



EUREKA VALLEY PROMOTION ASSOCIATION

serving the Castro and Upper Market neighborhoods since 1881

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3/12/2007

Ms. Christina R. Olague
President, San Francisco Planning Commission
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103-2414

RE: 2007.0072C: 2367 Market Street aka 3970 17th Street

Dear President Olague,

The Eureka Valley Promotion Association (EVPA) supports the operation of the bar known as "The Café" and welcomes improvements to businesses and commercial property within our neighborhood. The owner of the Café located at 2367 Market Street near Castro has applied for a Conditional Use permit to expand his business by altering the building by adding a basement and 4 stories on what is currently a parking lot facing on 17th Street. The owner is also concurrently applying for a conditional use permit to operate a small self-service restaurant in the retail space on the first floor of the new space, to expand nights of dancing and live entertainment to seven nights a week and to provide a business use space on the top floor of the addition.

At the time of this writing, we still have grave concerns about the proposed project. Sixteen hours prior to the deadline to submit letters to the commission, the project sponsor informed us that the proposed elevator on the Market Street entrance did not meet ADA requirements, the only ADA compliant elevator in the building would be in the rear addition.

Additionally, there are some design issues with the proposed addition that are still unresolved. The new structure facing 17th Street is directly on the open space of Harvey Milk Plaza. Any design in this prominent location mandates the use of "good design and quality materials." As of the date of this letter, we are not yet confident that the design proposal will incorporate these essential elements. If these matters are not resolved prior to conduct of the hearing on 20 March, we strongly recommend that this hearing be continued to a future date, as the project is not ready to be heard again by the Commission.

At the last Commission hearing on this project in 21 June, 2007, the case was continued until to allow the project sponsor to adhere to the Conditions of Use which were in effect at the time of the last hearing. A significant effort has been invested by neighbors and the project sponsor to ensure that the Café could comply with these conditions. Although there have been some problems, particularly at the beginning, the Café has done an admirable job of working with the neighbors.

The opinions of the neighborhood have been fairly mixed on three of the four issues being addressed at the hearing. Many people feel that a fourth floor is unnecessary and unsightly, particularly from the historically significant public open space of Harvey Milk Plaza, while others feel that a 45 foot building on a parcel zoned for 65 feet on the intersection of a major metro line is an underutilization of the property. Some people feel that a new small self-service restaurant on the ground floor would be a welcome addition to our neighborhood, while others feel that this would be an encroachment into what is now a residential street and a nuisance creating trash and loitering.

The one request about which the opinion is very strong is that for extending the nights of dancing and live entertainment to seven nights a week. The fact that the project sponsor has only recently been in compliance with the previous condition of use, it is widely felt that this would be too much, too soon, but something that could be granted in the near future should the Café continue to prove their ability to work well with the local neighbors.

The EVPA has worked closely with the nearby residents, the Duboce Triangle Neighborhood Association, the project sponsor and the Planning Department to develop Conditions of Use which are acceptable to all parties. These conditions represent appropriate compromise and partnership.

Many of the EVPA members would like to attend the hearing, however as currently scheduled, **the hearing coincides with our monthly membership meeting at which the Entertainment Commission will be presenting plans about Halloween in the Castro. Please do not interpret our absence at the hearing as a lack of serious interest in this matter.**

The EVPA is a neighborhood group serving the Eureka Valley neighborhoods of the Castro and Upper Market since 1881, the oldest continuous neighborhood group in San Francisco. Visit us at online at <http://EVPA.org>.



Steve Clark Hall
President, Eureka Valley Promotion Association

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