



THE SUNDIAL

Ingleside Terraces Homes Association

March 2006

President's Letter

Ingleside Terraces Homes Association has been honored to have many homeowners express an interest in helping our neighborhood to maintain a vital and effective organization. **Bob and Carolyn Karis** saw a need and immediately accepted the challenge to develop an ITHA website. Posted on this site are several "then and now" photographs of homes—historical pictures from the San Francisco History Center at the public library, paired with present-day color digital images taken by these two Terraces photographers. You are invited to visit www.itha.org/homes. Please give Bob and Carolyn some feedback at rkaris@gmail.com

A number of new people accepted the call to serve on the Board of Directors: Welcome to **Mary Male Schembri, Pat Werthimer** and **JoAnn Tracht-Rawson**. Continuing members are **John Duff, Norman Meunier, Barney Johnson, Bill Ferrero, Donny DeLeon** and **Lydia Scardina**. We are pleased to have **Sue Barnett** as the Sundial Editor and **Mary Meunier** on the Social Committee.

We need to grow our membership base. There are now 270 dues-paying households. Don't wait until you need a service to become a member. A number of neighborhood issues require attention, such as graffiti, building projects and landscaping. Remember, we are *all* volunteers, and it is important to have more than one person working on any given issue to prevent burnout.



We understand that jobs and personal commitments create conflicts despite everyone's good intentions, but if we want to have a successful organization it is important that we have more talented and committed people participating to help make this a better neighborhood for all.

Regular board meetings are held at 135 Corona St. at 7:30 p.m. on the third Thursday of the month (excluding July, August, November and December). Please consider joining us at a future meeting; all are open to the public.

Lonnie Lawson
President

Kiss Your Clutter Goodbye



Grab the chance to organize your life—or at least your stuff—by taking part in the Annual Ingleside Terraces Garage Sale, coming Saturday, May 13.

More information and form on the last page!

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Annual Meeting Report

The ITHA Annual Meeting on November 12, 2005—called to order with the aid of **Alice Wallace's** attention-getting whistle—was attended by 32 people, including Board members **Lonnie Lawson, Norman Meunier, Karen Anderson-Miller, Raymon Hanssen, Donny DeLeon, Bill Ferrero, Barney Johnson, Lydia Scardina** and **Paul Conroy**.

Thanks were extended to resigning board members **Karen Anderson-Miller, Paul Conroy** and **Raymon Hanssen**. Elected as new Board members were **Mary Male Schembri, JoAnn Tracht-Rawson** and **Pat Werthimer**. Paul has agreed to continue to represent ITHA at West of Twin Peaks Central Council as an at-large member.

Other meeting highlights and committee news:

- **Paul Conroy** warned that we have to be diligent to preserve our neighborhoods.
- **Barney Johnson** introduced **Pam Matsuda**, SAFE director, who has been involved with the program for more than 30 years. A brief question-and-answer session focused on a recent rash of car break-ins, vandalism and other incidents in the neighborhood.
- **Bill Ferrero**, Membership chair, reported 260 dues-paying ITHA households.
- **Lydia Scardina**, chair of Mini Parks and Gateways, has accepted (with support from her husband, Mark) the task of overseeing open spaces in the Terraces.
- **Donny DeLeon** and **Dave Swanson**, Welcome Wagon, serve as ambassadors of goodwill for the Terraces.
- **Karen Anderson-Miller** and **Mary Meunier**, Social Committee, are responsible for organizing neighborhood gatherings.
- **John Duff**, chair of Graffiti, has asked to be called "King of Clean."

Karen Anderson-Miller
Secretary

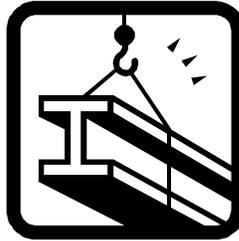
It's time to pay your ITHA membership dues!

Your Rights When a Neighbor Builds

By Norman Meunier
Vice President

Notification rules set by the city Planning Department require that anyone planning new construction or certain changes to their property must notify neighbors in a way that ensures ample time for review and comment on the plans before a final building permit is granted. The notice is called a Section 311. Here's how it works:

After the property owners draw up a preliminary plan, they must invite abutting neighbors to a "community outreach meeting." The notice in your mailbox will announce that "per Section 311," a preapplication meeting is to be held to familiarize neighbors with the proposal. The notice will include a synopsis of the proposed job, possibly a drawing, and a date, time and location for the meeting, along with contact numbers for the owner or representative, as well as the Planning



Department officer taking the project through the process.

At the meeting, neighbors view the plan and discuss the project with the owner/representative and other neighbors. Those present have the opportunity to learn what is being proposed and comment for the record. The property owner must include all comments in a letter that will accompany the permit application. Also, the property owner

considers these comments and may choose to modify his or her plan to accommodate any concerns and head off problems before applying for the permit. Effective communication can save everyone a lot of time.

Some time after the first meeting, a "311" notice is sent to a wider circle of neighbors in the project's vicinity, as well as to any neighborhood associations. In the past, this notice included only a little information and was fairly easy to miss. Now it

See **RIGHTS**, Page 4

Current Building Projects in the Terraces

35 Corona St. This remodel project was announced to the neighborhood as required. The owners and their representative had an open house to show the proposal. President Lonnie Lawson and others from ITHA viewed the plan on January 21 and agreed it will have minimal impact on the neighborhood.

9 De Soto St. This project has raised concerns among

several neighbors. I have seen the plans and agree it may result in another "big box" in Ingleside Terraces, similar to a remodel taking place at 607 Victoria. A discretionary review was held, environmental concerns were considered, and the project will go forward.

446 Urbano Drive. The plan is to put a six-bed residential-care facility on

the ground floor. Although many neighbors are concerned about the lack of "prior notice," it appears the owners are in compliance with regulations as long as they occupy the residence. The Board of Permit Appeals is re-examining permit compliance, and will meet on March 23 to discuss its findings.

See **BUILDING**, Page 4

RIGHTS: Projects Require '311' Notice

Continued from Page 3

arrives in a large envelope along with a “reduced set” of preliminary plans that show a sketch of the job, floor plan, simple elevations, etc. A notice is also posted on the property.

The public is given *30 days* to make notice of their opinions, during which time anyone may request a “discretionary review” by the Planning Commission. The person requesting this review must pay a filing fee to make his



or her case. The Planning Department then sets a public hearing, usually within 45 days.

The 311 process is an extremely valuable tool, as it allows the public a final opportunity to make comments *before* the Department of Building Inspection forwards the plan for approval of engineering and construction details.

ITHA would like to be aware of all projects in the neighborhood, so if you receive a 311 notice, contact me at [njmeunier at comcast.net](mailto:njmeunier@comcast.net). Time is of the essence, and delays will result in a loss of opportunity to comment.

I hope this helps everyone to understand the importance of 311 notices and what can be done before a project begins to be built. Also know that paying your dues to ITHA helps to support our efforts monitoring building and other activities in the neighborhood. ♦

BUILDING: In the Works

Continued from Page 3

172 Lunado Court. I am aware of a proposal at this address but have not seen formal plans. If any neighbor has more information, please contact me.

2 Pico Ave. This project continues, despite concerns raised by neighbors and failed efforts to communicate with the owners. This is the same address responsible for the destruction of a historic and decorative concrete bench on the corner of Pico and Ashton. This issue remains unresolved.

99 Cedro Ave. Construction has resumed at this site.

15 Moncada Way. This project was approved a year ago and is being built to the plan. The owner is doing the construction himself and apologizes to any who are

inconvenienced. The ITHA Board has approved the plan, community notice was made, and no objections were noted.

Ending thoughts: Construction within ITHA will continue to take place. We live in a very desirable neighborhood. Our large lot sizes, the protected open spaces around our homes, and the many parks and intersection circles make our area highly livable. My opinion is that remodeling is not necessarily a bad thing. Reasonable changes are good, and can result in appreciation of the qualities that keep our neighborhood the place we all appreciate. Of course, a job can create inconveniences, but with a commonsense approach corrections can be made. I have found in many years in the “trades” that open communication really can help.

I am available at [njmeunier at comcast.net](mailto:njmeunier@comcast.net)

Norman Meunier
Vice President

News Briefs

Website for the Terraces

Ingleside Terraces has a brand new and exciting website, thanks to the herculean efforts of **Bob** and **Carolyn Karis**. Look here for meeting schedules, previous Sundial newsletters, links to community organizations and sites of local interest, and a fascinating display of San Francisco History Center photographs of the Terraces taken in 1912, shown alongside digital pictures of the homes as they look today.

Another feature is the modern-day equivalent of chatting over the backyard fence: a neighborhood blog. Access it through the main page, www.itha.org, or go directly to <http://blog.itha.org> to chat about a variety of topics such as gardening, schools, and homes. Get online and get blogging!

Emergency Training

The Ingleside Terraces Neighborhood Emergency Response Team (NERT) is in need of more neighbors trained in disaster response and HAM radio communication.

The Fire Department conducts a series of six classes in preparedness training. To enroll, register online at www.sfgov.org/sffdnert or call 970-2024. Or contact **Barney Johnson** at [bcjpe415 at pacbell.net](mailto:bcjpe415@pacbell.net)

Carolers Ring in Holiday

On a clear and beautiful December evening, about 40 hardy souls of all ages met at **Karen** and **Phil Miller's** home, where we donned bells and looked over our sheet music. The party traversed the Terraces and rang a lot of doorbells. The people who answered were surprised at the size of the group and the enthusiasm of the singers. After almost two hours, we returned to Karen and Phil's for a

beautiful spread of snacks and beverages. Mark your calendars for this year's event on December 14. -*Mary Meunier, Social Chair*

Graffiti Be-Gone

If you find graffiti anywhere in Ingleside Terraces, contact **John Duff**, new chair of the Graffiti Removal Committee, by e-mail, [pjduff at sbcglobal.net](mailto:pjduff@sbcglobal.net)

Have an Interest to Share?

If any residents would like to form or join a special-interest group, such as gardening, music, cooking, books, etc., please send your e-mail and/or telephone number and I will put interested parties in contact with each other. I can be reached by by e-mail at [pferrero at pacbell.net](mailto:pferrero@pacbell.net) -*Pam Ferrero*

Real Estate News

Sales activity was down 9 percent in San Francisco last year and the pace was slower in the Terraces, too, with only 12 homes closing sale. The median sales price was \$959,400, 3 percent lower than in 2004.

Three-bedroom homes rose 13 percent, to a median price of \$1,075,000, while the median for 2-bedroom houses climbed to \$867,000. In the 4-bedroom category, the median price was \$1,134,025, down 7 percent.

Miko & Bob Mosher are Terraces residents and Prudential Realtors; they can be reached at 664-9400.

Crime Alert

Several Corona Street residents observed suspicious activity the morning of March 1, when two men on motorcycles were seen walking between homes around 5 a.m. One garage door was opened, and at least one car was broken into. Place garage-door openers out of sight, and stay alert!

'Spring Fling' Garage Sale

Saturday, May 13 → 9 a.m.-3 p.m.

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: _____

(For ITHA event chair only; 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 make publicity flyers and hang posters and banners the week of the event.

Send to ITHA Spring Fling, 450 Monticello St., SF, CA 94127

Questions? Contact Mary Meunier at marymeunier@hotmail.com

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