

Sundial



INGLESIDE TERRACES HOMES ASSOCIATION

www.ITHASF.org

FALL 2016

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Suzanne McDonnell
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

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.ithaf.org/sundial/sundial.html

President's Letter

By Mark Scardina

As I write this, I see we are clearly ensconced in our "summer" weather pattern and am hoping for a coming great Indian summer to get together on Sept 18th for the ITHA Annual Picnic at Sundial Park from noon to 3pm. Much has happened since our last newsletter. On a positive note, your ITHA At-Large Board Member, John Stacy, has volunteered to take over the vacant chair of the Landscape Committee and has immediately gotten to work repairing a bench knocked down in Sundial Park!

As you know, your association unsuccessfully opposed the Short-Term Rental ordinance in last year's election. This stance was required due to the prohibition of such use of our homes in the ITHA CC&Rs that were signed when we took title to our homes. Specifically, I am referring to the second clause that states, "That no flats, duplex residences, apartment house, lodging house, hotel or boarding house, shall at any time be erected or maintained upon the above designated real property."

We are now receiving notifications from the Short-Term Rentals Office of applications for registration that we are both obligated and responsible to oppose. Regardless of how you personally feel about this issue, I ask that everyone honor his agreement to this clause. Ingleside Terraces is a single-family residential neighborhood and opening our homes for business boarding travelers and tourists undermines many quality of life issues foremost of which is safety. It is important for programs such as Neighborhood Watch and SAFE for everyone to be familiar with the people and activity around us. This is obviously incompatible with homes being used as lodging houses. Speaking for your Board, we thank you in advance for your consideration and understanding.

On a different note, my "favorite" issue has not yet gone away. By that I mean our co-habitation (not co-existence) with coyotes. However, as you read this the West of Twin Peaks Central Council has written a strongly worded letter under my co-authorship of the need for "...a proactive city-wide wildlife management plan to include the stated goal of minimizing conflicts between coyotes, people and pets, both in neighborhoods and shared open

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President's letter

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open space areas. We also ask that this plan be sustainable, measureable and accountable in meeting this goal." To this end, I have worked with Mary Paglieri, (the Behavioral Ecologist who demonstrated successful deterrent techniques in IT last year for the City) to come up with such a plan that hopefully will have been presented to Supervisor's Yee's committee as you read this. Stay tuned...

Once again I hope to see you at the picnic and if you haven't met your neighbors yet – let's use this as an opportunity!

Thanks,
Mark Scardina, President

Renowned Residents of IT

Ingleside Terraces has been home to several celebrated people during its more than 100 year history. Of course, there is Joseph Leonard (1850-1929), skilled architect of Ingleside Terraces and master home builder, who lived at 90 Cedro Avenue and later, after his retirement, at 344 Moncada Way. Later, 90 Cedro Avenue was home to Cecil F. Poole (1914-1997), a prominent San Francisco lawyer and the first black federal judge in Northern California. Walk north from the Leonard-Poole home to 245 Moncada Way and you find the boyhood home of artist Richard Diebenkorn (1922-1993). Mr. Diebenkorn is considered one of the most influential post-World War II American painters. Two of his works, "Ingleside I" and "Ingleside II," he developed from his sketches when he returned to Ingleside Terraces as an adult. Across Urbano Drive at No. 700, you will find a residence that once belonged to the parents of Sylvester Stewart (b. 1944) of Sly and the Family Stone fame. Although Sly did not reside on Urbano Drive, it is believed that he bought the house for his parents with the proceeds from his first gold records and practiced there during his rise to musical fame.

Terraces landscaping and construction projects require permits

Several neighbors have contacted the ITHA Design Review Committee (DRC) concerned about the construction of fences in the front and along the sides of houses on their block; and the extensive use of concrete, paving stones, sand and gravel in front yard landscaping. These actions diminish the "open, park-like setting" that was envisioned by the developer of Ingleside Terraces and violate the Ingleside Terraces Homes Association Covenants, Conditions and Restrictions (CC&Rs) that have protected our historic neighborhood for over 100 years. Most fences and the use of paving materials (even if porous) require permits from the City! Some of the paved-over yards are now being used for parking and this is against the law.

A permit is required for landscaping with extensive use of anything other than plant material (e.g., gravel, sand, paving stone, concrete). Check with the Planning Department before you start! Ingleside Terraces is zoned RHI-D meaning single-family residential dwellings. Our neighborhood has a front setback (your front yard) requirement that 15% of the total lot size must be preserved as open area and no less than 20% of this area must "remain unpaved and devoted to plant material..." This will reduce stormwater runoff and result in aesthetically pleasing front yards, two goals of San Francisco's Green Landscaping Ordinance, which emphasizes:

A. Healthier and more plentiful plantings through

Mark Your Calendars! Upcoming Events in the Terraces



(See back page for information)

Sunday, Sept. 18 ITHA Annual Picnic

Saturday, Nov. 19 ITHA Annual Meeting

Sunday, Dec. (tbd) Annual Holiday Party



Centennial Fall picnic 2013

photo by Natalie Schrik

lot, and street tree controls; B. Increased permeability through front yard and parking lot controls; C. Encouragement of responsible water use through increasing “climate appropriate” plantings; and D. Improved screening by creating an ornamental fencing requirement and requiring screening for newly defined “vehicle use areas.” Check it out at http://sf-planning.org/ftp/files/publications_reports/Guide_to_SF_Green_Landscaping_Ordinance.pdf

FENCES: Ingleside Terraces Homes Association’s Tenth CC&R prohibits front yard fences. This is consistent with providing an open, park-like setting for the neighborhood. Additionally, there are San Francisco ordinances that govern what can be built and any front yard fence over 3’ requires a permit from the City and must also respect side yard setback requirements. Please see General Planning Information, Fences (September 11, 2011). You can find the Fences handout at: sf-planning.org Resource Center Department Publications Fences

FRONT YARD PARKING: San Francisco Planning Code, Section 132(f) applies to our neighborhood. “No motor vehicles, trailer, boat, or other vehicle shall be parked or stored in the front setback areas.” You may park in your driveway, but not your front yard (or what used to be your front yard!)

To find out if a permit has been issued for fences or landscaping in progress, or recently constructed, go to: [sf-planning](http://sf-planning.org) resource center; San Francisco Property Information Map and Databases; enter property address and click permits. For more information, go to: Planning Information Center; e-mail at pic@sfgov.org; or phone (415) 558-6377; for permit, go to 1660 Mission Street, San Francisco.

Each year, the Planning Department responds to over 500 inquiries pertaining to potential land use violations. In most cases, investigation of code violations happens when a citizen reports a potential violation. Examples of violations include construction/demolition, landscaping maintenance, building misuse and inappropriate parking. The types of violations that are typically reported are included on the planning department’s enforcement code violations list: <http://sf311.org/planning-code-typical-minor-violations-400295>



Photo from previous picnic by Judy Reynolds

**ITHA presents the
103rd Sundial Park • CLASSIC BARBECUE & PICNIC**

Sunday, September 18, 2016 • Noon – 3:00 pm

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

Noon: 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 Desserts

O – T Salads/Vegetarian

U – Z Appetizers

You are encouraged to share a dish from 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. 6.

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.

All participants will receive a ribbon.

Name _____ Phone _____

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. Address _____

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

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!