



## ITHA BOARD

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Tim Macholz  
Colin Shields  
John Stacey  
Jade To  
Lonnie Lawson, President Emeritus

## ITHA Committees

Membership: Jade To  
Social: Wendy Dwyer &  
Sandy Gandolfo  
NERT: Thom Buchanan  
The Sundial: Linda McGilvray &  
Daryl Schilling  
Parks & Landscaping: John Stacey  
Welcome Wagon: Jade To  
Design Review: Suzanne McDonnell  
Construction Committee:  
Thomas Buchanan, John Stacey,  
Colin Shields  
West of Twin Peaks Council:  
Paul Conroy  
Webmaster: Mark Goldstein

Regular monthly meetings of the ITHA are held at 7:30 P.M. 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.

ITHA, P.O. Box 27304, San Francisco, CA 94127-0304 • [www.ITHASF.org](http://www.ITHASF.org)

[www.ithasf.org/email.html](http://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](http://www.ithasf.org/sundial/sundial.html)

## President's Letter

By Mark Scardina

Summer 2019

As everyone is getting back into their routines from our summer break, we have an event coming up next month that you can look forward to! Due to last year's success last year, we will again be bringing Oktoberfest to Sundial Park and our Annual Picnic. Join us on Sunday, October 20th from noon till 3pm. Details are in the newsletter and we welcome volunteer assistance before and after for setup and teardown.

In the last issue, I wrote about the State's legislative assault on Single Family Homes (zoned as RH-1 & RH-ID) and efforts in the City to oppose them. While the original SB50 bill has been sidelined, Senator Weiner has attempted to resurrect it by swapping out language in two other bills – SB330 Housing Crisis Act of 2019 and SB592 Housing Accountability Act. SB330 is especially dense and the Legislative Counsel Summary does not show its teeth. However, drilling down into the actual language, one finds where once again local zoning is invalidated under many conditions including that the land is simply "suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, and consistent with the density specified in the housing element." In addition, the State is placing a large resource burden on any reductions or rejections of these secondary units by requiring that "it makes written findings, based upon a preponderance of the evidence in the record" of its decision. These are just some of the points. I have placed links to the bills on our website in the Community News section at [www.ithasf.org](http://www.ithasf.org).

I had also reported on my hope that this November's Housing Bond, now at \$600M, would address our senior housing issue on the Westside. Unfortunately, the monies allocated for seniors were mostly directed and very low-income projects. As many of you are aware, or will be, there is no housing for seniors who want to stay in their Westside neighborhoods but can no longer safely live in their current multi-story home. This fast growing class is typically equity-rich but cash-poor; however, even if they weren't, there does not exist senior-friendly housing with single-floor living, elevators, guest quarters, etc. that would allow these long-time residents to stay close to their friends. When I experienced this first-hand last year with my own parents, I needed to move them from their City home of 48 years, to Daly City in order to find independent senior living apartments. I have been working on a solution with Supervisor Yee, SF Planning, Joel Engardio, and

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## President's letter

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urban architect Eugene Low, which we plan to present at an upcoming ITHA Board meeting this Fall. It does not involve any up zoning or even changes to existing zoning but makes more efficient use of our existing transit corridors already zoned for multi-family units. Stay tuned...

While I am on the subject of neighborhood quality of life, I would like to address a disturbing trend that is also prevalent on the Westside and has moved into our urban park. No, I am not referring to coyotes. I am addressing the paving over/hardscaping of front yards for parking cars and boats. Even if it was not against City code to park in front setbacks (which it is), it dramatically undermines the curb appeal of our homes and in many cases is completely unnecessary in our neighborhood due to rear garages and long driveways. I realize there are those who want a low maintenance, watering-free front area. However, there are many examples of drought tolerant, light maintenance front yards in the area that can be emulated. In addition, we all know our sewer lines have little headroom, and removing required landscaping, increases run-off thereby reducing our capacity further. Please reach out to our Landscape committee, through John Stacy, if you are planning on redoing your front area for ideas. If you have already turned your front setbacks into parking pads, please reconsider, as you have not only negatively impacted the value of your property but your neighbor's as well.

Finally, it is great to see the young families that have been moving into the neighborhood. If you have joined us in the last year, please come to our annual picnic next month and introduce yourselves. I can guarantee you will not leave hungry and there will be plenty of activities for the kids.

Thanks,  
Mark Scardina, President

## NERT Alert!

Having an emergency food supply for your home is the first step in protecting your family in case of a disaster. To find out more information on how to put together an emergency food pack, contact Thomas Buchanan, Ingleside Terraces NERT coordinator, phone: 415 516 7399 or email [tb@hammerhouseconstruction.com](mailto:tb@hammerhouseconstruction.com).

## Important numbers

Police: non-emergency: 415-553-0123

Taraval Police Station 759-3100 or 553-1612.

Captain Nick Rainsford, Taraval Captain's Clerk 759-3113; Code Enforcement Officer & Permit Officer 759-3123; Taraval Lieutenant's Office Day and Night Platoon Commanders 759-3102; Tip Line (Illegal activities) 553-3196.

TO CALL 311: (ask for tracking # to follow progress) Building code enforcement/illegal construction; Dept. of Public Works excessive litter/graffiti; Graffiti removal; hazardous materials; illegal dumping; illegal parking; Muni information/complaints commendations/lost & found; Muni bus shelters, broken, graffiti/signs missing-not working; parks: maintenance/safety; public utilities: emergency services; public property maintenance; sewer repair complaints. street & sidewalk repair; street sign repair/missing/damaged; street trees, maintenance/removal of damaged/fallen trees; traffic signal repair. Other city services: call 311 and they will direct your call.

## Weed Abatements On Sidewalks

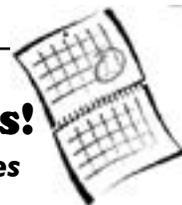
(MPC 34/PWC 174) Property owners and residents are reminded that they are responsible to keep sidewalks in front of their home free of weeds and debris. Municipal Police Code 34/Public Works Code 174 states: "Litter/debris, grease, grime, stains, and weeds shall not accumulate or remain upon the sidewalk." Please check and maintain the sidewalk in front of your property on a regular basis. Pedestrian safety is of utmost importance.

## Mark Your Calendars!

### Upcoming Events in the Terraces

**Sunday, Oct. 20** Oktoberfest Picnic  
(See back page for information)

**Saturday, Nov. 2** Annual Meeting  
**Holiday Caroling Party, TBD**



**Corona St. looking north from Urbano, 1925.**



## **Pakwan Restaurant on Ocean is a Pakistani-Indian Delight**

Even though Pakwan Restaurant on Ocean Avenue opened a couple of years ago, we only recently had the opportunity to sample their fare. We're happy to say that we weren't disappointed. Their food is fresh and delicious.

It's a little surprising to walk into the restaurant, because it's more like an "order at the counter, take a number, then sit down" kind of place. But don't be misled. The cheerful cashier who greeted us with a smile made us feel right at home.

We ordered the samosas (fried pastries with a potato and pea filling and spices) as an appetizer. They were perfectly cooked with a flaky pastry and moist filling. For one of us, they were a bit too spicy. (Alas, spiciness is in the eye of the beholder.) For entrees, we ordered the daal (yellow lentils cooked with turmeric and red chili) and the paneer wrap (chunks of cheese with onions, tikka masala sauce, and chutney wrapped in naan). The daal was probably the best daal dish we've ever had. The paneer wrap was a little unwieldy given the size of the naan, and although the onions could've used a little more time on the grill, the whole combination really worked well. We also ordered onion naan (round bread baked in a clay oven called a tandoor) to accompany our meal, and unlike other onion naans we've had, Pakwan loaded theirs up with lots of sweet and spiced onions. Finally, the mango lassi (mango pulp mixed with yogurt) was rich and creamy, like taking a bite out of a perfectly ripe mango.

Pakwan is a welcome addition to the burgeoning restaurant scene on Ocean Avenue, and we're tremendously happy to have them in our neighborhood. Pakwan Restaurant: 1140 Ocean Avenue; (415) 841-8400; [www.pakwanrestaurant.com](http://www.pakwanrestaurant.com).

*Scott and Rachel Birkey, Cedro Avenue*

## **Best Curb Appeal Competition**

Congratulations to Ron and Catherine Dorey from Lunado Way who won our most recent open house contest on "Guess the Sales Price!" for 225 Moncada and welcome to the Bond Family, our lovely new neighbors! We hope Ron and Catherine enjoy their movie tickets!

There are so many lovely gardens and landscapes in Ingleside Terraces that we thought we might have a bit of a competition on "Best Curb Appeal" with the winner getting a gift certificate of \$200 for Spiazzo in West Portal. Submit your photos online at [Sandyg@realestateSF.com](mailto:Sandyg@realestateSF.com) or by mail to Anna and Sandy at 45 W. Portal Ave, San Francisco, CA 94127. Contest will be open until November 15th and the winner will be announced in our next newsletter. Nominate yourself or a neighbor and send no more than 3 photos. If participation is great we will do this annually!!!

Thanks for supporting us as your local Realtors! It is an honor to be at the front door of this special neighborhood! Cheers,

Sandy Arata Gandolfo and Anna Barbagelata  
Barbagelata Real Estate c 415.706.5633

**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!**

**ITHA presents the**  
**105th Sundial Park • BARBECUE & OKTOBERFEST PICNIC**  
Sunday, October 20, 2019 • Noon – 3:00 pm

Get to know your neighbors in a relaxed and festive atmosphere! Everyone is welcome!

**1:00 pm:** The official chariot race around Entrada Court begins! Bring your tricycles, bicycles, Big Wheels, strollers and wagons decorated for the celebrations!

**1:00 pm:** ITHA will provide BBQ hamburgers, hot dogs, vegan burgers, trimmings and drinks.

For the potluck portion, please bring a dish to share, based on the initial of your last name, but feel free to bring any dish.

**A – G . . . . . Vegetables/Side Dishes**

**H – N . . . . . Appetizers**

**O – T . . . . . Salads/Vegetarian**

**U – Z . . . . . Desserts**

*You are encouraged to share a **German dish** or one from or your heritage so that we may continue to celebrate our neighbors with an international flair!*

RSVP preferred. Your early response is very important! Please call Wendy Dwyer at 706-0549 or email her at hairnetw@hotmail.com, or return this portion of the form to 350 Urbano Drive before Sept. 29.

Yes, I will attend the picnic and I will bring the following potluck item: \_\_\_\_\_

We will have \_\_\_\_\_ people attending.

Yes, I can help with children's activities such as blowing up balloons, face painting, games, etc.

Yes, I will be happy to rotate through as barbeque chef!

Yes, I will help with cleanup from 3:00 to 4:00 pm.  Yes, I will help with setup from 10 am to noon.

Yes, I will bring an ice chest to help cool drinks and food. Please bring a compost or recycle bin if possible.

Yes, my children will participate in the chariot race.

Number \_\_\_\_\_ and ages \_\_\_\_\_ of children. Name \_\_\_\_\_ Phone \_\_\_\_\_

All participants will receive a ribbon.

Address \_\_\_\_\_

Donations for the "One Warm Coat Drive" are most welcome. Coats new or gently used, of any size, are appreciated by the good folks at the Bayview Mission.

If you would like to write a check to ITHA to help sponsor this party, fabulous! Your amount will be applied to the balloons and decorations. The ITHA will continue to sponsor the furniture rental and the BBQ with all of the trimmings!