



# THE SUNDIAL

Ingleside Terraces Homes Association

August/September 2007

## President's Letter

I am pleased to report an increase in attendance at the last Ingleside Terraces Homes Association regular meeting on June 21, when more than 30 people were present to hear about issues affecting our community.

Several city representatives in attendance fielded questions about quality-of-life issues, crime, safety, unauthorized entry onto private property to take recyclables, traffic calming, and Parkmerced development.

Police **Captain Keith Sanford** and **Officer Michelangelo Apodaca** from Taraval Station discussed unlawful activities in the neighborhood and advised residents to stay alert and informed. **Pam Matsuda**, the outgoing SAFE program director, talked about the importance of Neighborhood Watch clubs. **Mike Sallaberry**, MTA transportation engineer, discussed the Holloway-Garfield Traffic Calming Project. And **Chris Colwick** and **Leo Chow** requested community input on long-range improvements and development at Parkmerced.

In addition, residents reviewed proposed and ongoing construction projects in the neighborhood, with the goal of minimizing impact on surrounding properties and retaining the character of the neighborhood.



No ITHA meetings were held in July or August; the next regular monthly meetings are scheduled for September 20 and October 18 at 135 Corona St., starting at 7:30 p.m. The

Annual Meeting is to be held Saturday, November 10 from 10 a.m. to noon at St. Francis Episcopal Church, San Fernando Way and Ocean Avenue. On December 13, the annual caroling party will take place.

Coming up very soon is the 20<sup>th</sup> Annual Sundial Picnic and Barbecue on Sunday, September 30, from noon to 3 p.m. (Fill out the form on Page 7.) Come to Sundial Park and say hello to your neighbors, old and new.

**Lonnie Lawson**  
President

## Connect With Your Community

Want to stay on top of neighborhood happenings? Of course you do. Start by visiting the Ingleside Terraces website at [www.itha.org](http://www.itha.org), and if you're feeling adventurous (and of course you are), join the Google group at [www.itha.org/email.html](http://www.itha.org/email.html).

Recent topics on this active neighborhood forum include recycling thefts, songbird identification, meeting notices and contractor referrals. Join now and be part of the "in" crowd.

*The 20th Annual*

**BARBECUE & PICNIC**  
**Sundial Park**  
**Sunday, September 30**  
**Noon - 3 p.m.**



## ITHA BOARD

### **PRESIDENT**

Lonnie Lawson  
*Shutterbug24 at worldnet.att.net*

### **VICE PRESIDENT**

Norman Meunier  
*njmeunier at comcast.net*

### **SECRETARY**

Michael Moskowitz  
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### **TREASURER**

Mary Meunier \*  
*marymeunier at hotmail.com*

### **AT-LARGE \*\***

Kathleen Bahamondes  
Annemarie Conroy  
Donny DeLeon  
John Duff  
Bill Ferrero  
Barney Johnson  
JoAnn Tracht-Rawson



### **GRAFFITI**

John Duff  
*pjduff at sbcglobal.net*

### **MEMBERSHIP**

Bill Ferrero  
*wferrero at pacbell.net*

### **NERT**

JoAnn Tracht-Rawson  
*Joann-r at comcast.net*

### **PARKS & LANDSCAPING**

Lydia Scardina  
*ltscardina at pacbell.net*

### **SOCIAL**

Sandy Gandolfo  
*sgandolfo at sbcglobal.net*

### **WELCOME WAGON**

Donny DeLeon  
*ddeleon08 at aol.com*



\* not a board member

\*\* two vacancies on board

## **THE SUNDIAL**

Editor Sue Barnett  
*suebarnett at yahoo.com*

# Construction Projects Roundup

**By Norman Meunier**  
Vice President

There is a trend in reconstruction and remodeling in the Terraces to try to add as much to existing housing stock as is legally allowable. This is happening not only in our neighborhood but throughout the city. Many neighbors continue to wonder how we can reduce the "hugeness" that we see around us.

Recently three neighbors — **Irene Carter, Suzanne McDonnell and Kathleen Bahamondes** — came together and formed a committee to develop residential design guidelines. If you have interest in helping, e-mail *kathleenbahamondes at yahoo.com*. Volunteers are needed to make this effort a success.

Here is an update on current projects, listed by address:

**45 Alviso** Concerned neighbors requested a Discretionary Review. A hearing took place where all sides were heard. The Planning Department decided to allow the project to go forward as planned. The owners complied with requests to reduce the size of the project, and it should "fit" within the block when completed. The project is in the final stages of plan development before seeking permits.

**285 Ashton** Looks like there is a 311 notice on the front of the building. The yard appears to have been cleared of the brush.

**25 Cerritos** Progress, structure built, moving along.

**9 De Soto** In process, nearing completion of exterior work.

**25 De Soto** New windows on north side.

**85 De Soto** Cutting in new windows on existing locations.

**56 Entrada** Structure built, painting in process, new gutters, appears to be almost complete from street view.

**85 Entrada** New windows.

**1140 Holloway** Interior work, job card in window. Appears to be adding rooms on lower level.

**60 Urbano** New driveway, appears to be mostly interior work.

**414 Urbano** Appears to be simple dry rot repairs to front steps.

**446 Urbano** Appears complete from street.

**501 Urbano** Almost done, structure done, family appears to have moved back in.

**744 Urbano** Stucco closed, new windows, interior sheetrock in process.

**2325 Ocean** Looks like

**Continued on Page 3**



## The Seagull Has Landed

The seagull pylon at Ocean Avenue and Victoria Street, installed in 1979 to enhance the shopping district, came down on August 14, leaving the Terraces' historic 1912 stone columns standing alone. Supervisor Sean Elsbernd and many Terraces residents finally convinced the DPW to remove the 15' concrete structure. It took a bulldozer, jackhammer and several hours to do the job. More photos at [itha.org/photos/pylon.html](http://itha.org/photos/pylon.html).

Photo by Bob Karis

### Home Sales Still Sizzling In Terraces

By Sandy Gandolfo

I can't remember a time when there was so much sales activity in the Terraces. In the last eight months, 12 homes were sold, ranging from \$799,000 to a record \$2.95 million. As of August 24, there were six active listings and three pending sales. The average for a Terraces home is nearly \$1.54 million.

For those of you worried about how the recent mortgage crisis affects your property value, rest assured that, from my perspective, plenty of financing is still available for qualified buyers; the only difference now is that a qualified buyer has to have a 20% down payment in addition to good credit and solid income.

Real estate is typically our largest asset. Or is it? Have you been able to maximize your home's equity? Have you thought about improvements to increase its value? Have you considered borrowing on your home to buy other investments? A lot of tax laws have changed regarding capital gains and transferring your tax basis from one property to another. Make sure you explore these important issues with a specialist before thinking about selling.

You can ask your Realtor for a list of resources for property maintenance and for specialists in taxes, estate planning and insurance.

*Sandy Arata Gandolfo, a 32-year Terraces resident, is a Realtor with Barbagelata on West Portal Avenue; she can be reached at 759-2526.*

## Group Forms to Design Residential Guidelines

Continued from Page 2

rear porch and roof have been removed. Building for sale. Offices all appear empty.

As usual, folks, if you notice something that concerns you in our Terraces, please contact me by e-mail at [njmeunier@comcast.net](mailto:njmeunier@comcast.net) or phone at 587-4349. You can also drop a note in my mailbox at 450 Monticello St. I will not act on anonymous tips; you *must* leave

your name and contact information in order for me to investigate.

Board president **Lonnie Lawson** and I have attended several recent Discretionary Review meetings at the Planning Department. It is very important that neighbors show up at City Hall in large numbers for these meetings. A strong neighborhood presence gets more attention from government officials.

# More Households Supporting ITHA

By **Bill Ferrero**  
Membership Chair

We would like to acknowledge and thank the 30 percent of Ingleside Terraces households (as of June 30, listed by house number below) for their support of the Ingleside Terraces Homes Association. Many of these dues-paying members have contributed more than the minimum, which allows the ITHA to continue its work.

Last year the dues were used to:

- Pay the gardener to plan, buy plants, weed, water, prune, and keep up the circles, the entrances, and the Sundial Court; his work was enhanced by homeowner volunteers. These natural areas beautify the neighborhood and benefit everyone.

- Pay the expenses of the *Sundial*, your neighborhood newsletter.

- Support the neighborhood fall picnic, spring garage sale, annual meeting in November and holiday caroling events. These activities help to create a friendly, know-your-neighbors feeling — something missing in much of today's society.

- Provide a forum at the monthly meetings (open to all) for neighbors to bring their concerns about the area and to hear what is happening and what is proposed. We've had our city supervisors, police representatives, and many others giving us useful information on planning, zoning and political issues.

- Support the activities of NERT, Neighborhood Emergency Response Team.

- Supply the Welcome Wagon, which brings goodies to new residents.

**Alviso St.:** 10, 20, 24, 30, 35, 50, 55

**Arch St.:** 599

**Ashton Ave.:** 215, 321

**Borica St.:** 11, 15, 36, 66, 70, 80, 85, 90, 91, 110, 116, 147, 190, 195

**Cedro Ave.:** 40, 60, 77, 90, 100

**Cerritos Ave.:** 7, 10, 24, 25, 30, 50, 54, 70, 76, 95, 130, 142, 145, 155, 165, 173

**Corona St.:** 11, 25, 40, 50, 51, 65, 70, 85, 90, 104, 119, 120, 127, 135, 143, 144, 151, 160, 167, 185, 210, 215, 230, 245, 265

**De Soto St.:** 9, 17, 30, 40, 55, 60, 71, 84, 106, 107, 115, 116, 125, 155, 161, 165, 168, 181, 185

**Entrada Court:** 1, 15, 26, 30, 34, 44, 45, 46, 84, 85, 88

**Estero Ave.:** 1, 16, 20, 25, 30, 73, 80, 98

**Head St.:** 821, 830, 833, 839, 845, 850, 855, 868, 875, 895, 896

**Holloway Ave.:** 925, 950, 1075, 1100, 1115, 1300

**Junipero Serra:** 425, 501, 525, 545, 565, 575, 585, 601, 801

**Lunado Court:** 102, 168

**Lunado Way:** 5, 44, 50, 60, 65, 74, 108, 111, 112, 116, 117, 134, 139, 143, 153, 169, 198

**Mercedes Way:** 2, 7, 15, 20, 65, 75, 78, 85, 95

**Moncada Way:** 120, 125, 149, 216, 222, 225, 230, 235, 236, 245, 255, 262, 265, 280, 300, 305, 311, 320, 325, 330, 342, 365, 370, 380, 390, 399

**Monticello St.:** 415, 420, 430, 435, 445, 450

**Ocean Ave.:** 2085, 2201, 2225, 2235, 2405

**Paloma Ave.:** 15, 20, 35, 48, 49, 120, 140, 144, 145, 170

**Pico Ave.:** 40

**Urbano Drive:** 1, 21, 40, 90, 140, 149, 151, 160, 170, 180, 196, 201, 220, 225, 230, 236, 251, 274, 289, 295, 300, 315, 320, 325, 335, 340, 380, 385, 400, 407, 414, 415, 426, 427, 440, 445, 450, 462, 467, 475, 486, 500, 535, 601, 624, 806, 810, 835, 850, 865, 880, 883, 899

**Victoria St.:** 610, 630, 640, 641, 655, 660, 665, 698, 720, 727, 744, 745, 755, 770, 776, 816

# NERT Plans for the Next Big (or Small) One

**By JoAnn Tracht-Rawson**  
NERT Coordinator

If you haven't yet heard about NERT, or Neighborhood Emergency Response Team, you might want to find out more about it, because San Francisco will have only 1,700 or so fire-fighting and emergency medical field personnel to help serve 750,000 residents in an emergency (see [www.sfgov.org/site/fire\\_index.asp?id=4455](http://www.sfgov.org/site/fire_index.asp?id=4455)). That makes it vitally important for everyone to be prepared, and for the neighborhood NERT

group to be able and ready to offer support and help.

Our local group has been putting together a cache — supplies for the neighborhood. Still needed are:

- 1 box of medical latex gloves
- 3 medium-size plastic storage boxes
- 1 head lamp
- 2 sets FRS Radios
- 3 fleece blankets

The Ingleside Terraces NERT Command Center is located at the corner of Mercedes and Junipero Serra. In

an emergency, that is where NERT members will be offering help, and where anyone can come to volunteer. Look for the neighborhood NERT drill on October 13!

To find out more about NERT, or to register for a class, call 970-2024 or visit [www.sfgov.org/site/sfnert\\_form.asp?id=24118](http://www.sfgov.org/site/sfnert_form.asp?id=24118).

To find out more about the Terraces' NERT team, or how to be better prepared for an emergency, contact me at 333-7410 (home) or 806-8904 (cell), or by e-mail at [Joann-r at comcast.net](mailto:Joann-r@comcast.net)

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## Look for Changes on Ocean Avenue

A used bookstore, a locally owned bar, a new library and possibly a hardware store are all part of the new face of Ocean Avenue in the coming months.

Avalon/Pacific Trust, a development company, is preparing to submit a proposal to the Planning Department that covers the two blocks from Plymouth (starting right after the new library) up to Lee Street. The proposal shows top-story rental units above bottom-floor commercial retail spaces, with one large retail space of approximately 10,000 square feet between Brighton and Lee streets (which the developers hope will entice a grocer). A number of meetings have been held to solicit community input.

Farther up the block, the city's Balboa Station Plan includes a redesign of the Phelan Loop (with a park at the current bus turnaround), the BART station and the old MUNI building, which is going to become a rec cen-

ter/ business park once the money is raised.

Meanwhile, Ocean Avenue

Books has opened at 1735 Ocean Ave., and the Avenue Bar at 1607 Ocean will reopen with new owners — three firefighter friends who grew up in the neighborhood and attended Riordan High School together. The Ingleside Library at Plymouth and Ocean is to break ground in the fall, barring further delays, and Ace Hardware is one of the possible tenants in the former Blockbuster site on Ocean at Jules. A Chinese medical herb store will take over the space at 1927 Ocean Ave.

**JoAnn Tracht-Rawson** is our Ingleside Terraces representative on the Ocean Avenue Revitalization Collaborative, which has been meeting for four years. The group does monthly cleanups on Ocean Avenue on the last Saturday of the month (it meets at 10 a.m. in front of Java on Ocean), puts up holiday decorations, does graffiti abatement and works with merchants. To get involved, call 333-7410 or e-mail [Joann-r at comcast.net](mailto:Joann-r@comcast.net)

# Put the ‘Neighbor’ Back in Neighborhood

By Sandy Gandolfo  
Social Chair

It wasn't that long ago when neighbors exchanged telephone numbers and house keys and generally looked out for one another. I also remember a time when teenagers would get summer jobs from neighbors cutting lawns, washing windows, cleaning out garages or house-sitting pets. Wouldn't it be great to get kids away from their PlayStations and Nintendos and send them out to earn a few bucks? I would be happy to start a list for anyone looking for a part-time helper, as well as anyone who wants to put their able-bodied young ones on the list. Perhaps the Ingleside Terraces Google group can become a source for exchanging such information.

Another way we can come together as a neighborhood is at the annual picnic on Sun-

day, September 30. We have many new residents who surely would enjoy meeting their neighbors and being welcomed into the community. Let's make an effort to reach out to neighbors who are new, elderly, or just plain

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Put a note in a mailbox, or knock on a front door

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shy, and encourage them to attend this wonderful "friend-raising" event. Put a note in a mailbox, or knock on a front door. Reach out and touch someone — we still can do that, can't we? Who knows, maybe more households will join the ITHA. I'm sure that many senior citizens would enjoy attending

but might not be comfortable going on their own, or can't carry a chair or whatever food they would like to bring. I would be glad to serve as a resource for anyone who would like assistance to attend the picnic, and I can coordinate with anyone who can offer such assistance. E-mail *sgandolfo at sbcglobal.net* or call me at 334-1494.

## SAFE Offers Tips on Preventing Robberies

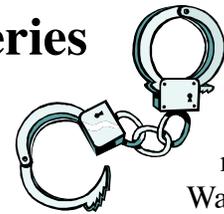
Many residents and merchants throughout San Francisco have expressed concerns about their personal safety in the wake of several recent robberies, including a daylight purse-snatching on Urbano and Moncada that occurred August 14.

SAFE (Safety Awareness for Everyone) offers the following safety tips.

- Be alert and aware of your surroundings at all times. If you feel uneasy, leave the area immediately.

- Travel on well-lit and well-populated streets.
- If you leave a restaurant or bar late at night alone, consider taking a cab home.
- If you take the bus, know when your bus arrives by calling 3-1-1 (formerly 674-MUNI).
- Carry a cell phone.
- Limit the credit cards and cash you carry.

SAFE encourages everyone to learn about the benefits of starting Neighborhood



or Business Watch groups, including establishing a communications network and accessing city resources that will support your efforts.

SAFE offers personal safety education as well as business security assessments or training.

More safety tips and brochures can be found at [www.sfsafe.org/2os\\_brochure.htm](http://www.sfsafe.org/2os_brochure.htm).



**ITHA Presents:**  
*20<sup>th</sup> Annual Sundial Park*



# **CLASSIC BARBECUE & PICNIC**

**Sunday, September 30, 2007**

**Noon – 3 p.m.**

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

**Everyone is welcome. Please bring a favorite dish to share.**

**Noon** The Official Chariot Race around Entrada Court begins! Bring your tricycles, bicycles, big wheels, strollers, and wagons decorated for the celebration!

**1 p.m.** ITHA will provide BBQ hamburgers, hot dogs, trimmings and drinks.

For the potluck, please bring a dish to share, based on your last name as follows:

- A – G..... Appetizers
- H – N..... Desserts
- O – T..... Vegetables
- U – Z..... Salads

In keeping with the all-American theme, we're hoping to see dishes such as coleslaw, greens, potato salad, apple pie, cookies, or your own specialties.

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RSVP is preferred. Your early response is very important! Please call Sandy Gandolfo at 334-1494, e-mail her at *sandyg at realestatesf.com* or return this portion of the form to 440 Urbano Drive.

- Yes, I will **attend the picnic** and bring the following potluck item:  
 \_\_\_\_\_ We will have \_\_\_\_\_ people attending.
- Yes, I can **help with children's activities**.
- Yes, I will **help with setup** from 10 a.m. to noon.
- Yes, I will **help with cleanup** from 3 to 4 p.m.
- Yes, I will **bring an ice chest** to help cool drinks and food.
- Yes, my children will participate in the **Chariot Race**.  
 Number & ages of children: \_\_\_\_\_

Please bring a compost or recycle bin if possible.

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

# **Ingleside Terraces Presents ...**

*20th Annual*

## **CLASSIC BARBECUE & PICNIC**



**Sundial Park  
September 30!**



**Noon - 3 p.m.**

Details and form inside

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**THE SUNDIAL**  
Ingleside Terraces Homes Association  
P.O. Box 27034  
San Francisco, CA 94127

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