Remembering Pink Triangle Park Memorial (PTPM)
By Justin J. delVersano, EVNA Member and PTPM Steward

What is it?
Under Paragraph 175 of the German Penal Code, an estimated five thousand to fifteen thousand homosexuals were incarcerated in concentration camps between 1933 and 1945. Few of these prisoners survived the forced labor, castration and torture of this experience. These homosexuals wore a pink triangle sewn onto their prison garb. There are fifteen pylons in the park representing these same fifteen thousand homosexuals. To commemorate these victims the park was dedicated on Human Rights Day 2001.

Where is it?
It’s in the Castro District of the City. The Pink Triangle Park Memorial was created in a neighborhood rose garden located across the St. from Harvey Milk Plaza. It is a small triangle of open space land at the west end of the Castro/17th St./Market St. intersections.

Formula Retail Panel Follow-up Notes
By Alan R. Beach-Nelson, EVNA President

I think that our panel discussion at our September 25th public meeting was quite successful despite the fact that there is very little hard data and research on the topic. Here’s what I think it accomplished, but only those in attendance can really tell us if it was useful, though the rousing round of applause at the end did seem to make it clear it was a success.

This is and will be an on-going conversation, and once the Planning Department completes their study, we should have another, co-sponsored, panel discussion on the results of the study, and the implications for our neighborhood specifically, and citywide.

What we learned:

• There is a lack of independent data and statistics on formula retail in general, and on comparisons between formula retail and locally owned retail. As a result, some data points may not be as accurate as we’d like given single source studies without counter studies.

• The definition of Formula Retail for planning purposes, and the fact that it is pretty complex. In general, 11 or more locations domestically qualifies a business as formula retail. According to AnMarie Rodgers of the Planning Department, the number is somewhat arbitrary. It is hoped that the Citywide study will give us greater clarity on the definition of “Formula Retail.” Some attendees commented that if our goal is to limit a look and feel of “anywhere” Pink Triangle Park and Memorial provides a peaceful respite from the hustle of the gayborhood, and a wonderful place to reflect.

Continued on page 10
The billionaire owners of the Warriors basketball franchise have decided to leave the Oracle Arena in Oakland and have set their sights on a brand new arena in San Francisco. The problem is where they want to build this new arena: 13 acres over open Bay waters at Piers 30-32. The proposed complex would be 12-stories high, have a 500 space private parking garage and over 90,000 square feet of retail space. All built hundreds of feet over open Bay waters. Environmental groups such as Save the Bay and the Sierra Club have come out against the proposed project citing possible environmental damage and impact to air and water quality.

Another serious issue with this project is traffic. The developers have said there will be approximately 40-50 basketball games a year at the new arena, BUT they also plan to have another 200+ events a year. It is estimated 2 million people will be drawn to the area surrounding Pier 30-32. The South Beach and SoMa neighborhoods are already at maximum capacity with vehicle traffic, especially during Giants games.

But what does any of this have to do with the rest of the City? The proposed arena will directly impact those of us who utilize public transportation. According to San Francisco Supervisor Scott Wiener, Muni is already $1 billion under funded to meet the current needs. Most of us have experienced long wait for trains during Giants games and have even been kicked off trains so they can return to the Ballpark to service patrons at the games. Imagine experiencing those long waits and even more crowded trains 250 times a year if the arena is built on Pier 30-32.

The developers and the City of San Francisco have not been able to provide any answers about how to mitigate the public and private transportation problems. If the arena is built on Pier 30-32, the ripple effects will be felt throughout the entire City and it won’t be pleasant.

Another very important concern with the proposed developments is the $120 million public subsidy that will be used for this project. The Port of San Francisco is responsible for prepping and repairing Pier 30-32 for the private Warriors developments. It is estimated the repairs will cost $120 million, although most believe the costs will be even higher. The Port and the City do not have $120 million to dedicate towards this.
**An Important Notice from Assessor-Recorder Carmen Chu**

The Office of the Assessor-Recorder has recently learned of fraudulent letters being mailed to San Francisco property owners soliciting copies of official recorded documents at an increase in cost. These companies, which have been conducting such activities for years, are targeting new immigrant and senior homeowners claiming that they will obtain and mail copies of recorded documents on behalf of the property owner; however, these companies collect the fees without ever mailing the documents. The fraudulent, official-looking letters typically list out details of the property related to the taxpayer and explain why it is important to be in possession of such documents.

Our office issues copies of over 200 types of official documents annually, including deeds, liens, maps, and marriage certificates. The fees associated with obtaining these documents are mandated by the State of California and cost substantially less than what the fraudulent letters state. Taxpayers are able to submit request forms over the counter by visiting City Hall, Room 190. We have bilingual staff available to assist. If taxpayers are unable to visit our office, they should call 311 or go to www.sfassessor.org. Additionally, if you or someone you know has been a victim of this type of activity, or has received a letter in the mail, please contact Consumer Action at (415) 777-9635 or the local Police Department—Fraud Unit at (415) 553-1521 or www.sf-police.org.

The Office of the Assessor-Recorder is committed to providing a high level of customer service. We believe it is important to ensure that taxpayers know their rights, as well as what resources are available to them to prevent falling victim to such abuse.

Sincerely,

Carmen Chu
Assessor-Recorder
City & County of San Francisco

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**Warriors from page 2**

project, so they will borrow the money from the Warriors at 13% interest rate!

The debt to the Warriors will be paid back in three ways:

1. The Port is planning to sell a very valuable piece of undeveloped waterfront property to the Warriors. The property, Seawall Lot 330, is on the corner of Bryant and The Embarcadero. The sale will be for approximately $35 million dollars.

2. The Warriors plan to build a 17 story luxury condo tower, two hotel towers and an additional 20,000 feet of retail on this property. The taxes generated by the improvement of Seawall Lot 330 will not go to the City to fund services such as police and firefighters, it will be credited back to the Warriors to help pay down the $120 million debt.

3. The third bucket of money that will pay down the debt we will owe the Warriors is that they will get free rent on Pier 30-32 until the debt is paid off, which cheats the City of San Francisco out of about $2 million in rent a year.

The proposed Warriors developments are a bad deal for our Bay, our waterfront and our City. Learn more at www.sfwaterfront.org
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**LOVE WHERE YOU LIVE**
*By Mark D McHale, EVNA Board Member*

**How High Can You Count?**

I have a new habit while I’m out and about walking in the neighborhood. I’ve taken to counting things and people. Counting makes me feel like I’m in charge when I’m not feeling that so much.

I’ve been counting the number of trash cans tipped over Monday mornings down Castro St. and over along Market St....last week there were 17; the trash and food spread all over the sidewalk.

I count the number of people sleeping in doorways. There are 24 businesses along Market St. where I walk (both sides), 39 if I walk over to Peet’s for a coffee. Usually there are 11 mounds of blankets huddled tightly in entry spaces, sometimes dogs nearby. I count the crazy people who seem to always be hanging out near the door of the coffee shop; the cracked out guy leaned up against the wall talking to himself, the shopping cart pack rat who leans across his cart and silently smokes as he stares at each passerby.

On the way to and from work along Castro I’ve taken to counting the individuals who ask for things: the majority asking for money, a few asking for food, there are others who want me to stop and be their friend. I count each group of gypsies and transients splayed on the sidewalk with their pit bulls and duffle bags. I count the people outside Walgreens openly selling pot baked goods.

Every time I call the non-emergency hotline, I count the number of times a live person doesn’t answer, so instead I count the number of times the pre-recorded message plays in 3 languages plus tones for the hearing impaired. I count the number of pictures I’ve taken of graffiti and sent using the 311 app. Then I count the number of days it takes for it to be removed. I add up the number of years I’ve seen the tall craggy-faced homeless guy standing by the theater parking lot, with his witty one-liners. I count the number of policemen and social workers I see in the neighborhood (which are easy because there are so few.) I even count the number of times I smell urine and see people defecating on the street.

Counting helps me to cope because there are moments and some days when I just don’t feel like I can. I get overwhelmed by the waves of gypsies and addicts and their animals destroying the flowers in Jane Warner plaza that were just planted. I get so sad as I stop to check on the drunk guy sleeping off his hangover right in the middle of the busy sidewalk, wondering if he’s alive this time. I worry for the crazies, yelling profanities and throwing their clenched fists at their invisible taunts as they walk to nowhere in particular.

I love this neighborhood, I love living and working here and I love being a part of the chaos and craziness that is the Castro. I love the big city activity and the spectrum of diversity expressed by all those who come here. We all live under the rainbow flag; but there are those times when it gets to be too much, and I feel powerless amidst the chaos of the city. Those are the times when the only thing I can do is count.

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At the October 9, 2013 Board of Director’s meeting a change to the Bylaws was proposed to modify Article VIII, section 4 of the Bylaws concerning chairpersons serving on the Board of Directors. By a vote of 7, it was approved and is recommended for ratification by the membership.

**The Way it is now:** Under current Bylaws the chairperson of a standing committee is selected by the members of that committee. That chairperson is then automatically added to the slate for Board and Officer election and ratification by membership in November, or at the time of selection in the event of leadership change during the year.

**The Proposal:** To amend the Bylaws to give a chairperson the option, on rare occasion and only with Board approval, not to serve on the Board but instead to designate a member of the committee to serve on the Board in his or her stead as the official committee representative. This designee as the official committee representative would then be added to the slate for Board and Officer election and ratification by membership in November, or at the time of selection in the event that there is a leadership change during the year.

**Why are we proposing this:** Some committees of EVNA are incredibly active and require a significant leadership role on behalf of EVNA. The extensive amount of work involved in chairing a committee, for some committees up to 20 volunteer hours per month, can make it difficult for the chairperson to serve in an active capacity on the Board as well, which requires an additional meeting each month and 4 to 6 hours of additional volunteer hours. This proposal will enable future leaders of EVNA to assume leadership positions on certain areas of EVNA business without requiring the added hours of serving on the Board. While the Board approves of this change to the Bylaws, it must be stressed that it is to only happen rarely.

**The text of the proposed change:** Article VIII, section 4, currently reads:

> Section 4. Committees shall elect a Chairperson who will represent the Committee on the Board of Directors pursuant to Article IV, Section 2 and at the Association Meetings pursuant to Article IX.

If approved it would instead read as:

> Section 4. Committees shall elect a Chairperson who will represent the Committee on the Board of Directors pursuant to Article IV, Section 2 and at the Association Meetings pursuant to Article IX.

4a In the rare circumstance that the Chairperson of a Standing Committee is not able to serve as a Board member, s/he may designate a Committee Member to serve in his or her stead for the full term of office as the Committee’s Representative on the Board of Directors with the approval of the Board of Directors and ratification by the membership.

4b In the event that the Committee Chairperson designates a Committee Member to be the Representative of the Committee on the Board of Directors, the Committee Chairperson shall be identified as an Ex-Officio Member of the Board of Directors.

Read our Bylaws in their entirety to understand how this change affects the overall Bylaws at http://evna.org/about/bylaws.

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EVNA Officer and Board of Directors Elections
EVNA Slate of Officers and Directors for ratification by membership, Wednesday, November 13, 2013. With membership approval, we will elect the whole slate in one vote. Or we’ll vote on each candidate individually. Brief Bios of each Board Member follows the slate, a more in-depth bio is available at http://evna.org/about

Officers:
President: Alan Beach-Nelson, Castro St., a returning Officer candidate
Secretary: Rob Cox, Hartford St., a returning Officer candidate
Treasurer and Planning Committee Representative (Pending Bylaws change): Gary Weiss; Mars St., a returning Officer candidate

Committee Chairs:
Newsletter & Social Media: James Kelm; Castro Village Wine Co., new candidate
Quality of Life Committee: Aaron Seivertson; Hartford St., returning candidate

Directors:
Patrick Crogan; Market St., a returning candidate
Tim Eicher; QBar, a returning candidate
Orie Zaklad; Collingswood St., a new candidate
Loïc Olichon; 18th St., a new candidate nominated by Alvin Chua

Ex-Officio Directors:
Planning Committee Chair, Jack Keating; 17th St., a new candidate

Biographies of Board Officers and Directors
Officers:
President: Alan Beach-Nelson, Castro Street
A returning Officer candidate, Alan Beach-Nelson has been a resident of Castro/Eureka Valley since 1993, and a member of EVNA since 2002. He was invited to run for EVNA's Board in 2008, serving as Treasurer, then Secretary and Planning and Land Use Committee Chair in 2009, and currently as President since 2010. During his tenure, Alan has increased EVNA's membership and subscribers and increased community outreach via social media and an expanded bimonthly newsletter. Alan's husband Daren encourages and supports his extensive neighborhood involvement. Professionally, Alan is a senior level non-profit executive with extensive fund-raising and management experience.

Secretary: Rob Cox, Hartford Street
A returning Officer candidate, Rob Cox has been a resident of the Castro neighborhood since 1991. He is a working artist with his painting studio out at the former Hunters Point Naval Station. Rob has been a member of EVNA since 1997 and has served as Secretary on the Board of Directors since 2010. Rob served four years in the US Navy and has a background in college admissions recruitment. He has worked as a corporate trainer for several Bay Area companies. He served for 2 years as the Executive Director for a local non-profit art organization. He is also a Master Trainer for the Indoor Cycling Group.

Treasurer and Planning Committee Rep (pending Bylaws change): Gary Weiss, Mars Street
A returning Officer candidate, Gary Weiss has served on the board for many years, and has been EVNA's Treasurer for the past two. He is president of Corbett Heights Neighbors (in Upper Market, and within EVNA’s boundaries) He owns IXIA, the flower shop on Market Street between Noe and Castro - currently in its 30th year of operation. He’s lived in or around the Castro since the 70’s.
USA” or suburbia in order to maintain our unique character, that the definition should take into consideration whether individual locations have leeway to personalize the store’s model to allow for individuality, such as the new Espressamente Illy on Market.

In post-panel comments from attendees, some felt that the definition of formula retail might need refining, with perhaps bands - small, medium and large formula retail, based on size and gross revenue of the company or per store basis. Also, what about a locally owned chain? The nuances are many, which makes it all very complex.

Another post-panel comment from Terry Asten Bennett, MUMC President, was that the definition of formula retail doesn’t take into consideration of cooperatives, such as ACE Hardware. Bennett stated, “ACE Hardware is a buying co-op, not a franchise or a chain, but is considered formula retail because the small business owner has paid to use the name ACE. They have complete independence on everything they sell and from whom they buy.”

How it was decided that 20% would be the cap for formula retail concentration along Upper Market. It was based mostly on an educated guess, and was set as a test. Corner locations are weighted more heavily than mid-block. The concentration limit of 20% is measured by lineal St. frontage of the project within a 300 foot radius from the proposed location.

A post panel notation from a DTNA Board Member: It is worth noting that DTNA’s original proposal for the formula retail threshold encompassed a larger radius (1000’) but also a higher threshold (35%). Planning wanted to use 300’ because it’s a distance they already calculate for noticing, etc., but took the threshold down to 20% (with such a small radius, the threshold understandably also needs to be lower. There’s nothing magic about these numbers, but they were tested and come from a general feeling that we are more-or-less at the upper limit for how much formula retail we’d (DTNA) like to see in most midblock areas of Upper Market, and over the limit at the intersections.

That the City is undergoing a citywide study on formula retail, headed by AnMarie Rodgers, to as best as possible capture data points on many of the issues discussed at the panel discussion, and summarized here.

The Commercial Retail Brokers have agreed to assist AnMarie and the Planning Department by furnishing retail maps that show every retail tenant at St. level in the neighborhoods we identified and in their analysis paper. This will allow us to pinpoint the vacancies and provide hard data on each available space which will provide an objective “snap shot” with verifiable information.

• Despite some of the most stringent formula retail restrictions, San Francisco is #1 for major markets in the country based on a vacancy rate of 3.8% according to the Llenrock Blog, a Commercial Real Estate blog. See: http://llenrock.com/blog/top-10-u-s-retail-markets-by-vacancy-rate/.

• That the Castro/Upper Market Commercial corridor is the second most active in San Francisco, coming only behind Union Square.

• That while the perception is that we have too many vacancies in the Castro and Upper Market Commercial zones, it is actually only 6.9% as of June 2013, which would place our commercial corridor at #10 on Llenrock’s list. Source EVNA Castro and Upper Market business audit.

Of course, this vacancy rate does not take into consideration businesses that are “in contract” or going through the planning approval process - SFAF, CVS, Eureka!, Patio Café, etc., nor does it account for businesses that may be closing - De La Sole, etc. The rate is a snapshot at a given point in time.
However, these four crucial and relevant points became clear:

1. While the Castro/Upper Market vacancy rate would put us in the top 10 of all markets nationally, according to Llenrock, our commercial corridor’s overall vacancy rate is nearly twice that of the City’s overall 3.8% rate. This might be cause for concern. One panelist has noted after the discussion, that the high vacancy rate does not reflect lack of interest but is indicative of a complex entitlement process vis-à-vis formula retail, size and use restrictions, and, in some cases, very quirky property owners.

2. The Castro Commercial corridor’s vacancy rate has been pretty static over the past 7 years. In a study EVNA conducted in 2007 when the economy was strong, the rate was 6.4%. In December 2008 when the economy was weak, the vacancy rate was 6.8%. Today, when the economy is on its way to being strong again, it is 6.6%.

3. With the over 30,000 square feet of added retail space coming online over the next two years along Market, an estimated 17 spaces averaging 1,700 square feet each. This means we need a clear idea and plan of what we as a community want in our neighborhood so as to proactively address the added capacity. What types of businesses do we want? What is the mix of types of businesses? Perhaps, instead of a blanket cap of 20%, we need to have caps for various types of businesses. EVNA, DTNA, MUMC and the CBD, funded in part through Supervisor Wiener’s office and the CBD, who will take the lead on the study, are in the early stages of a “Leakage Study,” i.e., what types of services are not available in our neighborhood that cause people to go elsewhere to shop, which will help us to better understand this very issue.

4. It was noted that the new retail space will likely be much more expensive, limiting who can afford to move in, because new spaces are typically delivered raw. The Commercial Retail Brokers provided an after panel data point on the costs of space: “The new retail space available in mid-Market and upper-Market is, for the most part in the $42 to $45 per sq. ft. per year range, i.e. $3.50 to $3.75 per sq. ft. per month. In addition, the taxes, insurance and common area maintenance on these spaces generally range from $6 to $10 per sq. ft. per year or from 50 cents to 85 cents per sq. ft. per month.”

- Formula Retail in the Upper Market Corridor: along the Upper Market corridor, ground floor retail use consists of 28% formula retail, 31 out of 110 businesses, and looking at the four major intersections, 34% is formula retail, 19 out 56 total establishments. Source DTNA formula retail study.

- Economic impact of local vs. formula retail is greater for local merchants according to at least one study, see http://www.civiceconomics.com/library/ which has several studies in their library, two cited are “Economic Impact Case Study: Local Merchants and Chain Retailers,” and “Andersonville Study.”

Formula Retail continues on page 11
This month’s Faves come from EVNA member, Jean-Pierre Ciudad

Thorough Bread on Church St.:
Baguettes and pastries rival the ones you can get in Paris. Going there in the morning on Saturday is like a treat. I go for the pain au chocolat, and take home a rustic baguette, often still warm.

Starbucks on 18th:
Getting a cup of coffee at Starbucks is part of my daily routine. This particular one feels more pleasant than any other in San Francisco, and their staff more efficient. Or maybe it is just because I am addicted to caffeine.

My St. (Hartford St):
In the last few years, we finally got to meet our neighbors. A great mix of people. Different issues in the neighborhood brought us together, and, together, we were able to make a difference. Visitors love our St. so much that they never hesitate to leave us gifts on our gardens or sidewalks: beer bottles, pizza boxes, dirty clothes...

Neighbors’ Faves!
Neighbors share their favorite places in Castro/Eureka Valley. To submit yours e-mail, Rob.Cox@evna.org.

Food
This month’s Faves come from EVNA member, Jean-Pierre Ciudad

Thorough Bread on Church St.:
Baguettes and pastries rival the ones you can get in Paris. Going there in the morning on Saturday is like a treat. I go for the pain au chocolat, and take home a rustic baguette, often still warm.

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Formula Retail continued from page 9

• The value of dollars that stay within a community is 50% greater with local merchants vs. chain stores, $68 vs. $43, according to one study. See http://www.civiceconomics.com/library/, two cited studies are “Economic Impact Case Study: Local Merchants and Chain Retailers,” and “Andersonville Study.”

• The impact on rents is unclear with no concrete studies proving one way or the other. Some say that formula retail drive rents up, others say that due to their economic and bargaining power they are able to lower rents. However, this is all anecdotal and needs to be studied.

• While no hard data exists on the stability and success of local vs. chain establishments, anecdotal evidence in our neighborhood at least, shows that two major chains have not been successful - Diesel's Castro Location and Boston Market in the former Home site, while another is rumored to not be doing well but hard facts were not cited for this one.

• This anecdotal evidence only shows the lack of success of two chains. One would have to crunch the numbers on the ratio of failed formula retail compared to thriving, and the ratio of failed locally owned retail compared to thriving, over a similar period of time to really know which is more stable/viable. This should be studied further.

• While the number of locally owned businesses nationally is fairly static, the percentage of locally owned businesses of total businesses is declining precipitously. See http://www.ilsr.org/ and search for “number-small-retail-firms-1-million-population-19822007” and “what-new-census-data-show-about-state-independent-retail”.

• That we need more data on the community benefits of formula retail versus locally owned retail. Some say that chain stores can offer higher salaries and better benefits. Others say that chain stores tout their community benefits but then through managerial maneuvers avoid providing those benefits by limiting hours, etc. Research on this needs to be conducted.

EVNA will continue to having discussions and presentations on this important hot-button topic impacting our neighborhood. Once the city completes its citywide study, we will convene another panel to discuss and evaluate the results of the study. Stay tuned for more in the coming months.

Handy Resources for Home

Call 311 for:
Report Litter and Graffiti, St. Cleaning, Abandoned Vehicles, St. Signs Missing/ Damaged, Pot Hole Repair

Police:
Police Non-Emergency: 553-0123
Report nuisance and non-urgent issues. Always ask for a CAD #.
Mission Station: 558-5400

Homeless Issues:
Community Awareness & Treatment Service (CATS) non-emergency: 734-4233

Parking and Traffic Issues:
SFMTA Parking Enforcement: 553-1200
SFMTA Parking Tickets: 701-3000

District 8 Supervisor:
Supervisor Scott Wiener: 554-6968
Scott.Wiener@sfgov.org
Loïc Olichon, 18th Street
A new Board member candidate, nominated by Alvin Chua, Loïc Olichon was born and raised in France, and has been living in the Castro for the past 8 years. He is a software engineer working downtown. Since moving to the neighborhood, he has been interested to know more about its history and new directions. He has been involved with the creation of the 4500-4600 18th neighborhood watch. The whole neighborhood might change in the next year or so, with the impending housing development and the rejuvenation of Castro street. He would like to help to create more involvement from the diverse members of the evolving community.

EX-OFFICIO DIRECTORS:
Planning and Land Use Committee Chair:
Jack Keating, 17th Street
Jack has been a resident of Eureka Valley since 1994. His involvement in the neighborhood association began more then ten years ago when he and his partner Justin began caring for the neighborhood park that would become the Pink Triangle Park and Memorial. They continue to serve as the primary caretakers of the Park today. Jack has been active in the EVNA Park and Rec committee, was a Board member for one year, and has been active in the planning committee for more than seven years. He enjoys being involved in neighborhood development, balancing the historical preservation, commercial, residential and other needs of the community.

CONTINUING BOARD DIRECTORS, WHOSE TERMS ARE THROUGH
Member & Community Engagement Chair:
Mark D McHale, Castro at States Streets
Mark has lived and worked in the Castro/Eureka Valley since 1990. Mark enjoys a successful real estate practice with Herth Real Estate, and is deeply committed to being an active member of the community, an engaged neighbor, and a business owner who gives back to the community that has blessed him so much. He is also a board member of MUMC, our local business association, and has dedicated many volunteer hours in service to the community. Mark is committed to listening to the concerns and aspirations of each member of our community, encouraging action over indifference, and supports anyone wishing to make their own unique contribution toward making our neighborhood safe, vibrant and enjoyable for all who live and visit here.

Mary Edna Harrell, Castro Street
Newsletter Editor
Mary Edna Harrell has enjoyed living in the Eureka Valley/ Castro Neighborhood since 1986. The diversity and quality of life here are important to her. As a member of the EVNA Board she endeavors to maintain and enhance this quality for both commercial and residential constituents.

RETIRING BOARD MEMBER
Judith Hoyem, 17th Street
Long-time Board Member, Judy Hoyem, is retiring from service on the Board of Castro/Eureka Valley Neighborhood Association. However, she intends to remain involved with EVNA as a member of the Planning and Land Use Committee. We are grateful for her years of service.

Judy has been a resident of 17th Street since 1971. She is a long-time member of EVPA/EVNA; a long-time member of the Planning Committee, Chair of the Committee several times, most recently for the past three years. Her neighborhood efforts are informed by concern for others, neighborliness, and the promotion of community, ideals that she tries to manifest by working together with others on mutual goals. She has a particular interest in maintaining the friendliness, livability, and affordability of Castro/Eureka Valley even as the Upper Market area explodes with new high-end housing and many new businesses.

DIRECTORS:
Patrick Crogan, Market Street
Newsletter Editor
A returning Board member candidate, Patrick Crogan moved to the neighborhood in 1978. He has been a law office manager for many years. The quality of life for the people who live in the neighborhood is important to him. Equally important to him is the interplay between the business owners, customers and visitors in the neighborhood.

Tim Eicher, Qbar
A returning Board member candidate, Tim Eicher has lived and worked in the neighborhood for over 15 years. Tim is a member of MUMC and is co-owner of several bars in the Castro.

Orie Zaklad, Collingwood Street
A new Board member candidate, Orie Zaklad, a Eureka Valley/ Castro resident is a tech marketer and a founder of an international non-profit. He has been active in neighborhood organizations since 2003. Orie is committed to fostering healthy discussions between residents, merchants and other stakeholders in order to improve quality of life in the neighborhood. He is looking forward to joining the EVNA board and take a role in promoting the organization and increasing membership.

Loïc Olichon, 18th Street
A new Board member candidate, nominated by Alvin Chua, Loïc Olichon was born and raised in France, and has been living in the Castro for the past 8 years. He is a software engineer working downtown. Since moving to the neighborhood, he has been interested to know more about its history and new directions. He has been involved with the creation of the 4500-4600 18th neighborhood watch. The whole neighborhood might change in the next year or so, with the impending housing development and the rejuvenation of Castro street. He would like to help to create more involvement from the diverse members of the evolving community.

QUALITY OF LIFE COMMITTEE:
Aaron Seivertson, Hartford Street
A returning Board member candidate, Aaron has served on the Board for 4 years. He currently chairs the Quality of Life committee. He has a BA in Sound Engineering and currently works for BART. He is working toward a Master’s Degree in History. Aaron enjoys brewing beer, cooking, playing drums, watching movies and is an avid sports fan (Giants, 49ers & Warriors.)

DIRECTORS:
Patrick Crogan, Market Street
Newsletter Editor
A returning Board member candidate, Patrick Crogan moved to the neighborhood in 1978. He has been a law office manager for many years. The quality of life for the people who live in the neighborhood is important to him. Equally important to him is the interplay between the business owners, customers and visitors in the neighborhood.

Tim Eicher, Qbar
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Ex-Officio Directors:
Planning and Land Use Committee Chair:
Jack Keating, 17th Street
Jack has been a resident of Eureka Valley since 1994. His involvement in the neighborhood association began more then ten years ago when he and his partner Justin began caring for the neighborhood park that would become the Pink Triangle Park and Memorial. They continue to serve as the primary caretakers of the Park today. Jack has been active in the EVNA Park and Rec committee, was a Board member for one year, and has been active in the planning committee for more than seven years. He enjoys being involved in neighborhood development, balancing the historical preservation, commercial, residential and other needs of the community.

Continuing Board Directors, whose terms are through
Member & Community Engagement Chair:
Mark D McHale, Castro at States Streets
Mark has lived and worked in the Castro/Eureka Valley since 1990. Mark enjoys a successful real estate practice with Herth Real Estate, and is deeply committed to being an active member of the community, an engaged neighbor, and a business owner who gives back to the community that has blessed him so much. He is also a board member of MUMC, our local business association, and has dedicated many volunteer hours in service to the community. Mark is committed to listening to the concerns and aspirations of each member of our community, encouraging action over indifference, and supports anyone wishing to make their own unique contribution toward making our neighborhood safe, vibrant and enjoyable for all who live and visit here.

Mary Edna Harrell, Castro Street
Newsletter Editor
Mary Edna Harrell has enjoyed living in the Eureka Valley/ Castro Neighborhood since 1986. The diversity and quality of life here are important to her. As a member of the EVNA Board she endeavors to maintain and enhance this quality for both commercial and residential constituents.

Retiring Board Member
Judith Hoyem, 17th Street
Long-time Board Member, Judy Hoyem, is retiring from service on the Board of Castro/Eureka Valley Neighborhood Association. However, she intends to remain involved with EVNA as a member of the Planning and Land Use Committee. We are grateful for her years of service.

Judy has been a resident of 17th Street since 1971. She is a long-time member of EVPA/EVNA; a long-time member of the Planning Committee, Chair of the Committee several times, most recently for the past three years. Her neighborhood efforts are informed by concern for others, neighborliness, and the promotion of community, ideals that she tries to manifest by working together with others on mutual goals. She has a particular interest in maintaining the friendliness, livability, and affordability of Castro/Eureka Valley even as the Upper Market area explodes with new high-end housing and many new businesses.
EVNA Joins Coalition on a Retail Strategy Study for Castro/Upper Market Corridor

By Alan R. Beach-Nelson, EVNA President:

As noted at our Formula Retail Panel in September, the Castro/Upper Market corridor is the second most active corridor in San Francisco, coming in second only to Union Square, according to data compiled in early 2013 by San Francisco Department of Public Works (see http://www.sf-planning.org/index.aspx?page=3343). The corridor encompasses over 422 businesses offering a unique mix of retail establishments, both local and national, dining, entertainment, and personal services that contribute greatly to our status as a destination for tourists and Bay Area citizens alike.

Despite the corridor’s high pedestrian activity and draw as both a tourist destination and as a “gay mecca,” the project area has an overall 6.9% vacancy rate with 28 vacant storefronts along the corridor, representing approximately 50,000 square feet of ground floor retail space (source: EVNA Castro/Upper Market Business Mix Audit, www.EVNA.org). The vacancy rate on Market Street between Castro and Sanchez Streets is highest at 7.8%. Ordinarily, a 6.9% vacancy rate would be commendable, however it is twice that of the City of San Francisco's overall rate of 3.8%, according to the Llenrock Blog, a Commercial Real Estate blog (see http://llenrock.com/blog/top-10-u-s-retail-markets-by-vacancy-rate/).

The area referred to as “the corridor” includes Market Street from Duboce Street to Castro Street, and Castro from Market to 19th Streets. Cross street commercial corridors including Church, Noe, 17th, 18th and 19th Streets are included as well. The corridor area will be expanded to Octavia to better match the CBD’s defined area as part of this project.

The high vacancy rate in the corridor, relative to San Francisco overall, is disconcerting to corridor business associations such as the Merchants of Upper Market and Castro (MUMC), San Francisco Local Merchants Alliance (SFLOMA), business owners, the Castro/Upper Market CBD, neighborhood associations such as Duboce Triangle Neighborhood Association (DTNA) and Castro/Eureka Valley Neighborhood Association (EVNA), and area residents. In addition, over 30,000 square feet of NEW ground floor retail space will become available on the Market Street in the next two years, representing the equivalent of 17 medium sized retail establishments. With the addition of the added ground floor retail space, the Castro/Upper Market corridor's vacancy rate would increase to 10.6%, all other things being equal, significantly impacting Market Street between Duboce and Noe Streets. Though it is worth noting that most of the projects under development along Market Street will have identified lessees for most of the added ground floor retail space included in their projects.

A coalition of business and neighborhood groups including Castro/Upper Market CBD, MUMC, DTNA, and EVNA recently formed to develop a comprehensive “Retail Strategy” for the Upper Market corridor. Headed by the CBD, the coalition’s primary focus is to address the existing high vacancy rate and develop a proactive plan to fill added new ground floor retail in a thoughtful manner. Our intention is to provide guidance on developing an appropriate retail mix that enables our commercial corridor to thrive, preserving its unique character and draw as a tourist destination, while ensuring the livability for its residents.

Look for updates on this important project for our neighborhood in upcoming issues of Eureka!

Pink Triangle Park & Memorial Fundraiser

CASTRO VILLAGE WINE CO.
Thursday, November 14th, 6-9PM
4121 19th Street at Castro

Please join us for a special Thursday evening tasting benefiting Castro’s Pink Triangle Memorial & Park.

$20 TASTING FEE.

All proceeds going to Pink Triangle Park & Memorial to provide much needed funding to replace the pink quartz at the heart of the park and defray other maintenance costs.

We will be pouring:

- 2011 Alta Maria Vineyards Santa Barbara Sauvignon Blanc
- 2012 Liocco Sonoma County Chardonnay
- 2012 Banshee Sonoma County Pinot Noir
- 2009 Hartwell Napa Valley Red Wine

With enormous thanks to James Kelm and his business partners for underwriting this event!
District 8 Supervisor Scott Wiener introduces In-Law Unit legislation

The last week of October, Supervisor Wiener introduced legislation to allow people to add new in-law units in their homes and buildings in the Castro. “We need more affordable housing choices, and in-law units are perhaps the most affordable type of non-subsidized housing. There’s no silver bullet in improving affordability, but this is one piece of the puzzle - creating an option that is more affordable than most other options.”

The proposed legislation would limit in-law units to be contained within the existing buildings, be a minimum of 300 square feet but not exceed 750 square feet, and prevent sub-division. Buildings for which rent-control applies, added in-law units would also be rent controlled, and all units would be encouraged to be rent controlled via code considerations. The area impacted by the legislation is Hill St. to the south, Dolores Park to the East, close to Market St. on the West, and 14th St. to the North. EVNA’s Planning and Land Use Committee is evaluating the legislation, and will work with Scott’s office on any proposed changes. A full article on this important topic will be featured in an upcoming newsletter.

Castro Style

By Rob Cox, EVNA Secretary

Architect Saxon Sigerson teaches architecture to Seniors at Waldorf High School in Sacramento. For for about ten years now he has been bringing his classes to San Francisco to study the architecture in different neighborhoods.

The class comes down once or twice a year and go to the Marin Civic Center, Swedenborgian Church, Synagogue Beth Shalom, St. Marys, Alamo Square, San Francisco City Hall, the Filbert steps and the Castro.

The focus and interest is a total comprehensive understanding of a city, streets, buildings and open space and how buildings and structures make up the fabric of a city environment.
Daniel Redman, neighborhood resident and attorney at Johnston, Kinney & Zulaica LLP, gave a talk at the September EVNA public meeting discussing the practical implications of the recent marriage equality decisions from the Supreme Court.

To put the decisions in context, fewer than thirty years ago the Supreme Court decided Bowers v. Hardwick. In that 1986 decision the Chief Justice wrote that the claim for equal rights for gay people was, “at best, facetious.” Redman provided this context to show the immense progress made for lesbian and gay rights and the significance of the recent Windsor and Perry decisions for same-sex couples. According to Redman, the Windsor decision struck down the section of The Defense of Marriage Act (DOMA) that prevented the federal government from recognizing a valid state marriage, holding that to deny equal recognition to same-sex couples violated the equal protection clause of the Constitution. However, the section of DOMA enabling one state to refuse to recognize marriages in other states still stands. Separately, the Perry decision struck down Proposition 8 by holding that the proponents did not have standing to appeal the district court after the state refused to defend the law.

“So what does this mean?” asked Redman. The federal government may not discriminate, but states still can. For LGBT people in those states, they must leave the state to get married, and their relationship won’t be recognized for state benefits issues. For people married in states with same-sex marriage who later move to non-recognition states, some benefits may be at risk. There are an increasing number of challenges filed in states using Windsor as a precedent.

One of the most important questions for a same-sex couples to consider is one of legal status. Broadly speaking, there are five categories of same-sex couples: unmarried; non-registered same-sex couples; couples who registered for San Francisco’s domestic partnership registry; couples who are registered domestic partners (RDP) with the state of California; couples married before Proposition 8 was passed and couples married since the DOMA ruling.

Unmarried couples are treated as legal strangers and must create documents to preserve decision-making rights. Domestic partnerships registered with the state of California have rights under California law, although for the most part the federal government does not recognize registered domestic partner (RDP) status. A city domestic partnership registered with San Francisco but not registered with the state does not have the same rights as a state RDP.

Couples married before Proposition 8 was passed are still married under state and federal law. Married before Proposition 8 was passed in California? Good news – you’re still married, and now the state and the federal government recognize that marriage. The same applies to couples married since the DOMA ruling.

As a married couple in a state that recognizes your marriage, you should be able to access all rights in the same manner as an opposite-sex married couple, including important benefits impacted by marriage like Social Security, Medicare, and Medicaid. Marriage also affects your rights in bankruptcy, veterans benefits, Family and Medical Leave Act, private employer benefits, immigration, and federal assistance programs.

Redman finished his talk by recognizing there is still significant progress to be made on LGBT rights. “We still need full 50 state marriage equality. We still need protection for the full array of families in our community, full equality for our transgender community, protections for youth and elders, and a broader culture that welcomes LGBT people in every aspect of life.”

Redman is available by for any additional questions directly at daniel@jkzllp.com.

For more information see:
- ACLU LGBT Rights Project https://www.aclu.org/lgbt-rights
- Johnston, Kinney & Zulaica LLP www.jkzllp.com
- National Center for Lesbian Rights www.nclrights.org
GETTING INVOLVED

President's Column, Alan Beach-Nelson

Join us at Castro/EVNA's Bimonthly Public Meeting, November 13, 2013, featuring: Assessor-Recorder Carmen Chu; San Francisco Mayor Art Agnos on proposed Warriors arena on Pier 30-32; Jack Keating and Justin delVersano, stewards of Pink Triangle Park and Memorial; proposed Bylaws change; and Officer and Board elections.

HOT TOPICS

- Neighborhood Network Awards Nomination (NEN): The Mayor’s Office of Neighborhood Services is proud to be an organizational partner of the 2014 NEN Awards, which will return to City Hall January, 2014. The Awards celebrate the amazing work of community leaders and organizations in San Francisco’s neighborhoods. As is the tradition with the NEN Awards, the winners are nominated by the community. Of the many categories to choose from, we are especially eager to hear who you think should win in the “Best Comeback Neighborhood of the Year Award” category. To see a complete list of the 2014 NEN Award categories visit http://empowersf.org/nenawards/. Nominations closes at 5PM on Monday, December 6!

- EVNA’s Board has voted unanimously to join the San Francisco Coalition to Underground Utilities (SFCUU). At EVNA’s October 9th, 2013, Board Meeting we heard presentation from SFCUU, http://www.sfundergrounding.org/, whose focus is to develop a funding strategy and options to underground the 53% of San Francisco that has not yet been undergrounded - mostly the less affluent southern half of the city. While the undertaking would be enormous, there are models like San Diego’s that would make this a reality. SFCUU will present their ideas at our January meeting. Look for the complete story in our January newsletter.

- Corbett Heights Neighbors (CHN) HALTS installation of AT&T Boxes. Gary Weiss, Chair of CHN, and EVNA Treasurer, worked with Supervisor Wiener’s Office and AT&T to conduct an extensive survey of residents in Corbett Heights on AT&T’s plan to install huge utility boxes - see EVNA September-October 2013 newsletter. The results were impressive - over 330 respondents voted 85% to 11% to oppose installation of these boxes in Corbett Heights. Due to the overwhelming opposition, AT&T has agreed to not install them for up to 5 years, at which time another survey will be conducted to gauge neighborhood interest. The ability for other neighborhood groups to conduct the same type of survey might be a possibility. Unfortunately, EVNA’s survey, http://evna.org/content/should-att-add-37-communication-boxes-eureka-valley-sidewalks has garnered just 163 responses with 91% opposed, but not enough in relation to the overall population of Eureka Valley. EVNA’s Board is evaluating the next steps on this topic.

- San Francisco LGBT Heritage Project Community Workshop, Thursday, November 14, 6 - 7:30 pm, Audre Lorde Room, SF Women’s Building, 3543 18th St. The San Francisco Historic Preservation Fund Committee has awarded a grant to the GLBT Historical Society to develop a comprehensive study of places associated with lesbian, gay, bisexual and transgender history in the city. The project will be unveiled November 14 at this workshop where community members will be invited to contribute their own stories about meaningful LGBT places. For information, contact Watson and Graves at sfghthistory@gmail.com or visit “Preserving LGBT Historic Sites” page on Facebook at https://www.facebook.com/PerservingLGBTHistory.

- Whole Foods Market, Grand Opening: Wednesday November 6, 9:45AM, Market and Dolores Streets, The long anticipated opening of Whole Foods is here. Celebrate the opening of the new store. Activities and specials will commemorate the day.

- Patio Cafe should open soon. Owner, Les Natali reports that “I have received a couple offers from restaurant operators, and one of them is from an out-of-town restaurant operator who will be here November 8th to meet with me. I hope to make an announcement within a few weeks about the operator and the Patio opening. At the moment I am still open to offers; if you know of someone who is interested, please ask them to contact me. The important thing is that the Patio Cafe be a casual, low-priced, comfort-food-type restaurant, serving brunch, lunch and dinner every day, in the tradition of the old Patio Cafe. I am grateful for all the neighborhood support, and thanks again for your email.”