



ITHA BOARD

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Treasurer: Open

AT-LARGE

Thomas Buchanan
Linda McGilvray
John Stacey
Donna Howe
Robert Ho

ITHA Committees

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Sandy Gandolfo & Colleen Carrigan
SAFETY: Donna Howe
The Sundial: Linda McGilvray
Parks & Landscaping: John Stacey
Welcome Wagon: Dimitri Stamatias,
Amy Peterson
Design Review: Suzanne McDonnell
Construction Committee:
Thomas Buchanan, John Stacey,
West of Twin Peaks Council:
Mark Scardina
Webmaster: Mark Goldstein

Regular monthly meetings of the ITHA are held at 7:30 PM on the third Thursday of each month, January, February, March, April, May, June, September and October. No regular meetings are scheduled for July, August, November, or December. Location is the St. Francis Episcopal Church, 399 San Fernando Way, and all Terraces residents are welcome. **Now meeting online until further notice.**

ITHA, P.O. Box 27304, San Francisco, CA 94127-0304 • www.ITHASF.org
www.ithasf.org/email.html

Our new forum is now available for all neighbors: <http://forum.ithasf.org>. Members discuss topics such as local events, meetings, crime, schools, and gardening. The newsletter is available on the website: www.ithasf.org/sundial/sundial.html

Google group: terraces@googlegroups.com

President's Letter

By Mark Scardina

Well, it's not quite Spring as I write this, but it's been a lovely day after our dynamic winter. Those of you who are frequent readers or attendees at our monthly board meetings know that I have been advocating for a community-based D7 housing plan since 2017. We had a working group that made real progress sponsored by Supervisor Yee to address the lack of senior housing in conjunction with the under-utilized single-family homes so coveted by families. I even proposed an innovative plan that had pilot project funding which was unfortunately red-lined by Mayor Breed.

Now, thanks to dozens of state bills and our City's benevolent acceptance of an unrealistic 82,069-unit RHNA allocation over the next 8 years, we are seeing in the new rezoning plan that our Planning Dept. looks at our family-oriented neighborhoods on the west side as simply opportunity zones for imposing their view of San Francisco's future where housing is simply a commodity not community. Many of you have begun to take notice and are asking what can be done.

For those not yet aware, our entire neighborhood is impacted by the Breed-Engardio bill working its way through the BoS legislative process that permits without recourse 4-plexes on any lot and 6-plexes (65' height) on corners. The saving grace is the cost of such multi-family housing does not pencil out in today's market. It's twice as valuable to renovate a single-family home versus even market-rate housing. New construction is at \$1000/sq.ft and financiers need a 20% margin to risk building in the City.

It's been reported that we have over 70,000 units already at the permit stage mostly waiting for financing; however, most of these are market-rate housing. Over 46,000 of our RHNA goal must be below market - 20,867: Low & Very Low Income, 12,014 Low Income, and 13,717 Moderate Income. To get those numbers, our planners have deemed we need more units per lot and that means we could see 8-story (85') buildings along Ocean, 19th Ave, Sunset, Taraval, etc. with 14-stories (140') on some corners. In addition, we'd see 6-stories (65') on Junipero Serra and Sloat. To build to these heights, developers will have to include below-market housing.

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President's letter

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In light of the fact that Planning and the Mayor want all of this new development, what can you do? To start, you can respond in writing or at the public comment periods upcoming on 4/4, 12 pm, at the Planning Commission, then the BoS Land Use Committee, and finally the full Board of Supervisors. I have posted letters already submitted by our board and members as examples in the Community News section of our website at www.ithasf.org.

In addition, we are evaluating whether to mount an effort to place our neighborhood on the California and National Registry of Historic Resources. This has been recently completed by St. Francis Woods and is underway by the Baywood Historic District of San Mateo. This would require developers of our historically significant properties to preserve their character which can act as a deterrent for demolitions. However, this would be an expensive \$50K-\$70K, 1-2yr project which means everyone would have to donate to it. Please take a look at the above Community News article for additional details and plan to attend our 3rd Thursday, 7:30pm meetings via Zoom to hear more and participate. Signing up to our text service using the QR code or on our website will provide you with friendly reminders.

SFPD Contact information Taraval Station

General Contacts Emergency Phone 9-1-1

Non-Emergency Phone 1-415-553-0123

City Services & Questions 3-1-1

Station Contacts

Phone 1-415-759-3100 TTY (hearing-impaired) 1-415-759-3108

Email SFPDTaravalStation@sfgov.org

Anonymous Tip Line 1-415-242-9753

Mark Your Calendars!

Upcoming Events in the Terraces

Easter Egg Hunt at the Sundial

Sunday, March 24, 11:30 - 1:30 (See back page for more info)

Shredding Day

For your old documents
Sat., May 4, Sundial from 12 to 3 pm.

Landscape Day TBD

Octoberfest Picnic Sunday, Oct. 6, 12 - 3 pm

Next ITHA Board Meeting: Mar. 20, 7:30 pm



Landscape Committee Report from John Stacey

Sundial Park

The sundial is looking quite good, with sprinkler system leaking problem solved, constant care by our gardening team, graffiti remediation on the sundial itself, and some much needed pruning and beautification from our Landscape Day team on November 4th. It remains the pride of the neighborhood.

Traffic Circles

The traffic circles are a little more mixed. Most (near the entrance on Mercedes and at south Urbano and Victoria) are in good shape under the care of both our gardening team or "adopted" by homeowners nearby. We love to see this. A few have grown a little tired and scrappy. Fortunately we have a plan to use grant money and donations to rehab them.

Individual Yards

While the ITHA Landscaping Team does NOT take any position on individual house's yards, we do want to encourage homeowners/renters to do their part to make our neighborhood as beautiful as it can be. Low water consumption yards abound as shining examples of how a beautiful yard need not have needy and thirsty green grass. In the interest of pedestrian safety, neighbors are reminded to keep hedges low, sightlines clear, and to not allow bushes to encroach upon nor narrow sidewalk passage.

And, on the other side of the coin, as a gentle reminder for anyone thinking of paving or pebbling their whole yard: Under city law, AT LEAST 20% of a FRONT yard MUST consist of permeable surfaces with vegetation, mostly to allow for proper drainage and to keep the neighborhood looking green. Homes can and have been reviewed for compliance by the city, and the city can exact a fine of up to \$500 if the property is found not to be in compliance.

Thank you for your support in keeping our neighborhood a shining example in our beautiful city.

Special announcement:

Prior to the pandemic ITHA would coordinate an annual garage sale. In the years following the pandemic we have noticed that fewer homes are participating and there are fewer buyers. Due to a lack of interest and the prevalence of online 'buy nothing' groups we are forgoing this event. If you are interested to resurrect this event by volunteering to lead it, email events@ithasf.org.



Winners of Holiday Decorating Contest

Congratulations to the 2024 holiday lights contest winners, the Harberts at 170 Borica! Dozens of homes lit up the neighborhood again this year with notable contributions from multiple homes on Cerritos, Entrada Court, Moncada, and Urbano Drive.

170 Borica, winner



101 Paloma, honorable mention



80 Entrada, honorable mention

Safety

Neighbors interested in signing up for NERT or Map Your Neighborhood trainings, go to this link <https://sf-fire.org/nert/nert-calendar-meetings-trainings-events>. You will sign up through Eventbrite.

Neighbors interested in forming Neighborhood Watch groups or having their home or business evaluated, go to this link sf-safe.org or email donna.howe@comcast.net.

For those who expressed interest to Donna Howe, you were contacted by email in January. If you were not contacted, you can indicate interest on the flap of the dues envelope. Please include an email address so you can be contacted easily.

Want to be in the know?

This newsletter is only printed three times a year, and there's a lot happening in our neighborhood, and across the city, that impacts Ingleside Terraces throughout the year.

To stay in the know –

#1. Join the **Ingleside Terraces Google Group** called Terraces@googlegroups.com (it's free) to receive email updates and join the discussion. Search "**Ingleside Terraces Google Group**" and follow the link to the Terraces@GoogleGroups.com. It is only for residents, so it may take a few days to get approved.

#2. Sign up for text alerts from the ITHA Board. The service is free (standard text messaging rates apply). Point your phone's camera at this QR code, follow the link and complete the form. Reply "Yes" to the text confirmation.



THE SUNDIAL

Ingleside Terraces Homes Association
P.O. Box 27304
San Francisco, CA 94127

PRESORTED
STANDARD
U.S. POSTAGE
PAID
Daly City, CA
Permit No. 1284

Current resident or

Please do not forward.

See inside for new ITHA information!

Come to the ITHA
Annual Easter Egg Hunt

Sunday, March 24
promptly at 11:30 am - 1:30 pm
Sundial Park



*The Easter Bunny will be there and we
hope you will too!*

Bring a basket to hunt for the eggs and
email events@ithasf.org to help
contribute stuffed plastic eggs.

We're looking for 1-2 volunteers to
help set up and clean up
for this fun event.

Coffee and pastries will be provided!

