The San Francisco Coalition to Underground Utilities (SFCUU) was founded in February of 2012 with a small group of Russian Hill residents passionate in their desire to improve the quality of infrastructure for all of us.

Despite decades of effort to remove overhead utilities from public air space, the job has been abandoned half-done. Utility poles – with their ever-growing accumulation of sagging, tangled, looped, frayed cables and massive, dangerous equipment – mar the cityscape of half our streets and many back alleys. San Francisco has prohibited or relocated overhead utilities from 480 miles, almost half the 990 miles of public streets. The latest city undergrounding program was abandoned due to cost overruns and the debt incurred is now being paid by every utility user in the city.

A world-class city like San Francisco should not have visual blight like this on our streets.

**AGENDA**

**SAN FRANCISCO COALITION TO UNDERGROUND UTILITIES (SFCUU)**

STEVEN EDWARDS WILL INFORM US ABOUT THIS CITYWIDE GROUP, WORKING TO RID THE CITY OF UGLY OVERHEAD UTILITY WIRES - SEE ARTICLE BELOW

**SAN FRANCISCO PUBLIC UTILITIES COMMISSION REPRESENTATIVES, CHARLES SHEEHAN, CRISPIN HOLLINGS AND CHERYL TAYLOR WILL SPEAK TO US ABOUT HETCH HETCHY AND SYSTEM IMPROVEMENTS - SEE PAGE 10**

**IN-LAW UNIT LEGISLATION**

DISTRICT 8 SUPERVISOR, SCOTT WIENER WILL SPEAK ABOUT HIS PROPOSED IN-LAW UNIT LEGISLATION - SEE ARTICLE BELOW

**PUBLIC FORUM**

A TIME SET ASIDE TO DISCUSS NEIGHBORHOOD ISSUES

**Undergrounding Utilities in San Francisco and the SFCUU**

By Anne Brubaker, Chair SFCUU

The San Francisco Coalition to Underground Utilities (SFCUU) was founded in February of 2012 with a small group of Russian Hill residents passionate in their desire to improve the quality of infrastructure for all of us.

Despite decades of effort to remove overhead utilities from public air space, the job has been abandoned half-done. Utility poles – with their ever-growing accumulation of sagging, tangled, looped, frayed cables and massive, dangerous equipment – mar the cityscape of half our streets and many back alleys. San Francisco has prohibited or relocated overhead utilities from 480 miles, almost half the 990 miles of public streets. The latest city undergrounding program was abandoned due to cost overruns and the debt incurred is now being paid by every utility user in the city.

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**Supervisor Wiener Introduces Legislation to Allow Construction of In-Law Units**

By Alan Beach-Nelson, EVNA President

On October 29th, Supervisor Scott Wiener introduced legislation to the Board of Supervisors to amend the Planning and Administrative Codes to allow “Construction of In-Law Units in Existing Residential Buildings or Auxiliary Structures on the Same Lot.” These new housing units would be under rent control if any unit in the building is currently under rent control. The intent of the legislation is 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. These new rules would allow residential properties within 1,750 feet of the Castro Street Neighborhood Commercial District (NCD) - roughly three blocks in each direction from the NCD. The NCD is defined as Castro Street from 17th to 19th Streets and includes 17th, 18th and 19th streets between Diamond and Noe. There is an exclusion on any parcel within 500 feet of the “Montecito” on 17th Street due to conflict of

In-Law, continued on page 8
Establishing Rules and Fees for Corporate Shuttles

Employee shuttles have become an important part of our transit system in the last few years, and many residents rely on them to get to work. The shuttles reduce traffic and auto pollution. As the number of shuttles has grown, we’ve had some challenges around routing and use of Muni stops. The Municipal Transportation Agency is now proposing a framework for the shuttles, including having them pay a regulatory fee to use bus stops and limiting the number of stops they can use. The rules will allow better coordination between MTA and the shuttles and allow people to get to work efficiently, whether they are riding a shuttle or Muni.

Better Streetlights

Well-lit sidewalks and streets are safer and more welcoming. In the Castro, with our vibrant nightlife and pedestrian-oriented lifestyle, we need to ensure that people have safe sidewalks to walk on at night; whether they’re coming home from work or Muni, walking their dog or visiting our bars and restaurants. Unfortunately, our current streetlight system has a huge amount of deferred maintenance, which has led to a large amount of burned out lights and an extended lag time to make repairs. Also, some of our lights are owned by the San Francisco Public Utilities Commission, while others are owned by PG&E, which can be confusing and cumbersome in terms of identifying and following through on repairs. In December I convened a hearing on our city’s streetlight system, including the needs to improve reliability, reduce the time it takes to fix broken lights, and make our streetlights more pedestrian-focused. At the hearing, we learned that both PUC and PG&E have improved their response times but that the aging system continues to struggle with significant deferred maintenance. Currently, I’m working on legislation to set clearer standards for our streetlights, to improve some of these problems so that we can have more consistently lit streets. Ensuring well-lit sidewalks and streets are a critical quality of life and public safety issue for neighborhoods throughout our city.

Scott Wiener represents District 8, including the Castro, on the Board of Supervisors. More information at www.scottwiener.com.
The New Year brings new developments in the highly anticipated Castro Streetscape Improvement Project. Led by the SF Department of Public Works in collaboration with both the city’s Planning and Public Utilities Commission’s Water Departments, the project will consist of sidewalk widening, new street trees, new street lights, repaving of the street and Jane Warner Plaza, and installing new bike racks and leaning rails. In addition, in coordination with the San Francisco Municipal Transportation Agency, all overhead electrical wires and support poles for Muni’s fleet of clean-energy vehicles will be reinstalled and rewired to maximize pedestrian space on the new sidewalks.

Additionally, Public Works is working with the Rainbow Honor Walk nonprofit to install 16 of 20 honorary plaques of LGBT heroines and heroes throughout history, and with the Castro Upper Market Community Benefits District may include some other potential iconic elements, such as decorative crosswalks, celebratory lights and historical facts etched in the sidewalks. The streetscape improvement project will make these two blocks of Castro Street safer and more inviting for pedestrians, while not decreasing the number of traffic lanes or parking.

Public Works has completed construction documents and received bids for the project, and is in process of awarding the contract. The winning bid belongs to Ghilotti Bros., Inc., a company with more than 100 years of construction experience. The same company built the Valencia Streetscape Improvement Project. Ghilotti Brothers did a great job working with Public Works to minimize disruptions during construction with residents and merchants along Valencia Street and we should expect the same level of care for the residents and merchants on Castro Street.

Unfortunately, due to the current bidding climate for contract, bids did not come in low enough to award any bid alternates for decorative improvements, such as Mica sparkles on the pavement, decorative crosswalks, and historical facts accents on sidewalk paving. However, a community partner, the Castro Upper Market Community Benefit District, may step in. The organization is considering funding decorative crosswalks and historical facts accents on sidewalk paving, in addition to celebratory lighting with colored LED downlights -- similar to the ones installed on the old Diesel Building -- that would have adjustable colors and be programmable.

The project currently is still on schedule, with construction to begin as soon as February and end in October of this year. The phasing of the project scope is currently under discussion with the contractor with the goal of completing the project in the shortest time possible. There will be a moratorium on construction in the last two weeks of June to accommodate the Frameline Film Festival, Pink Saturday, and Pride events and the project aims to be completed by Castro Street Fair in 2014.
The Café

is committed to ensuring that the Castro has a vibrant and active nightlife and a peaceful neighborhood.

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**Change is Everywhere.**

Change is everywhere in the Castro these days. It seems to be on everyone’s mind, in the press, on TV, in conversations between friends, debates at public meetings, in the street and dotting the skyline. There’s been a nervous excitement electrifying the neighborhood, as is true in the entire city. This Change has been long awaited and is delivered with mixed reviews.

The headline in the Examiner this week read “Growing Up” - that pretty much sums it up. Like the teenage years we all have had to face, it’s a time of awkward advances and uncomfortable moments. It’s a time when we come to realize what was once will no longer be, and what’s to come is scary and wonderful to ponder.

2014 will bring many changes to the neighborhood we know. The sidewalk widening and improvements project will begin construction in February. As a community, we were all able to give our input on what we wanted to see. New wider walkways (thank god!), new trees, and a narrower road way will encourage walking and reduce traffic. As exciting as the end product will be, going through the process will be chaotic and challenging for many of the small businesses hoping that customers will continue to patronize them during the construction.

Storefronts and businesses we know are changing, too. The iconic Herth Real Estate on Castro has been bought out: a chapter has closed after nearly 50 years and an exciting new one begins with another home-grown brokerage, Vanguard Properties. The SF AIDS Foundation is making a flagship home for its health services at 474 Castro Street, the site of long closed Superstar Video. Whole Foods is sitting pretty at 2001 Market (within the “38 Dolores” building) the proposed Banditos restaurant, and at least a dozen more commercial spaces coming on line promise to bring additional surprises to the neighborhood.

Housing, most notably any type of housing, is undergoing a dramatic change. This year we’ll see almost 1,000 units coming on line from Octavia to Castro Streets, some include on-site affordable units - though not nearly enough. The Venn (1844 Market), The Century (2200 Market), The Linea (Market & Buchanan), 8 Octavia include on-site affordable units - though not nearly enough. The Venn (1844 Market), The Century (2200 Market), The Linea (Market & Buchanan), 8 Octavia are bringing a guarded excitement about housing desperately needed; but, the lease and purchase figures are probably the most stinging reminder of the escalating costs to live here. From proposed new legislation to legalize in-law units, to dozens of the housing projects in planning, we’ll see new inventory throughout the year.

Change, by its very nature brings with it the dual forces of creation and destruction, where one way of experience has to fall away to allow another to present itself. Embracing change allows us to stay vibrant and active. Being engaged means that we can influence it, apply some direction and maybe even set a pace. Resisting change is futile, as we know from the Borg on Star Trek. With any choice, the one thing we are certain of: is that where we’re going won’t be the same as where we’ve been. Happy 2014!

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Cost of Living in The Castro
By Mark McHale, EVNA Board Member

The Challenges of Success

Riding the waves of the economic upturn that collectively we as a city have experienced over the last two years, has been exhilarating to say the least. The throngs of new residents visible on city streets and in city parks, the building spree evident to anyone by just glancing across the eastern skyline, the white wash of new businesses and fancy restaurants occupying newly built spaces or existing spaces that once stood vacant; and the rising costs of living here is changing the landscape on many levels, and at a breathtaking pace!

To our credit and concern, we have become a destination city for a new wave of faces from the region, the country, and the world. Many factors, intentional and organic, have played out such that San Francisco has become a desirable place to be, and just like a magnet, the upsurge draws in more and more people who want to work, live and play here. As you’re aware, this increase creates ripples of increasing pressure on every facet of living here: transit, food, housing, jobs, traffic, water and open space. We find ourselves under growing pressure to just maintain our status quo.

Escalating rents has everyone’s attention: property owners, politicians, developers, investors, business owners, workers and renters alike. In the last several years, SF has added 28,000 new residents, the median income has crested at an estimated $76,000, vacancy rates have touched below 2%, the cost of a one-bedroom apartment has risen 26% to over $3,000 in Eureka Valley. To add to the housing stress: evictions have soared by 170% and it’s widely been reported that it takes 5.5 full time minimum wage jobs to live just above the poverty level. But there are other influences at work: our city’s byzantine and costly building code regulations and boilerplate restrictions on development, the high cost of landlord/tenant litigation and the unflinching pro-tenant environment causing many landlords to keep units vacant rather than risk potential ruin. My intent is not to take sides, but to acknowledge and evaluate the tremendously high stakes at play.

Tuning into the heated shouting matches and finger pointing, hearing labels tossed around like victim and oppressor, taking in the passionate opinions excoriating one group or another on who’s to blame - you would think that’s the conversation. The foes are all beginning to take shape in the smoke rising off the media bonfire. Headlines like “New SF Rental Price Map Soaked In The Blood Of Low-Income Renters” (SFist.com), or stunts like the verbal flogging of “low income” demonstrators by a fake Google employee, and workshops called “Landlord Bootcamp” claiming to teach threatened landlords to “defend the Ellis Act” - serve merely to whip up a frenzy, inflame the rhetoric, distract and further divide the stakeholders. Focusing on why the sky is falling never stopped it from falling. Pushing talking points that would have us believe our only option is win or lose is a false argument. It would make us adversaries rather than advocates. We have so many other options to discuss and chose.

There are other critical constructs that need to be evaluated and assessed which never get discussed in the dichotomy of win or lose game. For example, the rapid change makes so many of us afraid - fearful. Who’s talking and listening to that story? Change, especially in an essential utility such as housing, distorts the story we tell ourselves about our experience here. The story we tell ourselves about living in the Castro (or any other neighborhood) is likely threatened by our newly unfolding success. The housing challenge, coupled with other changes, injects a dissonance in what we expected to experience and what we really are experiencing - a common response to this phenomenon is fear. Throw in topics

Cost of Living continued on page 9
Biscuit Bits - Stories Gleaned from Castro Biscuit, http://castrobiscuit.com

By Alan Beach-Nelson, EVNA President

The Castro Biscuit is a very informative blog. I find it invaluable for knowing current happenings in the Castro. It also affords the opportunity to comment on, and discuss with others, events in the neighborhood. As a service to our readers, I have gathered some of their recent posts with their permission, that I thought would be interesting. I encourage you to subscribe to their blog.

“The Castro Biscuit covers happenings in San Francisco’s beautiful and crazy Castro neighborhood. We currently have two bloggers/reporters, Roy and Waiyde, scouting around the Castro looking for the latest buzz. Want to contribute? Email roy@castrobiscuit.com

Evictions Hit Twelve Year High in the Castro & Throughout the City, by Waiyde Palmer

Evictions in the Castro and throughout SF have hit a twelve-year high not seen since the first dot.com boom. Reports are staggering: 2% rental vacancy and of that less than 10% rent controlled; Castro home prices rose 34% over last year sales-outpacing the Citywide 17% rate; Ellis evictions rising and crafty lawyers working the unscrupulous finding loopholes in tenant leases to exercise violations allowing long-term tenants to be put out.

Many of the Castro’s evicted are elderly or fixed income/HIV positive individuals who’ve been in their apartments for more than ten years and find themselves unable to financially compete in the new, hyper inflated, rental market.

Evictions in SF are coming in different forms according the Examiner: Tenants breaking the terms of their leases accounted for the most evictions, at 468, nuisance violations at 352, 116 instances in which a unit’s landlord invoked the Ellis Act-in 2012 there were only 64.

Three Castro Bars Inducted to SF Heritage Legacy Bar

by Waiyde Palmer

The prestigious San Francisco Architectural Heritage organization has inducted three Castro merchants into their hallowed Legacy Bar and Restaurant initiative.

The San Francisco non-profit formed in 1971, aims and goals are: “...to preserve and enhance San Francisco’s unique architectural and cultural identity, Heritage aims to help manage change over time, advocating for smart growth through the protection and reuse of historic structures and landscapes. Acknowledging the symbiosis between cultural and material sustainability, to help preserve the environment that defines San Francisco.”

To that end they began nominating City bars and restaurants they felt deserved to be honored for their excellence in innovation, style, cultural influence, longevity and unique San Francisco appeal.

Up to now that list only included one Castro entity - SF’s newest historical and distinct LGBT landmark - Twin Peaks Tavern. Now, in this latest round of twenty-five additional inductees, three other Castro businesses have been added to the list: Sausage Factory (517 Castro St./est. 1968), It’s Tops Coffee Shop (1801 Market St./est. 1935) and Cafe Flore (2298 Market St./est. 1973).

Bandidos Coming to Old Leticia’s by Roy McKenzie

Hi Tops owners, Jesse Woodward and Dana Gleim, will be opening up a new Mexican-style restaurant, Bandidos located nearly right across the street from their popular gay sports bar. They are taking over the old Leticia’s spot in the new The Century at 15th and Market, receiving approval from the Planning Commission on December 19.

The BAR reported Woodward and Gleim signed a lease with property owner Leticia Luna for the 3000 sq ft space that was originally intended for a bank. Due to the 18-month moratorium on financial institutions opening in Upper Market, Luna approached the Hi Tops duo to instead open a restaurant in the space.

Woodward noted that the new restaurant would, “not be a taqueria” and focus more on service with the eatery hosting 12 outdoor seats, 80 indoors, and a bar lounge. Hours are expected to be 4 to 11PM weekdays and on weekends for 10AM to 11PM.
interest rules requiring legislation exclude any property within 500’ radius of the Supervisor’s home.

In explaining the legislation, Supervisor Wiener stated: “The legislation is straightforward. It allows buildings, whether single-family homes or multi-unit buildings, to go slightly above current zoning restrictions to add in-law units. Buildings of 10 or fewer units can add one in-law unit above zoning limits, and buildings of more than 10 units can add two. The units will have to be within existing habitable space – i.e., a garage, a large storage space, a large basement area – within the existing envelope of the building. Height or bulk increases will not be allowed by this legislation. The units will have to come from unused space, without chopping up existing units. The units can be as small as 220 square feet (the minimum currently allowed for apartments) and as large as 750 square feet. Each unit will have to be complete, with kitchen and bathroom. The Department of Building Inspection will be required to apply the building code flexibly, to the extent allowed by state law, to accommodate the new units. This flexible approach will require that the units comply with basic health and safety requirements while recognizing that many in-law units cannot meet all aspects of current code.”

It is pretty clear that San Francisco needs to dramatically add new housing stock as housing costs rise ever higher in our beloved city. There is no one magic bullet that will solve the problem. We need several options with differing methods for adding housing stock while at the same time not negatively impacting both the quality of life that all of us treasure or the unique character and nature of our neighborhoods. I personally applaud Scott for his efforts to do just that with this legislation, and his more recent affordable housing legislation (see Hot Topics, page 12).

While the proposed legislation is fairly straightforward, there are some unanswered questions. The EVNA Planning and Land Use Committee established a sub-committee to evaluate the legislation and to provide any feedback.

On Monday, November 18, thirteen sub-committee members reviewed the details of the “Secondary Units ord_67488-2 legislation.” The sub-committee is intrigued by the idea, but has several questions and concerns that require clarification and/or explanation.

The following are questions and concerns that the group developed to be addressed before the legislation is heard and adopted:

1. While we understand the area the legislation covers, we would like a more detailed map of the area that shows the specific border for the legislation. The graphic on EVNA’s home-page shows the radius of the legislation. The graphic on EVNA’s home-page shows the radius of the legislation but it is not yet clear how properties that are cut through will be handled.

2. Determining the building envelope. The sub-committee felt strongly that there should be an “as of date” included in the legislation, say January 1, 2014. Otherwise, one could build an unfinished space as part of a remodel, and then later make the space useable under this legislation.

3. We have concerns about the long-term affordability of these units. Please explain the impact of rent control on these units? If we understand correctly, a single family RH2 structure that adds an in-law unit will not have the unit subject to rent control. Also, if the structure was built after 1979, new unit(s) would also not be subject to rent control. Are we correct? If so, we have concerns:

   • Shouldn’t all units added be subject to rent control if the intent is to create affordable housing?
   • We’re concerned about the ability at a later date being able to convert the whole building into TIC or Condos. We feel strongly that the legislation must prevent this from ever happening.
   • Prevention of units added as part of this legislation being converted back to single-family use. We hear too often about new owners who want more space, so we really want controls that prevent the unit from being converted.

4. We are very concerned about the exemptions from building codes as referenced. What codes might be exempt? We really need to know this before we can take a formal position.

5. We are also concerned about the unlimited powers that this will provide the Zoning Administrator (ZA) to issue waivers. It seems to us that there should be a way to address the ability of the ZA to have unilateral decision making.

In-Law, continued on page 11
David Chiu Also Proposes In-Law Unit Legislation
By Gary Weiss, EVNA Treasurer

As the cost of living in San Francisco has skyrocketed in recent years the idea of offering amnesty to landlords currently renting “in-law” units has become more popular. As recently as a few years ago, the idea was looked down upon as a potential cause for overcrowding and reduction in parking spaces. But as housing “density” and preservation of affordable units have become key approaches to increasing the supply of housing, this idea is now supported by landlords and tenant rights groups.

Currently, many in-law units - it is estimated that at least 30,000 exist - are rented without a lease and without rent control. There are also often serious structural code violations.

With this new legislation, one in-law unit per lot could be authorized. The unit would need to have existed when the legislation was approved. The landlord would need to submit a formal application, pay a fee, and obtain any building permits needed to ensure the safety of the unit.

According to Supervisor Chiu:
“The purpose of the legislation is really threefold: to respond to the housing crisis, ensure building and tenant safety, and to provide clarity and transparency to property owners on their obligations. We have an affordability crisis, and we are trying to think of the smartest, most effective ways to address our intense housing needs.”

The legislation will be reviewed by the whole Board of Supervisors in March.

Cost of Living continued from page 6 such as shifting from blame based responses to solution based. Let’s talk about embracing rather than resistance. Our perceptions and expectations, if left unquestioned, can play a part in how we choose to respond to our current challenge; fear paralyzes, curiosity is more likely to create possibilities.

What if instead we all chose to create a third way, a middle ground? What if we elected to take ‘no position’ without first making an effort to understand the various points of view? What if we made a commitment to be open and flexible rather than resistant? What if we saw ourselves as capable of working together toward a shared goal rather than entrenched in our separate camps? What if we saw ourselves, and each other as sharing the responsibility; able to compromise and willing to respect one another’s view? Focusing on who to blame requires nothing except a willingness to remain powerless, but calling on ourselves and each other to work toward a solution does take effort and time, but in turn, can also create a real and connected community.

In this multi-part series, I’m going to voluntarily touch the proverbial third rail by addressing the escalating costs of housing in our community and the very real, often painful, impact of this change on ordinary people trying to make the most for themselves. I’m going to look at some of the competing interests that we must acknowledge as real and deserving of consideration, and then look at our own preset positions, assumptions and expectations that must be included in the conversation if we are to hope for any chance of compromise to reach short and long term solutions. I invite you to join in the conversation by offering your comments, insights and ideas to each article on the Eureka Valley Facebook page.

In an effort to fully disclose, I am a Eureka Valley/Castro resident and realtor/business owner. I now live in a rent controlled apartment, but have previously owned residential and investment property in the city and currently own an investment property in San Diego which is rented below market value (and at a loss) to some good friends. I am all of these and not any one of these by itself. How this affects my outlook on life and this topic is yours to assess, but I come to the table with a commitment to be open, respectful and in the spirit of curiosity and cooperation. I invite you to leave your labels at the door, and join me in this honest experiment to find solutions. Look for the first installment in the next edition of the EVNA newsletter.

Take your comments to: https://www.facebook.com/eureka.valley
This issue’s Faves come from new EVNA Board Member, Loïc Olichon.

Local Take, 3979 17th St. #B
This is truly a hidden jewel for those who like local artists’ crafts without blowing their budget. A perfect place to find decor for your home, or simply to find cute gifts, while supporting local artists. A must see!

SF Mix, 4086 18th St.
My go-to bar, it has a pool table and a patio, and you can watch sports there, too. Depending on the occasion, it can be our sports bar (watching the Giants win was epic!), a low key bar with the pool table, or simply a great place to meet with friends in the patio on weekend nights.

Mama Ji’s, 4416 18th St. (between Eureka & Douglas)
I am not especially fond of Chinese cuisine, but Mama Ji’s brought new dishes and new flavors to the table! It becomes fun to explore the menu for new combinations and other spicy dishes. The service is super friendly. Mama Ji and her husband are doing a wonderful job.

ZGO Candles + Home Fragrance, 600 Castro St.
A really nice addition to the Castro, Z|G|O is where we get our scented candles and diffusers. You would find great diffusers (Antica Farmacista) and candles (Diptyque, Trudon) from all around the world. A great place to find a subtle gift or just for your own indulgence, Z|G|O brings some serenity and scents to the Castro.

Neighbors’ Faves!
Neighbors share their favorite places in the ‘hood!

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Want to Know More about Your Water and Sewer Bill?
By San Francisco Public Utilities Commission

Have you considered lately what it takes to provide pristine water to your tap every time you turn it on, or how the sewer water from your shower and toilet is cleaned before being released into the Bay or Ocean?

The San Francisco Public Utilities Commission, provides round-the-clock, reliable water, sewer and municipal power services.

Every year, we replace aging water and sewer lines and plan for the future. We have also successfully completed over 75% of the $4.6 billion Hetch Hetchy Water System Improvement Program (WSIP) to upgrade pipelines, tunnels, and dams that will protect our water system against earthquakes and other emergencies, such as the recent Rim Fire. Our system upgrades ensure continued, uninterrupted delivery of high quality water to our customers.

Your water and sewer rates have made this possible, and we’re proposing additional increases to continue this important work. Our core priorities are to provide reliable services, while keeping rates affordable and our process transparent. We have a public rate setting process underway through our Citizens’ Advisory Committee (CAC) and Rate Fairness Board (RFB). These are two of many independent bodies that provide oversight, as well as recommendations to our Commission on issues like rates. For more on Rates: sfwater.org/rates

Come to the January 22 EVNA Public Meeting to learn more about our water and SF Water projects.
SFCUU from page 1

The Supervisors appointed a Utility Undergrounding Task Force which submitted a cogent analysis in 2007. Its recommendations aimed at restoring a viable citywide undergrounding program none of which have been acted upon. Detailed recommendations are contained in the body of the report.

The Task Force report contains several scenarios for funding the balance of the undergrounding program, consistent with CPUC rules, including an undergrounding surcharge which PG&E can pass on to its ratepayers. San Franciscans will accept reasonable utility surcharges: in the Task Force survey, included in the 2007 report, 92% of owners and 78% renters would support the city in its undergrounding efforts by contributing a small additional fee per month on their utility bills.

Every Supervisor needs to be educated, and frequently reminded, about the importance of undergrounding to his or her constituents. We urge the Board of Supervisors to adopt and implement a viable citywide policy in line with its own Utility Undergrounding Task Force Report of 2007. A citywide program will achieve cost savings, set rational priorities and fairly allocate the costs.

The SFCUU continues its grassroots mission through neighborhood and professional organization outreach. We have begun working with several of our Supervisors to find solutions for this issue. The SFCUU’s current endorsements, documents (including the TASK FORCE REPORT) and news updates can be found at www.sfundergrounding.org. Interested residents who want to help bring the Coalition’s goal to their neighborhood and the city at large should contact the SFCUU at info@sfundergrounding.org.

In-Law from page 1

6. Why is this a pilot just for the core area of Eureka Valley? What will be the measure of success and the time frame for the pilot?

7. We are concerned about illegal rear yard open space structures being converted to in-law spaces via the variance process.

8. Parking. Several attendees had grave concerns about the impact on street parking that these units will have, especially the conversion of garages and structures that do not have a driveway. Potentially, this legislation could cause two additional cars to be on the street in our already limited parking environment. Can you comment on this and on ideas to ensure it would not negatively impact parking congestion? Perhaps only garages can be converted if there is another off-street space?

Supervisor Wiener will address at EVNA’s January 22nd Public Meeting.

Visit EVNA.org for the complete text of the legislation, a survey we have created to garner community input and other links.
Beth Van Hoesen: Portraits from the Castro

George Krevsky Gallery, 77 Geary St. in Union Square, now through March 1

This is a benefit exhibition featuring artworks donated by the E. Mark Adams and Beth Van Hoesen Adams Trust to raise funds for the construction of San Francisco's newest public monument, the Rainbow Honor Walk.

Works include watercolors, drawings, and prints from the 1990s depicting colorful personalities Van Hoesen encountered in her neighborhood, including well-known LGBT figures. The exhibition is free and open to the public at

For more than forty years, Beth Van Hoesen (1926-2010) and her husband, artist and designer, Mark Adams (1925-2006), lived in an old firehouse on 22nd Street at the top of the Castro Street hill, where they hosted weekly drawing sessions, joined by prominent Bay Area artists. In the late 1980s and 1990s, Van Hoesen became particularly fascinated with people she saw in her neighborhood, occasionally inviting them to pose for her at the firehouse.

Many of the artworks from Van Hoesen’s sessions with her Castro neighbors have not previously been exhibited or available until now. Artworks of Castro personalities range from leather-clad, dyed, and tattooed punks and queers, to well-known figures such as the Sisters of Perpetual Indulgence and the late Jose Sarria, known as The Widow Norton. Thanks to this generous gift from the artist’s estate these portraits are now available to benefit the Rainbow Honor Walk.

The Rainbow Honor Walk, a volunteer committee of community leaders, received the unanimous support of the San Francisco Board to create the sidewalk monument, featuring bronze plaques honoring noted personalities in LGBT history.

More info: 415.397.9748 or info@georgekrevskygallery.com

Getting Involved

President’s Column, Alan Beach-Nelson

Join us at Castro/EVNA’s Bimonthly Public Meeting, January 22, featuring: Steven Edwards from San Francisco Coalition to Underground Utilities; San Francisco Public Utilities Commission on our Hetch Hetchy water and system improvements; and District 8 Supervisor, Scott Wiener on his proposed In-Law Unit Legislation.

Hot Topics

• New LGBT Focused Shelter To Open Soon. A new LGBT-focused shelter is currently under development. It will provide 24 beds on a nightly basis and be operated by Dolores Street Community Services (DSCS) at one of their existing shelter sites in the Mission District. In addition to DSCS, the project has been advanced by a team including: AIDS Housing Alliance, Housing Rights Committee, Coalition on Homelessness, Supervisor David Campos and Director of HOPE Bevan Dufty. It is anticipated that the shelter will open in early 2014.

• On January 14, Supervisor Wiener introduces affordable housing legislation to incentivize developers to build affordable units on-site as part of their developments and to build significantly more affordable units than the legal minimum. The measure provides that if a developer makes at least 20% of units affordable (as opposed to the minimum of 12% or paying a fee), the affordable units won’t count against density limits. In other words, the developer can build an increased number of affordable units without decreasing the number of market-rate units. The measure will also eliminate density limits for purely affordable housing projects, leading to more affordable units overall.

• Local Merchants and Castro Community on Patrol Start Castro Business Watch, a FREE business safety program under San Francisco Safety Awareness For Everyone (SAFE) in association with the City and Country of San Francisco and the SF Police Department. CBW currently has over 38 members in the core Castro/Upper Market corridor. To join the Castro Business Watch program contact info@CastroPatrol.org or visit: https://www.facebook.com/pages/Castro-Business-Watch/433449120032873.