in the Castro, possibly relocating it the Embarcadero, while having a strong police presence in both neighborhoods. There would be no entertainment in the Castro under this proposal.

Dufty's concerns were echoed by representatives from the neighborhood and acknowledged by everyone at the meeting. While safety within the official celebration site has improved, problems around the periphery have grown worse. Homophobic attacks, vandalism, trash, public drunkenness, traffic congestion, public defecation and urination, and noise have increased dramatically over the past several years.

*(Continued on page 4)*

## **New Housing** *(continued from page 1)*

ate a progressive urban plan that would create an ultimately livable urban environment. On deciding the geographic scope of their plan, they took the two Muni Metro stops along Market Street on both sides of Octavia Blvd. (Van Ness Ave. on the east and Church St. on the west) which is geographically located within the historic boundaries of the EVPA neighborhood and a walkable distance of ¼ mile radius (up to Noe St.) as their plan boundaries. One of the ironies of this situation is that had the MOP been implemented when Muni was laid out, Octavia Street would have been a logical place for a Muni Metro stop, whereas at the time that the Market Street Muni Metro was laid out, Octavia Street was a completely illogical place as a stop as it was covered by the Central Freeway.

So, to summarize, the situation is such that the MOP will dictate the majority of the near future development that will occur within the historical EVPA boundaries. The MOP and its attendant zoning changes are set to go into effect in Sept. or Oct. of this year. They will impact 85,867 of the 102,938 sq. ft. of development space listed by the planning department. It may seem like last minute concern, but EVPA wasn't previously aware of the exact plan boundaries and the impact the plan will have on our neighborhood.

Although most aspects of the MOP are well thought out, very progressive, and will greatly benefit the areas they will cover, there are some aspects of the plan and it's attendant zoning changes that the Castro/Upper Market Street residents may not support. The bottom line is that we didn't have ANY significant input into the process that will so significantly impact our neighborhood. The EVPA, the oldest, at 125 years, neighborhood association in the city, was not involved as this plan was developed, and yet it is likely to be adopted unless we act quickly. There are other adjoining areas of the MOP that have successfully asked to be removed from the plan boundaries. Perhaps a similar request should be discussed for the plan area that historically has been considered within the EVPA boundaries, in order to ensure that we have appropriate input into the planning process that will so significantly impact our neighborhood.

A representative of the Planning Department will attend our August 17 General Membership Meeting and will explain how the MOP may affect Eureka Valley. There will be time for questions from membership, particularly about two very continuous issues: parking and developer fees used to fund neighborhood improvements. Current guidelines in the MOP limit parking to one space for every two units.

**At the August 17 General Membership Meeting a motion will be introduced to either support, oppose, or request that the MOP's application to Eureka Valley be suspended until the neighborhood has had the opportunity to assess it more fully. Please attend to make your voice heard!!!**

## **Planning Committee Notes for August 2006**

The Planning Inbox has been pretty quiet over the past few weeks as developers and property owners try to beat Global Warming as it attacks Our Fair City. Among the issues that we're keeping an eye on is the proposed development of the Market/Octavia Street area, which is featured in this month's Eureka! This issue has far reaching effects on our neighborhood, and EVPA members are encouraged to be involved in the process.

EVPA members are also encouraged to get some exercise and walk around the neighborhood to view the properties which have planning projects in the queue. Also, planning notices can be requested by calling the Planning Department at 558-6392 or by emailing [Janice.shambray@sfgov.org](mailto:Janice.shambray@sfgov.org). If you know of any projects on your street that you would like the Planning Committee to review, please email Mike Babbitt at [mbabbitt@msn.com](mailto:mbabbitt@msn.com).

Here is an update on the new notices I've received over the past few weeks:

### 4052 21st Street:

A proposal to allow a second story deck at the rear of the property, including a staircase to ground level. The deck is pending the approval of a variance.

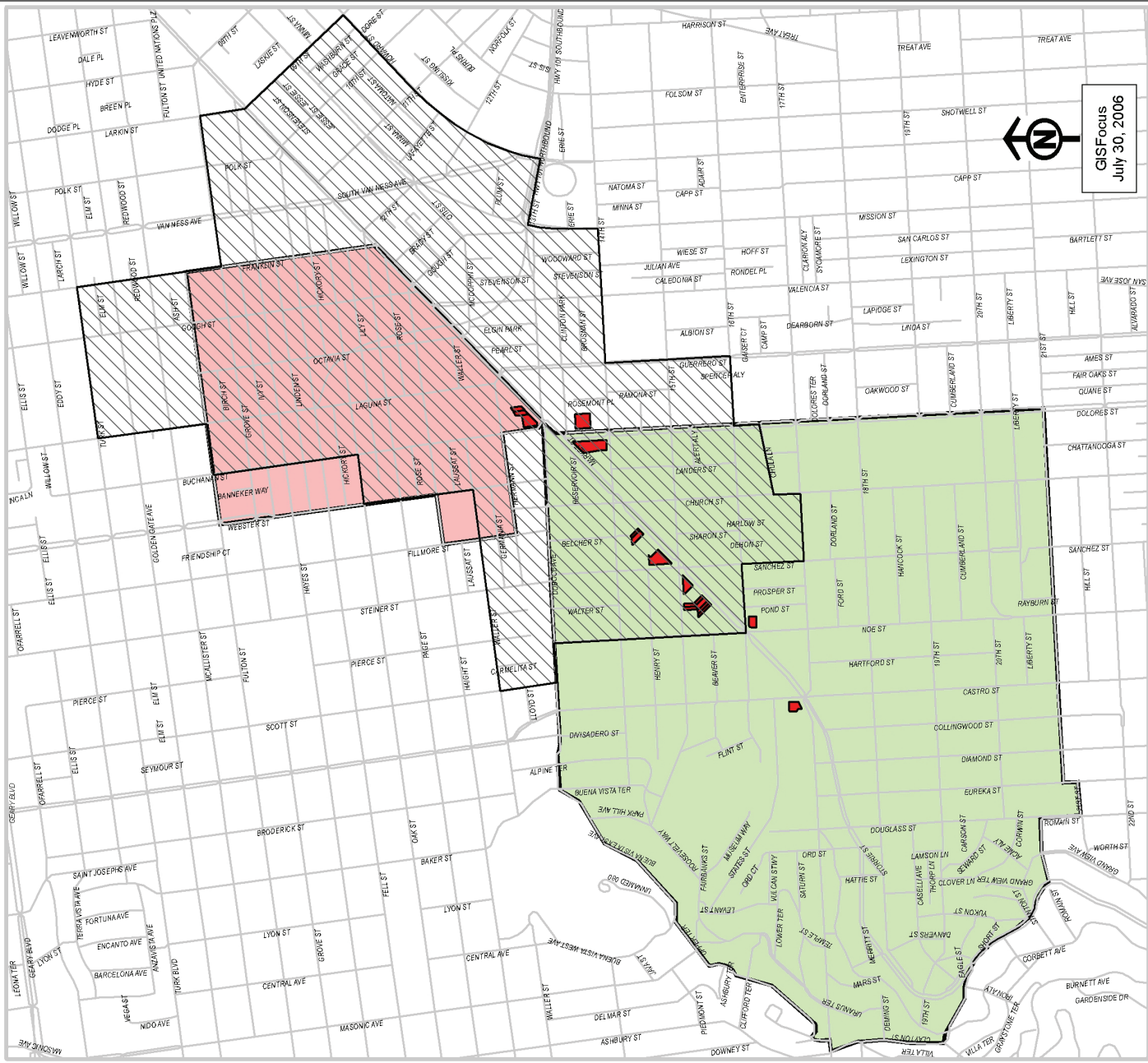
### 137 Hancock Street:

A proposal to demolish the rear portion of an existing building and construct a new larger horizontal extension.





### 376 Eureka Street:

A proposal to remove an existing shed addition at the rear of the building, construct a three story horizontal addition at the rear, and raise the entire building 5.5 feet to construct a ground floor garage.

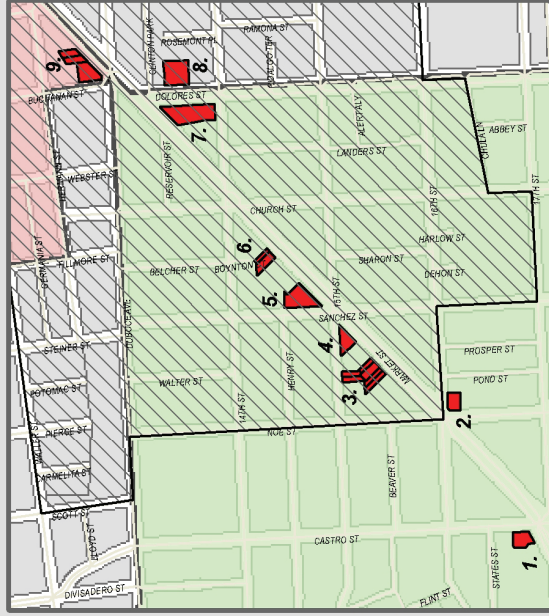
# Market Octavia Plan in relation to EVPA and HVNA boundaries



## Legend

-  Market Octavia Plan
-  Market Street Infill Projects
-  Hayes Valley Neighborhood Association
-  Eureka Valley Promotion Association

## Market Street Infill Projects



1. 376 Castro St (at Market St) - Arco Gas Station  
9,748 sq. ft. - potential 24 units
2. 2299 Market St (at Noe St) - Church (burned 1982)  
7,323 sq. ft. - potential 18 units
3. 2250 Market St - Sullivan Funeral Home, surface parking  
22,755 sq. ft. - potential 35-91 units
4. 2200 Market St (at Sanchez St) - Thai House Restaurant  
8,050 sq. ft. - potential 20-32 units
5. 2198 Market St - Shell Gas Station, surface parking  
18,830 sq. ft. - potential 47-66 units
6. 2140 Market St - Lucky 13 and S&C Ford Lot  
8,803 sq. ft. - potential 22-35 units
7. 2001 Market St - S&C Ford Showroom  
27,429 sq. ft. - potential 46-132 units
8. 25 Dolores St - S&C Ford Garage  
19,600 sq. ft. - potential 33-55 units
9. 1970 Market St (at Buchanan St) - 76 Gas Station  
21,212 sq. ft. - potential 35-110 units

Source: San Francisco Planning Department, June 2006.



## Castro Halloween *(continued from page 1)*

However, many city officials voiced concerns regarding moving the event to another neighborhood, which would most likely trigger objections by affected residents; about expecting the police to adequately protect two locations, which are far apart; and about the ability to prevent a large crowd from coming to the Castro anyway. Since large crowds would likely show up, concerns were raised that a lack of entertainment would result in increased violence by bored revelers.

After a lengthy discussion, a preliminary decision was made to keep the event in the Castro, but to downsize the entertainment to one stage, rather than two, and to possibly move the stage down Market Street towards the empty Shell Station; to increase police from 300 to 500 officers; to increase members of the Sheriff's department; to use fire engines to block intersections; to fence off the Arco Station, a location frequented by gangs during the event; to reroute traffic lanes; to increase Department of Parking and Traffic staff to manage traffic and tow away cars that are illegally parked; to increase DPW staff; to end the celebration earlier; to advertise that this year's celebration would be smaller; and to have a no tolerance policy for any infraction of existing laws, especially public drunkenness and threatening behavior, and including early police arrests of violators.

Mayor Newsom concurred that moving the event was not realistic, but supported an increased presence from all appropriate city agencies. Chief Fong committed to 200 more police officers and the other department heads agreed to beef up their representation. Additionally, Commissioner Allen suggested that neighborhood residents reconsider having any private parties on Halloween.

Duffy remains concerned about the event's safety, but believes that the significant increase in police and other city staff will mitigate the problems, especially if law breakers are arrested early in the evening, thereby setting an example for others. Additionally, downsizing the event this year begins what may be a multi year process of making it a less desirable celebration, one that will stop drawing people from outside the city to the Castro. Castro residents at the meeting expressed their gratitude to Duffy for his leadership in addressing an issue that has been a long time concern of the neighborhood and expressed hope that this is the beginning of a longer term plan to make the horrors of Halloween in the neighborhood a thing of the past. They also thanked the city departments for their willingness to increase their presence to ensure that the neighborhood remains safe during the event.

The Entertainment Commission will prepare a map for the proposed boundaries within two weeks. Additional meetings will follow with all concerned parties invited to attend.

**At the August 17 EVPA General Membership Meeting, members will be asked to vote on a motion to support the steps outlined above and any others that may be proposed as Halloween meetings continue. Please plan on attending.**

### Upcoming EVPA Meetings

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

**August 17, September 21, October 19**



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**415.621.5256** 2247 MARKET STREET



456 CASTRO STREET

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Police/Mission Station 558-5400  
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(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  
CBD Hotline 559-6968

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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

1. Introductions
2. Approval of July 20 Minutes
3. Market/Octavia Plan Discussion/Motion
4. Vote on proposed Castro Halloween Celebration Motion .....