**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 from them at the March 16th meeting.

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**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 firsthand 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 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.

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The basketball court at the Eureka Valley Recreation Center has a brand new floor, emblazoned with “EV”.
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 16th Street near Market. This is the 3rd restaurant in the same space in 3 years.

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
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

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Custom Services
Install Shelving
Make a Door Fit
Pack Things to Ship
Small Carpentry Jobs
Organize Your Storage
Assemble Kit Furniture

Some Plumbing/Electric
Restore/Install Artwork
Build Bookcase to Fit
Consumer Advice
Short Notice Jobs
Organize a Move

Bob 336-7330
bob@bobburnside.com

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2362 Market 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
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

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

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