



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

[www.PinkTrianglePark.net](http://www.PinkTrianglePark.net)

### **Market and Octavia Plan Marches On**

The Market and Octavia Plan [hereafter referred to as the M&O Plan] is proceeding forward without our input! We will have to live with the impacts of this plan for years to come and we have not had our input heard or acknowledged. The time to act is now! There has been much voice given by the M&O Plan to the importance of Public input. In the M&O Plan Executive Summary For Hearing on 9/28/2006 it is stated "While some community members have taken issue with details of the Plan, overall, neighborhood residents, property owners, and neighborhood organizations located in and close to the project area have expressed significant support for the Plan" and in the section listed "Additional Outreach: Planning Staff Attended the following Neighborhood Association Meetings" they list "Eureka Valley Promotions Association August 17th, 2006" without stating that the consensus of that meeting was NOT support for the plan! We are being railroaded.

The Planning Commission Informational Hearing on the M&O Plan (public comment, no commission action) happened on Sept. 7<sup>th</sup> in Room 400 at City Hall. The Initiation Hearing (public comment, no commission action)] happened on Sept. 28<sup>th</sup>. After waiting many

### **Moving Forward With Tax-Exempt Foundation**

In 2004, EVPA made plans to create a non-profit foundation to raise funds for the Pink Triangle Park and Memorial and other philanthropic neighborhood projects. This foundation will be set up with 501c3 tax status so that donors can deduct their contributions. Many employers, such as Gumps and American Express, have matching funds plans for their employees. The foundation will also be able to accept the annual donation from the Castro Street Fair directly. In the past, we have used other organizations, such as the LGBT Center and the CBD, as fiscal agents.

In order to complete the paper work for this foundation, I have enlisted the professional services of Steve Desdier. Steve is the President of Desco Accounting & Tax Service at 4111 18th Street. He has set up 501c3 entities for several other neighborhood groups. The board recommends that the EVPA pay his discounted fee of up to \$600, plus filing expenses. I will make a motion for this at the next membership meeting and answer any questions.

-- Frank Weiss, President



### **Thank You Adam Hagen**

EVPA thanks past President Adam Hagen for his donation of a little more than \$1200, made in August. The donation represented five percent of his sales commission for selling a house resulting from a referral from an EVPA member. This is the largest donation EVPA has received in recent memory and perhaps in its history. THANK YOU, ADAM!!!!!!

### **District 8 Candidates and Halloween**

EVPA thanks incumbent District 8 Supervisor Bevan Dufty and challenger Alix Rosenthal for coming to our September General Membership meeting to discuss their visions for our District and to answer questions from members. We were joined by members of the Duboce Triangle Neighborhood Association, so the turn out was quite large.

The issue most frequently raised by members was the annual celebration of Halloween in the Castro and the responses from Dufty and Rosenthal reflected their differences on how to handle this event.

Rosenthal expressed great "sympathy" for Castro residents and acknowledged their concerns about safety and litter. She disagreed with this year's plans to downsize the event, however, including having only one stage for entertainment, and employing DPW staff to begin clean up promptly at 11PM. She felt that more stages with live entertainment would provide a positive outlet for the crowds and mitigate against violent behavior. She also suggested that the event should become a parade down Market Street.

Dufty reiterated that safety is his primary concern and that violence in the Castro during this year's Gay Pride Celebration confirmed his fears that Halloween was a dangerous event. Accordingly, he has obtained commitment from the Police Department that a record number of uniformed officers will be present very early in the evening, and that a zero tolerance policy for threatening behavior would be enforced at the outset, setting the appropriate tone. Having one stage and ending the event at 11PM may discourage outsiders, including gangs and gay bashers, from attending. Like Mayor Newsom, he sees this year's Halloween as the first step in ending the potentially out of control situation that it has been for many years.



### **Thank You Joe Caruso**

EVPA member Joe Caruso coordinated the Castro Street Fair volunteers for our organization. As members know, this is the single largest source of income for our organization. Thanks to Joe, we had approximately 50 volunteers, the largest number of any organization at the Fair and the highest in EVPA's history. The amount we will be awarded won't be determined until December, but we should do quite well. THANK YOU, JOE!

An additional "Thank You" to those EVPA members who volunteered and to the high school student members of the San Francisco Jr. ROTC who donated their time and tireless energy to the event. The Jr. ROTC is not affiliated with military recruiting. Its goal is to encourage community involvement and volunteerism.

### **Planning Committee Notes for October 2006**

The following is a summary of notices sent to the Planning Committee since the last report published in the September edition of the Eureka! In addition to these notices, the Planning Committee will be watching for Supervisor Dufty's planned "charette" process (a series of neighborhood outreach meetings intended to gather and disseminate information about the plan) to obtain neighborhood feedback on the Market/Octavia Plan (MOP). As this plan develops, EVPA will keep its membership advised via the Eureka and at our monthly meetings so that interested neighbors can participate in this important issue that will impact Eureka Valley and the Castro for many years to come. EVPA's current position, as voted on and passed by the general membership, is to request that the Planning Commission delay implementation of the



MOP in the Castro/Eureka Valley neighborhood until Supervisor Duffy's charette process has been completed. EVPA representatives will convey this to the Planning Commission as appropriate.

Interested neighbors can request copies of planning notices (known as "311 notices") be sent to them by calling the Planning Department at 558-6392 or by sending an email to [Janice.shambray@sfgov.org](mailto:Janice.shambray@sfgov.org). If you know of any projects on your street that you would like the EVPA Planning Committee to review, please contact Mike Babbitt at [mbabbitt@msn.com](mailto:mbabbitt@msn.com).

- **45-47 Belcher Street:** A proposal to add a third dwelling unit to the building at the ground floor and construct a one-story vertical addition. The vertical addition will add 849 square feet to the existing building.
- **10-12 Abbey Street:** A proposal to reconfigure two existing dwelling units. The lower unit will be reduced by approximately 800 square feet and the upper unit will be increased by approximately 1000 square feet. This project is considered by the Planning Department to be tantamount to the removal of an existing residential unit, and will be heard at a public hearing on 9/28.
- **4531-4533 20<sup>th</sup> Street:** This proposal, first reported here in the September issue of Eureka, is to merge two separate dwelling units into one. The original date for the Discretionary Review hearing was September 14, 2006, but has since been rescheduled for Thursday, September 21<sup>st</sup> at 1:30pm or later in room 400 at City Hall.
- **731 Noe:** A front setback and rear yard variance is sought for the subject property. The proposal is to construct an addition to the front of the existing two-story single family home, consisting of a terraced, four-story front addition containing two garages on the ground floor accessible from Noe, a second dwelling unit occupying the first and second floors, and an expansion of the current unit into the third floor.
- **4552 19<sup>th</sup> Street:** A proposal to demolish the rear of the existing house and construct a new horizontal addition. The proposal also includes demo of an existing garage at the rear of the property (accessible via Thorp Lane) and construction of a new garage (accessible via Thorp Lane) in its place. The construction of the new garage requires a variance application.
- **4515A 18<sup>th</sup> Street:** The proposal is to make interior alterations to an existing kitchen and to add a dormer window at the rear of the property in addition to skylights and new windows to the roof at the rear. The proposal conforms to existing RH-2 requirements.

-- Mike Babbitt

## ***Schedule for Hearings at Planning Commission***

Each of the five meetings will have the M&O Plan on the agenda at 6PM. Each meeting will have presentation and public comment. The last meeting may take action. Room 401 at City Hall. To confirm the final Commission Hearing schedule, on the week of the hearing please visit:

[http://www.sfgov.org/site/planning\\_meeting.asp?id=15840](http://www.sfgov.org/site/planning_meeting.asp?id=15840) or call Aksel Olsen at 558-6616.

### **Hearing #1 – October 26, 2006 6PM**

Plan Overview:

- Better Neighborhoods Program
- Area Profile: Issues and Opportunities
- Planning Process and Outreach
- Integrated Housing, Transportation, Streets and Open Space
- Summary of Commission Actions and Implementation Structure
- Land Use and Height Districts
- Design Guidelines

### **Hearing #2 – November 2, 2006 6PM**

Historic Preservation

Parking

Housing Density Controls

### **Hearing #3 – November 9, 2006**

Transportation, Streets and Open Space  
Community Improvements / Public Benefits

- Fee and Revenue Strategy
- Implementation Advisory Committee
- Monitoring Program

### **Hearing #4 – November 16, 2006**

"Pipeline projects" Consideration of Issues for  
Plan and Zoning

Historic Preservation (continued)

Parking (continued)

Finalizing Plan for Adoption

### **Hearing #5 – December 7, 2006**

EIR Certification – Hearing and Certification  
Action

Community Improvements / Public Benefits (continued)

- Fee and Revenue Strategy (continued)
- Implementation Advisory Committee (continued)
- Monitoring Program (continued)

Plan Adoption Actions

- CEQA Findings
- General Plan Amendments
- Planning Code Text and Map Amendments

NOTE: The meetings are "time certain", in other words, the portion of the Planning Commission Meeting that will be devoted to the M&O Plan will begin at 6pm. You won't have to wait hours to be heard as I did.

-- Demian Quesnel

hours, I spoke at this meeting and mentioned the following points. EVPA is the oldest neighborhood group in the city. EVPA co-signed [along with MUMC and DTNA] a letter in Aug. 2005 to the planning department protesting a number of aspects of the M&O Plan [including the reduced parking] and the planning department never responded. EVPA, at its Aug. 2006 meeting, overwhelmingly voted to write a letter to the planning department [copied at the end of this article] that the planning department never responded to. The main issue of concern for EVPA was the reduced parking, which we didn't feel was appropriate to our neighborhood. Since there had been no significant outreach on the part of the M&O Plan to EVPA, EVPA requested additional time to formulate a position on the M&O Plan.

Are we going to let this plan happen without our voice being heard on the issues that will have such an impact on our neighborhood? At the Aug. 2005 EVPA meeting there was near consensus opposition to the new parking limits that the M/O Plan will impose on the new development that will be coming to our neighborhood along Market St. in the near future. The members overwhelmingly voted to ask the Planning Department "to temporarily suspend application of the MOP to our organization's boundaries until we have an opportunity to fully assess its impact on our neighborhood and to see what residents want in the plan". We have had no response and the M/O Plan marches on! In the "Proposed Revisions To Market & Octavia Neighborhood Plan May 2006", the statement is made that "Neighborhoods like Market & Octavia, however, have retained remarkably low vehicle ownership rates and ultimately have the most to lose if large amounts of new parking are required. *Places like the Market & Octavia neighborhood work well for people precisely because they support a lifestyle less dependent on cars, and adding parking undermines their ability to support such a lifestyle.*" We are not the Market Octavia Neighborhood; we are the Castro/Upper Market – Eureka Valley Neighborhood. And yet if the Market Octavia Plan goes forward and is implemented as planned, we will be subject to the planning that made sense for the Market Octavia Neighborhood and doesn't make sense [at least on the issue of parking] for us. We will have to live with the consequences of this planning effort for years to come in the form of more difficult parking for the residents of our neighborhood who



must [or simply choose to] own a car.

It will also affect our economic vitality in the form of more difficult parking [thereby discouraging access] for those people who come to our neighborhood to shop or entertain themselves because they feel more comfortable doing business here than elsewhere in the city. What do we do? If these issues concern you, attend the planning commission meetings and **MAKE COMMENT**. It seems that in order to be heard **AND RESPONDED TO**, we must consider a vocal protest at the Planning Commission meetings that will lead to the Market Octavia Plan being adopted. If enough of us attend these meetings we can possibly be heard [as I doesn't seem we have been so far!]. Writing letters has not, at this point, gotten us a response.

We must act now or it will be too late to have a say in the planning that will affect our neighborhood and our quality of life.

I intend to attend most of the Planning Commission meetings on the M&O Plan, especially the November 2<sup>nd</sup> meeting when the issue of parking will be addressed. If we have enough persons from EVPA speaking with the same voice, we may have a chance at being heard. At the Sept. 28<sup>th</sup> meeting, the Planning Department and the Planning Commission indicated that there is still time for adjustment of the plan in response to public input.

The contact information for the planning commission members can be found at [http://www.sfgov.org/site/planning\\_index.asp?id=25000](http://www.sfgov.org/site/planning_index.asp?id=25000)

Write to the Planning Commission Members protesting this situation. Send an email **AND** a letter. Attend the Planning Commission meetings and have your voice heard before it's too late.

-- Demian Quesnel

Eureka Valley Promotion Association  
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San Francisco, CA 94114-0137

21 August 2006

Ms. AnMarie Rodgers  
CityWide Planning Policy  
1660 Mission Street #500  
San Francisco, CA 94103

Dear Ms. Rodgers,

Thank you so much for attending the Eureka Valley Promotion Association's (EVPA) General Membership meeting last Thursday evening, August 17, to discuss the Market Street/Octavia Boulevard Plan (MOP). It was a pleasure to meet you in person.

As you heard during the discussion, EVPA members were greatly concerned about our organization's not having been contacted regarding the MOP, despite its application to a significant portion of our neighborhood. In addition, you heard many members speak about their concerns regarding the off street parking requirements in the MOP.

However, you may not be aware that these issues are not new. On August 23, 2005, almost one year ago, EVPA, the Duboce Triangle Neighborhood Association (DTNA) and the Merchants of Upper Market and Castro (MUMC), sent a letter to Mr. Paul Maltzer, Environmental Planning Review Officer, San Francisco Planning Department, at the above address, outlining concerns about the Planning Department's lack of outreach to Upper Market Street neighborhood groups and about the proposed parking requirements. Since then, the only contact EVPA has had with the Planning Department was the one we initiated with you.

As you know, at EVPA's August 17 meeting, members overwhelmingly voted to ask the Planning Department to temporarily suspend application of the MOP to our organization's boundaries until we have an opportunity to fully assess its impact on our neighborhood and to see what residents want in the plan. We also believe that the charette planned by District 8 Supervisor Bevan Dufty should be completed and results from that study compared with the MOP to see if any significant issues need to be addressed prior to adoption of the MOP.

Please consider this letter a formal request to suspend application of the MOP to the Upper Market Street corridor for the reasons cited in the preceding paragraphs.

Copies of this letter will be sent to Supervisor Dufty, Paul Moffett of MUMC, Dennis Richards of DTNA, Mr. Maltzer, members of the San Francisco Planning Commission, and to the EVPA Board of Directors and interested members of the organization.

Again, Ms. Rodgers, thank you for coming to speak with EVPA last week. Our organization looks forward to working with you and others in the Planning Department to ensure that the MOP addresses all concerns and provides a sound basis for future housing in our neighborhood.

Sincerely,  
Gustavo Serina  
Secretary

