

Miraloma Life

www.miralomapark.org

UPCOMING EVENTS

MPIC Board Mtg.
September 6, 2018
7:00 PM
MPIC Clubhouse

**Community
Connectors**
Tues. & Thurs.
10:30AM

9/6 at 11:30 AM -
Healthy Feet

9/13 at 11:30AM -
Friendship
Workshop

9/20 at 11:30AM -
Healthy Brain &
Body
Community
Connector events
are held at
Cornerstone Trinity
Baptist Church

* Members wishing to address the Board of Directors should call 415-281-0892 to request placement on the agenda.

President's Message

by Joanie van Rijn



What happens when you get elected President of a neighborhood association? I didn't know. I did receive a box with the gavel, blank checks, and a list of all the codes, passwords and keys. Bill Kan, our past-president met with me to help with a smooth transition. Bill was president for two years. He kept our Club fiscally sound and on the right track. We thank him for his leadership and his generous gift of time. At the June MPIC Board meeting we said goodbye to 6 MPIC Board members who collectively served the neighborhood for over 100 years. We thank Sue Kirkham, Karen Wood, Pratibha Tekkey, Bill Kan, Cassandra Mettling-Davis and Vivienne Antal for all of those years creating the best neighborhood in the city.

At the June MPIC meeting we elected to Jean Perata as Vice President, Reza Vagefi as Recording Secretary, and Darlene Ramlose and Bryan Forman as Board members. Since the election, I appointed two more Board members, Todd Siemers and Debra Estrin giving us 10 Board members to comply with the MPIC bylaws. We are still interested in adding more Board members. If you have any interest in applying to be on the Board please email me at mpicpresident@gmail.com

(continued on page 4)

Recap of Election Night Event

By MPIC

On June 21, 2018 at the MPIC's annual election night event, our guest speakers were (1) Lt. Rick Schiff who came in place of Capt. Jack Hart, (2) Lt. Marcus Santiago, Park Patrol, (3) Margaret Buitrago, Assistant District Attorney and Ingleside District liaison and (4) Victoria Weatherford, Deputy City Attorney and Ingleside District liaison. About 30 residents attended.



Lt. Schiff

SFPD Capt. Hart was planning to attend after his earlier town hall meeting with Supervisor Sheehy on an incident in the Noe but the TV cameras and dozens of questions and comments prevented him from leaving.

Lt. Santiago explained that he has 32 rangers covering all of the 230 parks in the city situated on 3,400 acres of land. There were questions on responding to calls at Mt. Davidson. Park Patrol has only one dispatcher and if there is no one available the call is forwarded to police. Call 911 in an emergency or call the non emergency Park Patrol number at 415-242-6390.

Margaret Buitrago explained how she is assigned to the Crime Strategies Unit and advises officers how to conduct a thorough investigation. She also prosecutes cases in court. She gave an example of how she worked on the Monterey Safeway auto burglary case and how such incidents stopped after the arrests

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A Block Champion Coming to You Soon

by Daniel Homsey and Guido van Rijn

A year ago, people across the Bay Area and the country were stunned by the swift and lethal devastation created by the fires in the North Bay. Tens of thousands of people, many known by our neighbors, were hastily roused in the middle of the night, grabbed what they could, and fled to safety. In true Miraloma style, our community came together and did what we could to help our neighbors to the North. Unfortunately these disastrous fires are occurring once again throughout California, Oregon and many other states.

Miraloma residents are asking: “what can we do here to ensure the safety of our families and friends”. Fortunately, MPIC has already launched the Resilient Miraloma Park program with the mission to prepare our community in times of stress be it earthquake, fire or other disaster. Led by your neighbors Robert Gee, Joanie and Guido van Rijn, Jean Perata, Darlene Ramlose and Daniel Homsey – this cohort has been working tirelessly to make smart investments in our community that have helped us be more ready than ever before.

Last year we launched the Block Champion Program with funding secured through Supervisor Yee’s Participatory Grant Program (thank you for your votes!). A working group was formed to design this first of its kind initiative. A year later the initial planning stage is coming to a close and is ready to put into action.

The goal of the Block Champion program is to establish one or more neighbors on every block who will organize residents during times of stress. The focus is to protect the health and well being of immediate neighbors, especially the most vulnerable.

All Miraloma Park residents will have an opportunity to participate. The Block Champion Program will support participants by offering first aid training as well as techniques on block organizing during times of stress. Participants will also receive a customized cache of gear and supplies that will empower them to help those around them.

The team is currently putting the final touches on this program. We will be announcing the first enrollment period in just a few weeks. So stay tuned!

If you are interested, please email blockchampionsf@gmail.com.

Miraloma Community Connectors Senior Program

by Darlene Ramlose

Miraloma Community Connectors just celebrated our first 6 months. We are changing strangers into neighbors and neighbors into friends. The program offers seniors strength, flexibility and balance exercises. Classes are every Tuesday and Thursday from 10:30 AM to 11:30 AM at Cornerstone Trinity Baptist Church. We invite all Miraloma neighbors over 60 to join us.

Thursday is our day for enrichment programs and we are excited to announce our September programs.

September 6th at 11:30AM **Healthy Feet**

As we age foot health is important, but often a neglected component of aging well.

September 13th at 11:30AM **Friendship Workshop**

It’s all about friends and relationships as we age.

September 20th at 11:30AM **Healthy Brain and Body**

Simple ways to keep your brain and body healthy while aging.

In June we trained and graduated 18 seniors in Preparedness, CPR and First Aid. The program gave participants hands-on training. They practiced CPR with a dummy and learned to use compression to stop bleeding.

For more information contact Darlene Ramlose, Miraloma Community Connector at darlene@sfcommunityliving.org or by phone at 714-423-8844. Visit our new Facebook page, Miraloma Park Community Connectors.



Our graduates in Preparation, CPR and First Aid



Update on the Four Proposed Teresita Blvd Speed Cushions: SFMTA Public Hearing on September 14, 2018

by the MPIC Safety Committee

In early July, SFMTA sent a letter, map and ballot to 254 houses along the entirety of Teresita Blvd asking those residents to vote to install either all four proposed speed cushions or none. This method of voting would eliminate the opportunity that localized opposition to the proposed devices could jeopardize a safer corridor for all. The proposed locations were chosen based on adequate distance from curves in the road, speed surveys, and residents' feedback. The cushions are proposed for the following blocks along Teresita Blvd:

- Between Fowler Way and Evelyn Way
- Between Isola Way and Reposa Way
- Between Rio Court and Bella Vista Way
- Between Melrose Ave and Verna Street (closer to Verna)

Modern speed cushions are the most effective and efficient tool for reducing speeding on neighborhood streets with transit service. Speed cushions are speed humps that include wheel cutouts to allow large vehicles, such as MUNI buses and Emergency Response vehicles, to pass unaffected while reducing passenger vehicle speeds. Although similar to speed bumps, they do not create the same vibration or noise and do not necessitate the removal of any on-street parking.

There were 39 yes votes and 19 no votes received. The next step is a SFMTA Engineering Public Hearing that will be held on Friday, September 14, 2018 - 10:00 am at City Hall, Room 416. Comments can be given in-person at the Public Hearing, or emailed to sustainable.streets@sfmta.com with the subject line 'Public Hearing'. Notices about the hearing will be placed on street poles along Teresita.

When determining the exact placement of the cushions, SFMTA will look at the voting results and try to place the cushions so they are not directly in front of homes that voted no. Sometimes engineering constraints (roadway utilities, driveways, distance from curves, etc) make this infeasible. SFMTA said they will certainly avoid the 'no' homes where possible.

SAVE THE DATE: October 24, 2018 Town Hall Meeting

The Politics of Fighting Crime — Ask David Chiu

by Stop Crime SF and the MPIC

Can a politician do anything about the sharp rise in property crime we're experiencing? David Chiu represents half of San Francisco (including Miraloma Park) in the California State Assembly. Find out what legislation he is supporting and proposing to address an epidemic of home burglaries, car break-ins and broken glass on our streets.

Date: Wednesday October 24, 2018

Time: 7pm

Place: Miraloma Park Improvement Clubhouse
350 O'Shaughnessy Blvd at Del Vale

State Assemblymember David Chiu will be interviewed by San Francisco Examiner columnist Joel Engardio. He will also take your questions from the audience.

There are several bills and a statewide proposition in the works to make it easier to prosecute repeat offenders. You can ask Assemblymember Chiu if he will support these bills and what legislation he has in mind to ensure repeat offenders see real jail time.

This town hall meeting is sponsored by Stop Crime SF and the MPIC. Stop Crime SF are San Franciscans working together to reduce and prevent crime in our neighborhoods while holding public officials and the criminal justice system accountable. Learn more at www.stopcrimesf.com. The MPIC is one of a number of partner neighborhood associations across San Francisco working with Stop Crime SF.



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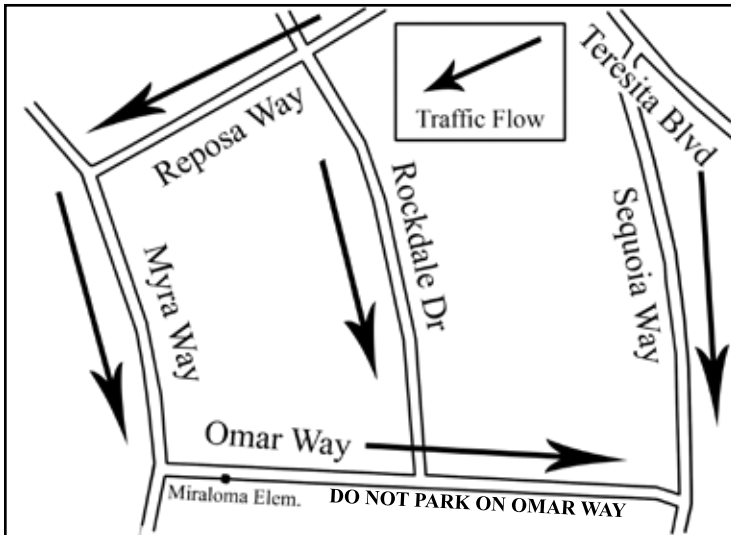
Miraloma Elementary School: Morning Traffic Flow

by MPIC Safety Committee

The new school year began on August 20 with 395 children and their families entering the school yard for morning circle. This year, about half of the students live in or close to Miraloma Park. Morning traffic around the school is especially busy now with our narrow streets filled with parents parking cars to drop off their children, students crossing streets, garbage trucks, Muni buses and Miraloma residents driving to work.

Once again, Miraloma Elementary and the MPIC have implemented our Traffic and Parking Congestion Plan. This comprehensive Plan, including enforcement and parent education components, has been effective in reducing traffic and parking congestion problems in the vicinity of the School. MPIC looks forward, once again, to a successful partnership with the School in mitigating traffic and parking congestion, and we thank Miraloma Elementary Principal Mr. Noah Ingber for all of the time and energy that he has devoted to working with us.

To assist with congested traffic around the school in the mornings during drop off time (7:45 am - 8:15 am), the school community and Miraloma residents should follow the driving route as shown below:



Miraloma School staff will be on hand during the first weeks of School to provide traffic control and when needed, SFMTA officers will be called to provide enforcement.

Throughout the school year, if your driveway is blocked, please call Mr. Ingber's office directly at 469-4734. Please leave a message with his assistant and the illegally parked car's owner will be immediately advised to move his or her car.

Should you need to contact Mr. Ingber's office about a blocked driveway, please provide the following information: your address, the license number, make, model, and color of the car blocking your driveway. You can also send an email to Mr. Ingber at principal@miralomasf.com regarding any non-urgent traffic and parking matters.

President's Message

(Continued from page 1)

Each Presidential term allows for new ideas, changes and rethinking old ways. MPIC has had a history of serving the community with distinction and commitment. I know our new Board brings skills and expertise to the club. MPIC will strive to continue the tradition of improving the quality of life in our community.

Over the past few years, MPIC has successfully applied for Participatory Budgeting Grants. Some of the programs that we have been able to fund are: lighting of Avoca Alley, speed cushions on Myra Way by the Miraloma Elementary, earthquake equipment, Senior Earthquake workshop, Community Connector Senior exercise classes, first-aid training, and the new Block Champion program that will begin this fall (see article in this issue). MPIC will continue to explore ways to bring these resources to our neighborhood.

Our safety committee, Chaired by Robert Gee, works closely with the Captain of the Ingleside Police District. Captain Hart is a neighbor and feels that Miraloma Park deserves attention. He is committed to helping every way he can.

Resilient Miraloma Park, a MPIC committee, has developed an action plan. The mission of Resilient Miraloma Park: our community will and can meet the challenge and stresses if faced with a disaster. One of the Resilient Miraloma Park programs is the Block Champion program that will help neighbors help each other after a disaster. Funded by grant money, the Block Champion program will provide first-aid training and emergency equipment that will be stored in neighbor's garages. One more way MPIC is helping neighbors help neighbors.

The Community Connector program is a big success. Darlene Ramlose, a Miraloma Park neighbor and new Board member, coordinates the program (see article in this issue) that keeps on growing! My husband and I go

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President's Message

(Continued from page 4)

to the weekly exercise program. We have met so many great new neighbors.

Currently, MPIC is a non-profit corporation with 501(c)(4) status. We are applying to be a 501(c)(3) organization that will allow the MPIC to receive tax deductible contributions. Robert Gee is working on this project, which is not for the faint of heart. We appreciate all the work he is doing. It will be a big positive step for the MPIC.

Building community and keeping us safe is something we all want. One way we can do that is by meeting our next-door neighbors. Just imagine, if we all did it, we would all be connected, enjoy each others company and be ready to help each other out in times of stress.

I look forward to serving you and Miraloma Park. My email is mpicpresident@gmail.com. If you would like to serve on a committee, be a Board member, provide suggestions or even a complaint, please do not be shy. This is your neighborhood. We all need to participate to make it a better place to live.

Recap of Election Night Event

(Continued from page 1)

were made. She said that Miraloma Park is one of the safest neighborhoods. She talked about the importance of video evidence, about Nextdoor being good for building community but not a replacement for reporting crimes to the police. She is very supportive of the Stop Crime SF program called Court Watch.

Victoria Weatherford explained what the City Attorney's office does. She provided a code enforcement handout which is summarized in the flyer in this newsletter. She mentioned that the MPIC is one of the most active neighborhood organizations in the city and that the "squeaking wheel gets the grease." She answered many questions from residents with some involving vacant properties and the requirement to register such properties with the city.

Lt. Schiff answered many questions as well as provided his thoughts on issues to supplement answers from our other three panelists. He mentioned the value of video evidence and how it is valuable to also have the camera aimed toward the street. He shared his thoughts on the

problems with people reporting crimes on Nextdoor instead of calling police first. He urged everyone to call 911 if there is an emergency. He talked about police staffing challenges. Two thirds of the department has less than 7 years of experience. On the subject of suspicious vehicles with paper plates, he said police pull over cars with paper plates all of the time but they take off and police policy is not to pursue them.

Residents asked questions about skateboarders, cars speeding on Portola near Marne, to what extent crimes are committed by repeat offenders, a comment that there is a relationship about local crime and the proximity to juvenile hall, crime by juveniles, concerns of fireworks on Mt. Davidson on July 4 and empty properties in the neighborhood.

One of our senior residents expressed much gratitude to the police and district attorney's office for their response to a man who kept trying to enter her home where she lived alone. Lt. Schiff mentioned that he recalls being one of the responding officers to that incident.

All of the panelists stayed after to answer questions from the residents.

Guilty Pleas in Three Criminal Cases

by MPIC Safety Committee

The MPIC Safety Committee has been in communication with the assigned Asst. District Attorneys (ADA) for the following three criminal incidents in our community since the arrests of the defendants. All of the cases have now been resolved with guilty pleas.

GUILTY PLEAS - Susan Tran and Jason Alba

This was the February 14, 2018 arrests at the 400 Block of Melrose. The police executed a search warrant and found methamphetamine packaged for sale, two firearms, stolen computers, id's, dozens of ammunition rounds, almost \$3000 in cash, stolen credit cards, and a master key to Ford vehicles. Alba had several outstanding felony convictions for drug possession and sales involving a firearm. Tran had several felony warrants for her arrest as well.

On July 15, 2018 both pled guilty to felonies for possession for sale of a controlled substance. Both are still in custody and due to be sentenced on August 13. For Tran, the proposed sentencing is 2 years state prison, stay away order from the location, warrantless search and seizure, no weapons allowed and restitution. Tran will probably

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Guilty Pleas in Three Criminal Cases

(Continued from page 5)

spend 1 year in custody, 1 out on mandatory supervision. For Alba, the proposed sentencing is 3 years of adult probation, 1 year in county prison, stay away order, no weapons allowed and restitution.

GUILTY PLEA - Phouthalom Phasavath

This was the December 19, 2017 vehicle break in at the 200 Block of Evelyn Way. The defendant was wearing a ski mask and left the scene in a vehicle with paper plates. He was caught shortly thereafter down on Monterey Blvd. with the stolen property, burglary tools and mask. The defendant just pled guilty, but the judge agreed to a DEJ or “deferred entry of judgment.” This is a sort of lightweight probation, where if the defendant adheres to certain terms over a period of time, the judge won’t even enter the guilty plea and it will be purged from the record. The reason the judge granted the DEJ is because the defendant has minimal criminal history and is still quite young. The intent is to not set a young person down a path of incarceration, more crime, recidivism, and further disruption to communities like ours. The DEJ approach happened over the objection of the ADA. However, the defendant has now violated the terms of the DEJ and failed to appear in court and a warrant is currently outstanding for his arrest. Neither the ADA nor the Court believes the defendant is an active safety threat to the community and that it’s likely the police will catch him on a minor infraction and then bring him in to be sentenced to a felony. At that point he will forfeit his credit for time served thus far.

GUILTY PLEA - James George Paras

This was the September 2017 Bella Vista Way/Teresita Blvd multiple hit and run and DUI incident. The MPIC recently submitted a letter to the judge expressing the community’s interest in a speedy resolution to the case. In June, the defendant pled guilty to driving under the influence of alcohol and hit and run causing property damage. He has been sentenced to four years of probation, 90 days home detention, alcohol treatment, DUI classes, fines and fees, and he has been ordered to provide economic reimbursement to anyone who suffered property damage or any other economic loss as a result of his crimes. The Adult Probation Department of San Francisco should be reaching out to the victims in the next six weeks to request restitution amounts.

The data below is taken from *Crimemapping.com* with the narrative from the Ingleside newsletter. The listing of incidents are listed as “call for service”. That doesn’t mean that an actual incident happened, it just means that someone called, in other words, someone could call about a suspected incident but it might turn out not to be an incident at all. The SF Police Data website is still not reporting incidents so there isn’t any information on resolutions. We have reached out to Capt. Hart to ask him about the uptick in burglaries.

Date	Time	Address	Incident No.	Category
7/1/2018	10:25 PM	300 BLOCK BELLA VISTA WY	181823399	BURGLARY
7/4/2018	2:26 PM	00 BLOCK MOLIMO DR	181851743	STOLEN VEHICLE
7/9/2018	11:10 AM	700 BLOCK PORTOLA DR	181901294	ASSAULT/BATTERY
7/9/2018	10:31 AM	00 BLOCK TERESITA BL	181901141	STOLEN VEHICLE
7/10/2018	5:21 PM	400 BLOCK MYRA WY	181912918	BURGLARY
7/11/2018	6:47 PM	700 BLOCK PORTOLA DR	180515319	ROBBERY
Ingleside Officers responded to a business at the above location on the report of a robbery. Officers arrived on scene and met with the store manager who advised that three female suspects, and one male suspect, robbed the store of shampoo bottles. The manager gave chase after the suspects, but was met with two punches to the face by the male suspects. All four suspects then fled in a black vehicle. The manager was not seriously injured.				
7/11/2018	6:55 PM	700 BLOCK PORTOLA DR	181923225	ASSAULT/BATTERY
7/11/2018	9:49 PM	700 BLOCK PORTOLA DR	181923707	PETTY THEFT
7/12/2018	4:20 PM	700 BLOCK PORTOLA DR	181932596	PETTY THEFT
7/12/2018	9:32 PM	600 BLOCK FOERSTER ST	180518482	BURGLARY
Ingleside Officers responded to a residence at the location on the report of subject unlawfully inside of the residence. Officers arrived on scene and met with the property manager who advised that tenants were recently evicted and no one should be inside. Officers searched the residence and discovered a male, and female hiding in separate rooms inside the residence. The subjects were detained pending further investigation. Officers determined that the suspects unlawfully forced entry and entered the residence through the roof. Both suspects were arrested and charged appropriately.				
7/15/2018	3:15 PM	600 BLOCK PORTOLA DR	181962136	ASSAULT/BATTERY
7/18/2018	8:23 AM	300 BLOCK TERESITA BL	181990741	BURGLARY
7/18/2018	9:32 AM	00 BLOCK EL VERANO WY	181991007	BURGLARY
7/19/2018	6:05 PM	200 BLOCK JUANITA WY	182002997	BURGLARY
7/21/2018	3:32 PM	600 BLOCK ROCKDALE DR	182022300	BURGLARY
7/23/2018	6:38 PM	900 BLOCK TERESITA BL	182043287	BURGLARY
7/24/2018	7:42 AM	200 BLOCK JUANITA WY	182050592	BURGLARY
7/25/2018	5:11 PM	400 BLOCK LOS PALMOS DR	182063113	ASSAULT/BATTERY
7/27/2018	2:23 AM	300 BLOCK LOS PALMOS DR	182080203	BURGLARY
7/27/2018	6:38 PM	100 BLOCK MARIETTA DR	182083051	VANDALISM
7/30/2018	2:15 PM	100 BLOCK DEL VALE AV	182111930	PETTY THEFT
7/31/2018	8:19 PM	00 BLOCK MOLIMO DR	182123611	ASSAULT/BATTERY
8/1/2018	10:00 AM	100 BLOCK EVELYN WAY	182131144	VANDALISM
8/9/2018	5:57 PM	00 BLOCK MARIETTA DR	182213060	STOLEN VEHICLE
8/13/2018	1:15 PM	700 BLOCK MYRA WAY	182251856	AUTO BOOST/STRIP

Hawks Soar over Miraloma Park

by Jean Perata

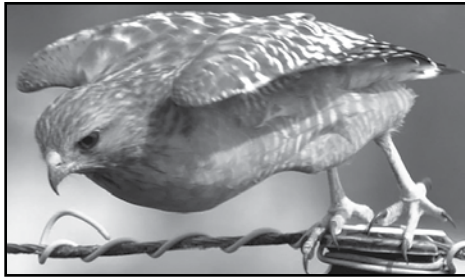
Does it seem to you that there are more hawks in the sky in the Fall? You’re right! Every Fall the Bay Area sees an increase of hawk species – Red-tailed Hawks, Red-shouldered Hawks, Cooper’s Hawks, Sharp-shinned Hawks, Broad-winged Hawks and other raptors. One great place to observe the hawk migration is on Hawk Hill. Hawk Hill is in the Marin Headlands of the Golden Gate National Recreation Area, just north of the Golden Gate Bridge.

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Hawks Soar over Miraloma Park

(Continued from page 6)

Every day and weather permitting, from mid-August to early December volunteers of the Golden Gate Raptor Observatory (GGRO) count the number of hawks passing over Hawk Hill. Other GGRO



*Red-shouldered Hawk,
photo by Steve Taormina*

volunteers trap and band the raptors. Many of the hawks use the thermals of the Marin Headlands to cross the Golden Gate, and several of the hawks continue their flights over Miraloma Park. Look for them flying over Mount Davidson or soaring over Glen Park Canyon and Twin Peaks.

Want to learn more about the raptors' migration? Attend the GGRO's Hawk Talks and Raptor Release. The event takes place on Hawk Hill every Saturday and Sunday during September and October; heavy fog or rain cancels. (There are no programs during the Blue Angels' airshow.) The Hawk Talk begins at noon. A GGRO volunteer talks about hawk migration and identification and GGRO's long-term monitoring of raptors. And, if you're lucky, you'll be able to see a hawk up close. When possible, a hawk that has been banded by a GGRO volunteer is brought to the Hawk Talk. After a discussion about the banding program, the hawk is released for all to see.

The Hawk Talk and Raptor Release is free! It's open to the public and no advance reservation is needed. Look for the big banner just west of the main Hawkwatch platform on the very top of Hawk Hill. Peak hawk activity usually occurs from mid-September to early October. Whenever you go, it's good to arrive by 11:30am, watch hawks in the sky, stay for the talk and longer if you'd like. Parking is limited and fills fast! You can bike to Hawk Hill or take SF Muni 76X to the Marin Headlands. Before you visit, check road conditions by visiting <https://www.nps.gov/goga/index.htm>.

For the most-current information about the GGRO Hawk Talks visit:

<http://www.parksconservancy.org/conservation/plants-animals/raptors/docent-programs.html>



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5 Encline	3/2	\$1,200,000	75 Juanita Way	2/1	\$1,510,000		
31 Verna	2/1	\$1,250,000	790 Teresita	2/1	\$1,510,500		
430 Melrose	2/1	\$1,250,000	189 Marietta	3/2	\$1,550,000		
421 Molimo	3/1.5	\$1,300,000	656 Teresita	3/2	\$1,550,000		
763 Myra	2/1	\$1,317,000	25 Chaves	5/3	\$1,565,000		
43 Molimo	2/2	\$1,350,000	32 Sequoia	4/2	\$1,625,000		
184 Marietta	3/2	\$1,350,000	430 Marietta	4/2	\$1,650,000		
250 Evelyn	3/1	\$1,355,000	16 Sherwood	4/2.5	\$1,725,000		
372 Cresta Vista	3/1	\$1,408,000	493 Molimo	4/3	\$1,850,000		
27 Coventry	3/2	\$1,410,000	176 Evelyn	4/3	\$1,900,000		
			27 Gaviota	3/3	\$2,400,000		



City Attorney Code Enforcement Program

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ENFORCEMENT HOTLINE 415-554-3977

The Office of the City Attorney works with the Building, Health, Planning, Public Works, Fire, and Police Departments to address health and safety threats and other public nuisance issues in San Francisco's neighborhoods. When a problem private property is reported to our hotline, we investigate, coordinate the response, and, if needed, take legal action to fix code violations.

Here are some of the problems we tackle...

Housing and Building Code Violations

- Lack of heat, water, or power
- Dilapidated buildings
- Unsafe or unpermitted construction
- Plumbing, electrical, HVAC problems
- Seismically unsafe buildings
- Vacant and abandoned buildings

Zoning and Planning Violations

- Residential use of commercial space
- Auto repair at residential properties
- Illegal billboards
- Destruction of historical landmarks
- Illegal short-term rentals
- Other unauthorized property uses

Private Property Used for Criminal Activity*

- Drug dealing
- Prostitution and human trafficking
- Gambling
- Illegal sale of alcohol

* Please note, our code enforcement efforts aim at long-term solutions for blighted properties. For crimes in progress, please call 911 for police assistance.

Fire Hazards

- Missing or broken fire sprinklers
- Lack of fire extinguishers
- Blocked or locked exits
- Excessive flammable materials
- Overcrowded entertainment venues

Health Code Violations

- Insect or rodent infestation
- Mold
- Peeling lead paint
- Hoarding and trash accumulation
- Hazardous materials

Public Works Code Violations

- Blight
- Broken sidewalks
- Illegal dumping

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To learn more visit: sfcityattorney.org/code

A Farewell to Bill Jeong

by Guido van Rijn



I am sorry to write that William (Bill) Jeong, long time Miraloma Park resident, passed away at 1:13am on Friday, July 20th, 2018.

Bill was a beloved husband to Sharon and father to Cynthia and Michael.

He was a son of two immigrant Chinese parents who owned and ran a liquor/grocery store on Broadway St. and was the eldest of three brothers (William, Kenneth, and Arthur).

Bill loved to help others. After retiring from a long career at PG&E, Bill volunteered for many years at the Red Cross where he practically became an institution. The knowledge and experience Bill acquired at the Red Cross he brought to Miraloma Park. Bill became a NERT and took on the responsibilities of becoming Miraloma Park's NERT coordinator, a position currently held by Joan van Rijn. He joined Resilient Miraloma Park, an MPIC sponsored program that encourages Miraloma Park residents to become disaster ready. He did not once hesitate to share with the Resilient Miraloma committee his vast experience. Bill also became a block captain where he fostered both disaster preparedness as well as block safety. We all appreciate Bill's time and dedication that he devoted over the years to Miraloma Park.

Bill, Thank you. You will be greatly missed by your family, friends and neighbors.

Roof Decks

Reprinted from SF Planning Department

NEW: Draft on Roof Deck Policy

Roof decks are an opportunity to provide an outdoor amenity area to enrich open space. However, because of their elevated location, they also represent a potential increase of uses that can negatively impact adjacent residents. Therefore, such projects need to be carefully considered in the design review process.

The Planning Commission has asked the Planning Department to develop preliminary recommendations toward ensuring a consistent approach to evaluating rooftop features. This includes taking the following considerations:

- Size of decks, and the cumulative impacts of multiple decks;
- Availability of usable open space at grade;
- Appropriateness of front decks vs. balconies;
- Roof decks serving as common vs. private usable open space;
- Pattern of roof decks in the surrounding neighborhood;
- Greening of rooftops; and
- Quality of life impacts

At the August 30 Planning Commission hearing, Planning staff gave an informational presentation with a recommended roof deck policy that attempts to strike a balance between allowing for the reasonable enhancement of outdoor open space on the roofs of low-density residential buildings, which will improve livability in a dense, urban setting, while protecting the quality of life for adjacent neighbors.

Find the first draft white paper on a proposed roof deck policy at http://default.sfplanning.org/publications_reports/Roofdecks_Policy_Draft.pdf.

For more information on this effort or to request a meeting with Planning staff, please contact Christopher May at Christopher.May@sfgov.org.



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Roof Decks

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Getting Started

Your roof deck project will require the submittal of a Building Permit Application. Depending on the scope of work and zoning district of your property your project may be approvable over-the-counter (OTC), or it may require Neighborhood Notification and several accompanying Pre-Application steps.

It is recommended to visit or call Planning staff at the Planning Information Center (PIC) early in the planning of your project. The PIC is at 1660 Mission Street, 1st floor and may also be reached by phone at (415) 558-6377 or via email at pic@sfgov.org.

We also recommend you contact the Department of Building Inspection (DBI) to confirm their requirements before submitting your Building Permit Application. They can be reached at (415) 558-6088, or at 1660 Mission Street 1st floor Public Information Counter.

Understanding What's Allowed

New decks on roofs are regulated by the San Francisco Planning Code. To maintain the character and purpose of distinct areas in San Francisco, the City's geography has been divided into distinct zoning use districts (view these zoning use districts on the San Francisco Zoning Map and Section 201 of the Planning Code). For each activity or use of land in any given zoning district, the Code states if that activity or use is either: Permitted; Conditional; or Not Permitted. Therefore knowing the zoning district of your property will help you identify what specific limits may apply to your project and which application materials you will need to submit.

You can find the zoning use district and height limits of your property on the Find My Zoning page, or directly from our San Francisco Property Information Map by entering your address or Assessor's Lot and Block number and click the "Zoning" tab. Once you know the zoning use district of your property, you can reference our useful handout, "Summarizing San Francisco's Residential Zoning District Controls," which summarizes regulations and Code controls for projects in residential districts.

Other Things To Consider

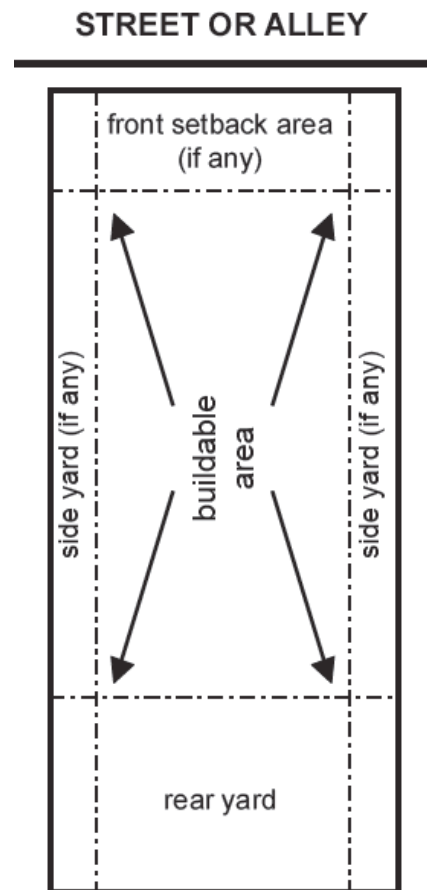
In addition to the zoning district and land use regulations in the San Francisco Planning Code, your application will also be reviewed under provisions in all of San Francisco's Municipal Codes, the San Francisco General Plan, and Department policies based on a number of cri-

teria (e.g. the historical significance of your property, the environmental impact of your project, or other regulations).

Neighborhood Notification requirement

The Neighborhood Notification requirement is dependent upon whether the roof deck, and the access to it, is within the buildable area of your lot (see below). If your deck requires "notification," a mailing notifying the nearby neighbors of your proposed project is sent to adjacent neighbors only and they are given a period of 10 days to respond with concerns (as compared to a 30-day notice to owners and occupants within 150 feet of the site, as is done with the standard Neighborhood Notification process).

"Buildable area of the lot" means the area that is not part of the required yards or set backs under the Planning Code and within the applicable height limit. (Zoning Administrator Bulletin 5 explains buildable area for Residential Districts.) For residences in commercial zoning districts, the rear yard requirement is typically 25 percent of lot depth. You can apply the rules of a 25 percent rear yard requirement shown in Zoning Administrator Bulletin 5 to determine yard requirements for residences in commercial districts. (See Decks & Stairs if your deck project is not on a roof.)



Correspondence With Mark Twain

Dear Mr. Clemens,

I am a San Franciscan and am troubled by a statement attributed to you. It was, "The coldest winter I ever spent was a summer in San Francisco." On average two out of five days during the summer is a lovely spring delight with clear blue skies and perfectly mild temperatures that highlight the beauty of the Bay. Now Mr. Clemens, don't you think your statement a bit exaggerated?

Your devoted reader,
Norm Honbo

Dear Mr. Honbo,

I have been known, at times, to render statements that may seem a bit beyond the pale of absolute accuracy. When I have been so guilty, it is often to provide a greater truth or to expose man's hypocrisy, hubris or foolishness.

I do not wish to unjustly demean or belittle the object of my words. We have enough mean spirited slings and arrows to which we are subject and I assure you, it was only with the greatest affection for your lovely city that I offered this small confection of an observation. As for your lovely city, I can find no more beautiful natural situation for your lively metropolis, that is, only during the two days it may be observed. The other three are another matter with thick fog and swirling winds that keep my eyes tucked within a greatcoat, hat and muffler.

To be fair I do wish to modify the statement in question. However, I do not know how to quantify my point; must I say, "The 3/5ths coldest winter I ever spent..." or "One of the colder winters I ever spent..." I find these possi-

bilities somehow lacking.

If you can oblige me with a satisfactory statement that is acceptable to you and myself, I would gladly embrace your suggestion. Until then, I will ponder this problem further as I hope you will also.

Your humble servant,
Samuel Clemens

(Unfortunately, the true attribution of this famous statement is unknown and is not by Samuel Clemens nor Mark Twain.)

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Miraloma Park Improvement Club Membership Application

Please complete and mail with your dues to the Club address below. Make check payable to **Miraloma Park Improvement Club, 350 O'Shaughnessy Blvd., San Francisco, CA 94127**. (No cash, please). Thank you!

☐ New Member ☐ Renewing Member Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

☐ Please send me an email reminder to renew my membership.

Enclosed are my dues for the next twelve months (check one):

- | | |
|---|---|
| <input type="checkbox"/> \$12 Senior Member(s) | <input type="checkbox"/> \$15 Single Member |
| <input type="checkbox"/> \$25 Family Membership | <input type="checkbox"/> \$35 Supporting Member |
| <input type="checkbox"/> \$50 Contributing Member | <input type="checkbox"/> \$_____ Other |

No MPIC membership information is shared with other parties or organizations.

Important Phone Numbers

EMERGENCY	Land Line 9-1-1 or Cell Phone 415-533-8090
All City Services	3-1-1 or www.mysf311.org
Online Police Reports	sanfranciscopolice.org/reports
Call Before You Dig (PG&E)	8-1-1
Poison Control Center	1-800-222-1222
Non-emergency Police Dispatch	415-553-0123
Suicide Prevention Hotline	415-781-0500
Ingleside Police Community Room	415-404-4000
Parking Complaints	415-553-1200
Abandoned Cars	415-553-9817
Security Survey/Nbd.Watch	415-673-SAFE
Office of Citizen's Complaints Against SFPD	415-241-7711
Narcotics Tips (anonymous)	1-800-CRACKIT
SFPD Tip Line	415-587-8984
Domestic/Family Violence (24hrs)	415-864-4722
Report Animal Cruelty, Injury, Distress	415-554-9400
Dumped Item Pickup – DPW	3-1-1
Vital Records	3-1-1
Code Enforcement Hotline	415-554-3977
Graffiti Cleanup – DPW	3-1-1
Police New Graffiti Hotline	415-278-9454
MUNI Shelter Damage/Graffiti	1-510-835-5900
Ingleside SFPD Hearing-Impaired line	415-404-4009
School of the Arts	415-695-5700
Norman Yee, Supervisor Dist. 7	415-554-6516
(norman.yee@sfgov.org)	

Miraloma Park Residential Design Guidelines:

Adopted in 1999 by the SF Planning Commission to promote preservation of neighborhood character by encouraging residential design compatible with neighborhood setting, our neighborhood-specific *Guidelines* facilitate the process of permit application and Code-mandated design review and can prevent costly, time-consuming Discretionary Review proceedings. Learn more about them at www.miralomapark.org

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Directory

General Inquiries for MPIC.....	415-281-0892
Clubhouse Manager.....	415-281-0892
Clubhouse Rental Agent.....	415-281-0892
Website: www.miralomapark.org	
Webmaster: Ron Proctor.....	415-281-0892
Mayor's Office of Neighborhood Services	415-554-7111
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Miraloma CoOp Nursery School.....	415-585-6789
Miraloma Playground.....	415-337-4704

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Article Submission Policy

Miraloma Life will return in October 2018. The deadline for submissions is September 12th.

Email submissions to miralomapark@gmail.com with Miraloma Life in the Subject line. Articles submitted must be 800 words or less in length. Anonymous submissions will not be considered for publication.