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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
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

President's Letter

By Mark Scardina

Spring is here! As I write this, we are finally beginning to have days for gardening. Also it's time to start looking for new homes for items no longer needed by you and for you to take advantage of our annual ITHA Garage Sale scheduled for May 11th. Please see the included RSVP form to sign up.

While it may have been a long wet winter, your Board has been hard at work. The new year has brought fresh attempts in our State House to remove local control over residential zoning and single family neighborhoods. Two bills in particular are so disconcerting that besides the letters we have written, I am asking you to join us in opposition. Senate Bill 50 authored by our own Senator Scott Weiner is his attempt at a redux of SB827 that we successfully opposed last year. This year he has changed tactics. Instead of a frontal assault at overriding local zoning, this bill gives developers state-based rights to construct multi-unit dwellings up to 55'. Additionally, in the case of 1/4 mi of a transit corridor, such as Ocean Avenue which includes Ingleside Terraces, the height can extend to 85' with the State Density Bonus passed in 2015 and updated for this year. Height isn't the only dimension that is extended. Floor Area Ratio has been increased to 3.25 which means rear yards and setbacks are not off limits. The net result is the state is providing developers a "build-by-right" capability virtually anywhere in the City and eliminates any concept of a protected single family neighborhood.

This assault continues with Assembly Member Phil Ting's AB 68. This bill prohibits the City from restricting any accessory dwelling units (ADUs) that can be built anywhere on your lot with only a 4' setback that is at least 800 sq. ft. and is 16' in height. What this means is that a typical San Francisco lot with previously unbuildable backyards can now add 2 ADUs if so inclined and neither the City nor neighbors have the power to prevent this. This is on top of the inside ADU or in-law unit the City already allows. Neither of these bills concern themselves with the impact on utilities, transportation, parking, emergency services, etc. They naively assume that these fixed and limited resources will simply be there in the neighborhood.

Just as we did last year this misguided effort can be stopped, but it is going to need our legislators hearing from you. I have placed on our website, www.ithasf.org in our Community News section both reference material and

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President's letter

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examples of letters myself and others have written in opposition. I use the term "misguided" because many who support this density effort consider housing a commodity. As such it doesn't matter where it is located or what its density is as housing is interchangeable – four walls and a roof. People do not move to or desire to live in cities and states – they choose communities and neighborhoods. Density is a major factor in that decision and significantly impacts the quality of life, character or desirability of a neighborhood. If you value our community, please act today. Write or phone our legislators. Contact information is also included on the website; however, for those who don't procrastinate, Senator Weiner's number is 916-651-2011 and Assembly Member Ting's is 916-319-2019.

Now, is there a right way to deal with the housing problem? I maintain there is – work the local level. Many of you may remember that we passed a housing bond in 2015 to build 30,000 new homes by the end of 2020. This is being done, and we will have 25,000 of those by the end of this year. We are not stopping there. I have been asked and have accepted to join Mayor Breed's and BOS President Yee's committee to craft a new Affordable Housing bond for this November's ballot that will be \$500M without raising taxes. This effort will cross all housing affordability classes – low income, middle income/affordable, senior and HOME-SF. I am pleased to be able to join our fellow neighbor and SF Planning Commission president, Myrna Melgar who's is leading the middle income/affordable committee. We need your help to keep this effort on track and locally run by our community and responsible to our community.

Mark Scardina, President

Join NERT

*ITHA's Neighborhood Emergency Response Team
We are trained by the city to help in case
of emergencies.*

Contact nert@ithasf.org

There is no more *Ingleside Light* newspaper. Editor Alex Mullaney has a new venture, Sign up for the free newsletter, *This San Francisco*: <http://www.thissanfrancisco.com/>

Neighbors we will miss

Jerrold Werthimer, one of the founders of the journalism department at San Francisco State University, died at home in San Francisco on December 9, 2018. Werthimer was 93.

He was a veteran of Navy service in World War II, a newspaper reporter and editor, and a much-admired journalism teacher at S.F. State. He was renowned for his easy-going style — his students always called him "Jerry" — and for his concern for liberal causes and for good writing.

He is survived by Patricia Strauss Werthimer of San Francisco, his wife of 71 years; his children, Dan of Berkeley and Jenny Mena-Werth of Kearney, Neb.; and three grandchildren.

Connie Panagotacos passed away peacefully December 21, 2018 at the age of 98. Devoted wife to John Peter Panagotacos (deceased). Loving mother to Peter, James (Diane), Christopher (deceased) and Milton (Sharon). Beloved grandmother of Connie (Chris), Cynthia, John Milton (Elizabeth), John James (Anna), Jason, Nicholas, Constantine (Natalie), Alexandra, and Christopher. Proud great grandmother of Theodore, Anastasia, Madison, Avery, Jacob, Grace, Michael, Leonidas, and Marcus.

Dr. Charles Frederick Miller (1927-2018)
Dr. Miller was born January 3, 1927 in Minneapolis MN. He and his brother Dick grew up on the Chipewa Reservation in MN, Montana's Crow Agency, Nebraska's Winnebago as their dad worked for USDA. He got his MD at Univ of MN where he met his wife Catherine. He was a surgeon and for a time chief of staff at St Francis Hospital. He is survived by his wife Catherine, children and their families.

Mark Your Calendars!

Upcoming Events in the Terraces

Saturday, May 11 Annual Garage Sale
(See back page for information)

Sunday, Oct. 20 Oktoberfest Picnic

Saturday in Nov. tba Annual Meeting



Neighborhood Real Estate Update

So much is going on in the Bay Area these days! The market was stalled a little at the end of last year, but we are seeing a lot of excitement and interest from buyers kicking off the spring selling season with vigor. It looks like we'll be seeing the usual February through the end of spring bump in prices, and with the anticipation of many new IPOs (Uber, Lyft, Slack, Postmates and more) coming this year, there will be more people flush with money. It will be interesting to see what impact this has on our overall housing market.

You can start now preparing for when you might be ready to move. Keep a few of these tips in mind:

1. Less is MORE! Letting go of stuff that we have collected over the years is daunting. Commit to packing one box a week of things you don't need, don't use or don't mean anything any more. Recology offers two free pick ups a year from your curb of up to 10 items, including furniture.

2. Curb Appeal. Walk across the street and look at your house. Really look at it critically – what are its best architectural elements? Can they be seen from the street? What landscape clean up will make it look tidy and fresh? Do your hedges need a trim or do you have too many pots?

3. New isn't necessary. Most buyers want to put their own touch on a home with their own taste of interior finishes. We don't recommend remodeling but we always find inexpensive ways to reface, so your home's interior feels move-in ready. We have lots of great resources so let us know if we can help!

Sandy and Anna are your Top Producing Neighborhood experts.

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Creative fare at Lucho's Restaurant

Lucho's opened in September, 2018 at 2675 Ocean Ave (at 19th Avenue), offers delicious traditional Mexican food in a cozy space around a sparkling open kitchen. Its eponymous co-owner and chef grew up on a farm in the Yucatán region and has been cooking in Bay Area restaurants his whole adult life, most recently as chef de cuisine at Brenda's French Soul Food in San Francisco.

Your humble reviewers disagree on many things. But we are unanimous in our belief that Lucho's serves the best breakfast and brunch near the Terraces, with downright delicious buttermilk pancakes (huge, mildly spiced, with generous supplies of real maple syrup), sublime poached eggs in a pumpkin-seed sauce, a reliably tasty breakfast burrito, and addicting beignet-like buñuelos. Lunch specialties include conchita pibil (pork marinated in citrus juice, achiote paste and slow-roasted in banana leaves) and pozole, a traditional hominy soup. Even if the food were not as good as it is, Lucho's would still beckon for its warm, welcoming family-kitchen vibe. Our only complaint has been that this family-operated place has been limited to breakfast and lunch. But that is changing: Beginning in March, Lucho's serves dinner from 5-9 on Wednesday-Sunday, offering traditional Mexican and Yucatanian fare. We heartily recommend this tasty and charming new addition to the neighborhood. (415)347-7416. luchos.net

Sean and Aida Donahue, Entrada Court



Neighbors caroling at the Sundial led by Mark Goldstein.

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!

Spring Fling Garage Sale

Saturday, May 11, 2019 • 10:00 am – 3:00 pm

All neighbors in Ingleside Terraces are invited to open their garage doors for the sale. Publicity, courtesy of ITHA, will be placed in local classified sections.

Take advantage of this great money-making event!

Last Name _____ Phone _____
(Name will not be printed on map)

Address for map _____

Yes, I will be participating. I will offer items in the following 3 categories:
1. _____ 2. _____ 3. _____

Yes, I will help distribute publicity flyers and hang posters and banners the week of the event.

*Please fill out this form and return to Wendy Dwyer, 350 Urbano Dr., SF, CA 94127 by **May 4**. For more information call Wendy @ 706-0549 or email her at hairnetw@hotmail.com There's a suggested donation of \$20. per household participating to support ITHA. Thanks.*