

MIRALOMA LIFE

April 2019 - Issue 8

Upcoming Events

1 - 14 APRIL

PARTICIPATORY BUDGET VOTING

details pg.2

4 APRIL

MPIC Board Meeting*

7:00 pm - MPIC Clubhouse

11 APRIL

CleanPowerSF Meeting with PUC

7:00 pm - MPIC Clubhouse

14 APRIL

MP Southern Gateway Stairs Tiling Project

2 MAY

MPIC Board Meeting*

7:00 pm - MPIC Clubhouse

*Members wishing to address the the Board should call (415) 281-0892 to request placement on the agenda

Inside This Issue

THE POLLS ARE OPEN! PARTICIPATORY BUDGET PROJECTS Pg 2

April is Need Help/ OK Month

NERT Citywide Drill



CleanPowerSF Is Coming to Miraloma Park!

You may have received a flyer from CleanPowerSF, describing changes to your electrical service. On Thursday, April 11, 2019 at 7:00 pm MPIC is hosting a neighborhood meeting at the MPIC Clubhouse with a representative of the San Francisco Public Utilities Commission. All Miraloma Park residents are invited to bring your questions about CleanPowerSF!

CleanPowerSF is a community-choice clean energy program operated for San Francisco businesses and residents by the San Francisco Public Utilities Commission. CleanPowerSF offers more clean energy - like wind and solar - than the current provider, PG&E. CleanPowerSF's Green service provides at least 40% renewable energy. (PG&E provides about 33% renewable energy.) More clean energy helps reduce San Francisco's carbon footprint and fight climate change.

Customers are automatically enrolled in CleanPowerSF's Green service. CleanPowerSF Green rates are competitive with PG&E's. Your electrical bill may decrease. When the SFPUC launched CleanPowerSF in May 2016, it committed to offering affordable, competitive and stable rates for customers.

CleanPowerSF generates electricity and uses PG&E's poles and wires to deliver electricity to your home. PG&E continues to send customers bills and respond to service requests. CleanPowerSF charges you for generation of electricity and PG&E charges you for delivery of electricity. You will see the two charges on your PG&E bill. There is no separate billing or equipment for CleanPowerSF.

You can opt-out of CleanPowerSF and remain with electrical energy generated by PG&E. And, if you want your electricity to come from 100% renewable energy, sign up for CleanPowerSF's SuperGreen service. If you sign up for CleanPowerSF's SuperGreen service, your rates may increase. To opt-out of CleanPowerSF or apply for SuperGreen service visit cleanpowersf.org or call 415-554-0773.

"NEED HELP/OK" Month

Guido van Rijn

Please place the "OK" sign in the window during the first three weeks in April.

It seems that every time I write the NEED HELP/OK article, be it April or October, another local disastrous situation has occurred. 2018, as 2017, will be known for the multiple fires that raged in northern California. The Camp Fire, Car fire and Mendocino Complex fires burned thousands of acres of land destroying everything in their path. Lives were lost; homes and businesses turned to ashes. The Camp fire alone burned the small town of Paradise to the ground. Over 85 lives were lost. The air from Washington State to Southern California was thick with smoke from the many fires that raged in southern Canada, Washington, Oregon and all of California. Remember wearing masks last summer?

Our bi-annual NEED HELP/OK sign exercise reminds us of our own disaster concerns. We need to prepare ourselves and our families before a disaster such as fire, landslide, or earthquake takes place. The most important aspect of being prepared is not about stuff, it is about getting to know your neighbors so that everyone can respond to an event as a team. In a well-prepared block and neighborhood, stuff can be shared as well as the many talents and expertise neighbors may have up and down a block. Seeing the OK sign on the block and in the neighborhood has a unifying effect on all of us. Its doing something together. It's actually kinda fun! **Please participate by placing the OK sign in a street facing window for the first three weeks in April.**

[continued on page 4]

THE POLLS ARE OPEN! VOTE FOR PARTICIPATORY BUDGETING PROJECTS

Voting for this year's Participatory Budgeting projects began April 1 and concludes April 14. **You can vote online at: <http://bit.ly/District7PBVote>. Or, cast a paper ballot at the West Portal or Ingleside Libraries or at Supervisor Yee's Office at City Hall, Room 268.**

Vote for the Miraloma Park Projects! The projects are described fully in the March issue of Miraloma Life, pages 4-5. Here are the Miraloma Park projects and the ballot categories where you'll find them:

- **Vision Zero: Pedestrian Safety near Portola Drive Overpass and SFFD 39** – Pedestrian Safety category
- **Pathways for Historic Miraloma Park Improvement Club House** – Culture category
- **Miraloma Park Vulnerable Residents Shelter and Care Project** – Disaster Preparedness/Emergency Services
- **Hop, Skip and Play on Omar Way** – Activate Play Space

Any District 7 resident who is at least 16 years of age can vote. Your friends and relatives who live in other District 7 neighborhoods can vote for Miraloma Park's projects. So, ask them to support Miraloma Park and vote for our projects!

We need your votes!

BECOME AN MPIC MEMBER OR RENEW YOUR MEMBERSHIP!

ONLINE AT:

<https://miralomapark.org/join>

OR BY MAIL:

Complete this form and mail with your dues, check payable to:

MIRALOMA PARK IMPROVEMENT CLUB, 350 O'SHAUGHNESSY BLVD, SF, CA 94127. No cash, please.

MPIC does not share membership information with other parties or organizations.

☐ NEW MEMBER ☐ RENEWING MEMBER Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Enclosed are my dues for the next 12 months (check one):

- | | | |
|---|---|--|
| <input type="checkbox"/> \$12 Senior Member | <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"/> \$100 Sustaining Member |
| | | <input type="checkbox"/> \$ _____ Other |

☐ PLEASE SEND ME AN EMAIL REMINDER TO RENEW MY MEMBERSHIP!

President's Message

Joanie van Rijn

The other day a neighbor asked me, "What is the MPIC doing these days?" I was excited to share with her that we are very busy. Just in case a neighbor asks you the same question here are a few highlights that you can share. First let them know MPIC approved four projects for Participatory budgeting this year and they have made it onto the District 7 ballot. IF YOU AND YOUR NEIGHBORS HELP VOTE FOR THESE PROJECTS, IT WILL BRING \$100,000 of funding to our neighborhood. One project is Hop, Skip and Play on Omar Way (active play space for children); Pedestrian Safety near Portola Drive overpass and SFFD 39 (traffic study); Pathways for Historic MPIC Clubhouse; Miraloma Park Vulnerable Residents Shelter and Care Project. **PLEASE VOTE FOR THESE PROJECTS BY APRIL 14. Go to: <http://bit.ly/District7PBVote>**

I appointed a new Board Member, Stephanie Boudreau Ma. She is our twelfth member. She has great energy and her skills will be a wonderful addition. She has a family and the MPIC is interested in expanding programing to engage families. The Block Champion Program has launched and over 30 Miraloma Park residents have signed up and attended the orientation. The Block Champion Program empowers one or more neighbors on a block to be ready to care for their families and immediate neighbors during times of stress. Block Champions attended two first aid trainings and after one more training they will receive their bin of emergency supplies which they can use to assist their neighbors when disaster strikes.



The MPIC Board approved the 2019 Budget at our March 7 meeting. We created a balanced budget and expect a modest surplus. Our 2019 budget is posted on miralomapark.org/news-events/. You'll see that MPIC operates on a very tight budget.

Our Clubhouse is a neighborhood treasure. It was built in the late 1930's and needs lots of attention. If someone offers you a building this old, think twice before accepting – and ask for an endowment to support the upkeep! Unfortunately, MPIC does not have a funding source to keep the building ship-shape. But, MPIC opened a Building Fund account and we are ready to accept donations to help keep our Clubhouse in good condition. We can use the funds! Currently a tarp is on the roof to stop a roof leak and paint on the exterior is blistering.

Vote for these projects, it will bring \$100,000 of funding to our neighborhood.

The MPIC Board has been discussing two Senate Bills currently in the California legislature: Senate Bill SB 23 – Forced Entry on Vehicle Break-Ins and SB 50 – Planning and Zoning: Housing Development: Incentives. The MPIC Board sent a letter supporting SB 23

to the Senate Public Safety Committee in Sacramento. If SB 23 becomes law, auto burglary will be defined as forcibly entering a vehicle with the intent to commit theft. Current law defines auto burglary as entering a vehicle when the doors are locked. Under SB 23, prosecutors will no longer have to prove that a burglarized vehicle's doors had been locked. The Board's letter, supporting SB 23 is at miralomapark.org/news-events/.

Senate Bill 50 has tremendous implications for single family homes near major transit lines and stops. Most importantly, it would remove local planning control from each jurisdiction and place the authority at the State level. The Board's discussion began at the March meeting and continues.

Spring is a time of new growth and your MPIC is very active keeping your interests and your quality of life front and center. Oh, have you joined?

It's easy; go to miralomapark.org and click the JOIN! button.

AND don't forget to VOTE BY APRIL 14 for our Participatory Budgeting projects at <http://bit.ly/District7PBVote> or cast a paper ballot at the West Portal or Ingleside Libraries or Supervisor Yee's Office at City Hall, Room 268.



[continued from page 2]

Need Help/OK Month

Lost your copy? The OK sign will be available for download from Nextdoor in the beginning of April. Those of you who are MPIC members will receive a notice with the Help/OK sign attached. Consider becoming an MPIC member. Applications are enclosed in this issue.

In Miraloma Park the OK sign campaign is not the only way we, as a neighborhood, are preparing for that eventual disaster in whatever form it may take. MPIC, NERT, the new Block Champion program as well as SF Safe all are coordinating efforts to build and strengthen our community. Other avenues to building relationships with neighbors include having a local open house or dinner party, a neighborly book or film club, a walking group or joining the Always Active exercise community (see ad in this issue). A well-connected community has more fun. A well-connected community is a resilient community.

The MPIC is Looking for a Newsletter Advertising Coordinator

We can use your help! The MPIC is looking for a volunteer newsletter advertising coordinator. Duties include record keeping, sending renewal reminders, responding to prospective advertisers and reporting to the Publicity Committee. If you are interested, please contact us at:
miralomapark@gmail.com
415-281-0892



Artists
Aileen
Barr and
Colette
Crutcher
at 16th
Avenue
Tiled Steps

Step Up!! Join the Tiling Project!

Ryan Silvers

The Miraloma Park Southern Gateway Tile project is underway, and kilns are warming up! The Gateway Project is a permanent art installation on the stairs between Miraloma Elementary School and Bella Vista Way. The stairs, used by hundreds of families weekly to attend Miraloma Elementary or access the playground, will be transformed into a dragon, the mascot of Miraloma Elementary.

A dragon tail will run up the entire length of the main stairway with leafy designs incorporating subjects from the school curriculum: alphabets, words, numbers, math problems, etc. The retaining wall will depict the main body of the dragon breathing smoke and flames, and the upper wall will depict a giant sun and solar system. Donor stars will be placed in the skies among the planets and shooting stars.

You can participate in this remarkable project by creating your own unique clay piece at Miraloma Elementary. **On Sunday, April 14th from 12 noon to 3pm**, artists Aileen Barr and Colette Crutcher (of the 16th Avenue Tiled Steps) will facilitate a hands-on tile making workshop for the entire community. They will be in the cafeteria throughout the annual Miraloma Elementary Spring Festival. This summer your tiles will be installed!

This project is made possible by the Community Challenge Grant Program. Email arts@miralomasf.com if you are interest in donating a star. As recognition for your support your own unique, star-shaped tile will be placed within the mosaic sky for yourself and your family.

The number of donor stars are limited, so please email arts@miralomasf.com as soon as possible.





Money Matters: Low Hanging Fruit

By Bill Kan

Some of the most effective ways to improve savings and investments are easy and obvious if we let ourselves see them. Here are three low hanging fruit ideas that merit attention. They are not ideas that are popular topics at cocktail parties, but ones that quietly can have meaningful impact on your finances.

"A penny saved is a penny earned." If the phrase, often attributed to Ben Franklin, makes sense, then paying off expensive debt first deserves top priority. A look at the interest rate listed on the monthly statements makes it easy to spot what's expensive. What's usually at the top of the list are credit card balances unless they are paid off every month. The average interest rate on cards with balances is 16.9% according to the Federal Reserve. Historically, rates range between 12% and 17% over the last 20 years. Consider the choice of (a) paying down debt and saving (earning) 16.9% with certainty or (b) investing the money in a diversified portfolio with returns widely expected to be well below 10% and the risk of losing money. This is one example of where the concept of more risk being associated with greater expected returns does not hold.

Allow yourself to see simple ways to safely increase returns 20-fold become obvious. No, 20-fold was not a typo. A simple web search or flipping through a newspaper (paper version is more productive in my opinion for this exercise) will show banks offering yields over 1.8%, 20-times more than the 0.09% average for FDIC insured deposits. With technology today, it can take as little as another five minutes to transfer funds into the high yielding accounts. With compounding, the extra 1.7% per year will add up to a meaningful amount over time. Pretty good deal in my eyes considering that it took a total of 10 minutes and no risk.

With the start of spring training for baseball, think about ways to hit for triples and doubles, and how a player can get consistently intentional walks with the bases loaded. The triples and doubles that I am talking about are taking advantage of tax-preferred accounts, if possible, that are triple- and double-tax free. It is hard find something better than Health Savings Accounts (HSAs),

which are triple-tax free. Money going into HSAs are pre-tax. By definition, income and gains on money in HSAs are not taxed. Lastly, withdrawals are not taxed when used for qualified healthcare expenses. Note that HSAs are available only to people that participate in qualified high deductible health plans.

Accounts that are double-tax free accounts include Roth IRAs for retirement and 529 accounts for education. With these, money going into these accounts are after-tax. They are double-tax free because there is no tax on income and gains on the investments and no tax when the money is withdrawn. Money in Roth IRAs are tied up until age 59 ½ outside of exceptions. Early withdrawals may be subject to a 10% penalty. For 529s, withdrawals for qualified education expenses are not taxed. The definition of qualified education expenses now include not only higher education but also for grades K-12, thereby making 529s much more flexible.

The investing version of getting an intentional walk with bases loaded is contributing to a 401(k) program that has an employer match benefit. It is as close as one can get to getting a return on investment without risk of loss. Depending on the specifics of a particular 401(k) plan, an employer match can be worth thousands of dollars. Some employers will match employee contributions dollar-for-dollar or 50 cents-for-dollar matches up to some portion of annual salary. It is arguably the easiest to get as much as a 100% return on investment without risk. Coming to bat by making a contribution ensures that a run scores with the employer match.

I hope these ideas are helpful. For more ideas and thoughts on personal finances, check out my website at www.candentcap.com



MIRALOMA PARK COMMUNITY CONNECTORS SENIOR PROGRAM

We're changing strangers into neighbors and neighbors into friends. All Miraloma neighbors over 60 are invited to join us for strength, flexibility and balance exercises.

**Always Active Exercise Every Tuesday,
Wednesday and Thursday**

10:30 am to 11:30 am

**Tue & Thur at Cornerstone Church
Wed at MPIC Clubhouse**

For more information contact:
Darlene Ramlose, Miraloma Community Connector
darlene@sfcommunityliving.org or
714-423-8844.

Visit us on our Facebook page:
Miraloma Park Community Connectors.

**COME LEARN IN A
SAFE, CONFIDENTIAL AND
SUPPORTIVE ENVIRONMENT**

Miraloma Community Connectors Upcoming Events

Darlene Ramlose

These programs are offered in addition to the Always Active Exercise Classes. Come join us as these wonderful events!

April 4, 2019, 11:45am - Cornerstone Church

Beginning Acrylic Painting Class with Rev. Danny Yee. All supplies will be provided by Cornerstone Church.

April 10 from Noon to 2pm - MPIC Clubhouse

DEEP Diabetes Education: This 6-week class runs through May 15, 2019. DEEP is a comprehensive, interactive course on science, nutrition, exercise and medications, focusing on managing diabetes. You will learn how to live a healthy lifestyle with diabetes. This class is for diabetics, family members and caregivers. Contact Darlene Ramlose to sign up for the class, or do so at a Community Connectors exercise class.

April 11, 18 and 25 at 11:45am - Cornerstone Church

Disaster preparedness for Seniors. Prepare yourself and your family for disaster and learn how you can help your neighbors, too. We'll cover fire safety, first aid and hand-only CPR.

May 2 at 11:45am - Cornerstone Church

Understanding Grief and Tools To Help You Cope – Grief with its many ups and downs lasts far longer than society in general recognizes. Each person's grief is individual, and every family's experience and how they cope is different. We will discuss common issues that arise when someone is grieving and tools that could help you cope. There will be time for questions following this discussion. Brian Shames and Diane Wilson are both licensed marriage and family therapists who provide counseling support and education to those who have lost a loved one. The class is presented by Sutter Care at Home, a nonprofit agency serving both hospice families and the community.

May 16 at 11:45am - Cornerstone Church

Bingo! Bring a sack lunch and let's have fun playing Bingo. We will have refreshments and lots of prizes.

For more information contact: Darlene Ramlose at dramlose@sfcommunityliving.org or at 714 423-8844. Our Facebook is up and running at Miraloma Park Community Connectors.

Just a reminder the Community Connectors program originated as a result of Participatory Budgeting Grant!



WALK TO WORK DAY April 10, 2019

Join in at walksf.org. #walktoworkday

Find out more at
walksf.org

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First Aid Training at the MPIC Clubhouse

A big thank you to the 47 Miraloma Park residents who recently completed the free Red Cross-certified first aid training held at the MPIC Clubhouse. Our new team of Block Champions participated as well as many residents. Thank you to Supervisor Norman Yee's Participatory Budget Program for funding our first aid classes as part of our Block Champion Program.

This training will better prepare neighbors to help neighbors in times of stress. We learned basic first aid including how to assess different medical situations and practiced on relieving choking, bandaging wounds, using a tourniquet, as well as recognizing strokes, heart attacks and heat related issues.

Did you know the American Red Cross has free first aid and preparedness mobile apps for smartphones and tablets? Visit the Apple App Store or the Google Play Store for Android and search for American Red Cross.

Thank you to our instructors from the Community Youth Center.



(415) 753-9931 Leave a message, we will return your call.

gracechurchsf@gmail.com

www.gracechurchsf.org

† GRACE COMMUNITY CHURCH OF SAN FRANCISCO

**Non-demonminational Christian
church in your neighborhood.**

SUNDAY WORSHIP SERVICE 11:15am
MPIC Clubhouse • 350 O'Shaughnessy Blvd

SFMUNI Bus #44 Stops right at the corner!

Sunday School for children age 5-12

Coffee & Tea served at 11 am

Fellowship lunch served every Sunday after service

JOIN US FOR SERVICE, ALL ARE WELCOME!



NERT Teams Get Ready for Citywide Drill!

Joanie van Rijn

On Saturday, April 20, 2019 the San Francisco Fire Department will conduct the Citywide earthquake response drill of the City’s Neighborhood Emergency Response Teams. The drill takes place at Everett Middle School from 8:30am to 3:00pm. NERTs from around the City will assemble and practice skills they have learned: medical triage, search and rescue, emergency first aid, fire suppression and using the Incident Command System or ICS. Miraloma Park’s NERTs should sign up to participate in this drill.

In order to prepare for the Citywide drill, Miraloma Park NERTs met on March 14th and practiced the ICS system. NERT teams from Sunnyside, West Portal and Glen Park joined the refresher training, which was held at the MPIC Clubhouse. Over 18 NERTS attended the March event. Proficiency at the ICS system is an important skill to master. ICS controls the flow of information through Emergency Operations and is used by all Emergency Agencies. Each time NERTs practice ICS they are reminded of how logistics, operations, planning and intelligence and communications functions together.

MPIC is proud of our NERTs and thank them for their continued training and working to keep our neighborhood ready.

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MIRALOMA HOME REPORT

ACTIVE				SOLD CON'T			
58 Stanford Hts	2/2	\$995,000		982 Teresita	1/1	\$1.1 M	
				193 Marietta	3/4	\$1.475 M	
PENDING				411 Teresita	3/2	\$1.5 M	
37 Miraloma	3/1.5	\$1.25 M		136 Marietta	3/2	\$1.52 M	
80 Stanford Hts	3/2.5	\$1.295 M		394 Cresta Vista	3/2	\$1.525 M	
				240 Juanita	3/2	\$1.708 M	

MPIC Safety Committee Report

Mt. Davidson “Rave” draws slow response from SFPD and Parks Department

Blake Engel

Shortly after midnight on Sunday February 24, a Miraloma Park resident was awakened to the sounds of booming music coming from nearby Mount Davidson. Approximately 100 people had gathered near the clearing around the cross for a “pop-up rave,” organized by word of mouth and social media. The event lasted through the night until sunrise.

It is unclear who the organizer of the event was, or whether they plan on holding another one on Mt. Davidson in the future. While this event did not lead to any immediate safety issues, the gathering was not sanctioned by the landowner nor the City, and could pose a safety risk to attendees and nearby residents if held again in the future.

In addition, when the resident reported the party in progress to SFPD by calling the non-emergency number, response time was very slow. Officers arrived about seven hours after the first report, when only a handful of people were still present. Those remaining received a warning.

Board members of the Council of Armenian American Organizations of Northern California (who owns the land surrounding the cross) and MPIC voiced their strong concerns about the slow response time to Captain Jack Hart of SFPD’s Ingleside Station and Lt. Marcus Santiago, the Head Park Ranger of the SF Recreation and Parks Department

Lt. Santiago explained that handoff from the SFPD non-emergency number to his department are a problem City-wide. He shared his concern for the safety of residents and his frustration that it is almost impossible to track spontaneous events that are announced on social media.

Captain Jack Hart of Ingleside Police Station did not directly explain the reason for the delayed response, but instead outlined four steps he has taken to improve the situation in the future.

First, he spoke with Lt. Santiago, and took steps to make the handoff from the non-emergency number more robust. Second, he spoke to all of the station captains Citywide to advise them of “pop-up raves” and for their captain’s staff to be alert. Third, he notified the night lieutenants to make sure they are aware so that their ears will perk up if they hear of an incident in progress at the cross on Mt. Davidson. Lastly, he keyed dispatch to the situation.

If you or your neighbors hear a party in progress on top of Mt. Davidson, please call 911 and explain that it’s not just

a loud party on a weekend night, but rather a rave with potential fire danger. Further, explain that Captain Hart wants this to be a priority response because of the fire danger.

Residents experiencing an in-progress may also call San Francisco Recreation and Parks dispatch 24 hours at 415-242-6390.

SFPD Incident Reports February 13, 2019 – February 26, 2019

DATE	TIME	ADDRESS	DESCRIPTION
2-1-2019	6:11	Teresita Blvd\Arroyo Way	Investigate Detention
2-6-2019	19:15	Woodside Ave\ O'Shaughnessy Blvd\Portola Dr	Assault, w/Caustic Chemical to Injure or Disfigure
2-8-2019	2:00	Portola Dr\Kensington Way\ Miraloma Dr	Theft from Unlocked Vehicle, >\$950
2-11-2019	9:30	Woodside Av\ O'Shaughnessy Blvd\ Portola Dr	Malicious Mischief, Vandalism to Vehicle
2-11-2019	9:30	Woodside Av\ O'Shaughnessy Blvd\ Portola Dr	Disturbance on School Property
2-11-2019	13:00	Woodside Av\ O'Shaughnessy Blvd\ Portola Dr	Micellaneous Investigation, Juvenile Involved
2-13-2019	24:00	Juanita Way \ Fowler Ave	Suspicious Occurance
2-14-2019	6:40	Emil Ln\ Burlwood Dr\Los Pamos Drive	Burglary Residence, Unlawful Entry
2-15-2019	1:07	Avoca Alley \ Myra Way	Mental Health Detention
2-22-2019	15:00	Rockdale Dr \ Reposa Way	Motor Vehicle Theft
2-25-2019	18:05	Teresita Blvd \Fowler Ave	Dog Bite or Attack
2-26-2019	8:30	Myra Way \ Reposa Way	Burglary Residential, Forcable Entry
2-26-2019	19:00	Los Pamos Drive \ Bella Vista Way	Larceny from Vehicle, Locked >\$950



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RECENTLY SOLD PROPERTIES

812 SCOTT STREET \$2,900,000	618-630 OCTAVIA \$4,600,000
329 RICHLAND STREET \$1,500,000	1413 44TH AVENUE \$1,009,000
1507 COLE STREET \$1,500,000	121 4TH AVENUE \$1,430,000
819 29TH STREET \$2,105,000	22 ROBIN HOOD DR \$1,150,000



John a Miraloma parent and 30 year real estate veteran, has helped hundreds of clients buy and sell their homes in San Francisco and in the Miraloma Park neighborhood. With three kids who have either gone through or are still enrolled in Miraloma, John spends time in the neighborhood daily. If you see John at school, Mollie Stones or at Starbuck's, please, say hi.

Here are some quick graphics on the Miraloma Market activity for the last 3 months. For a much more detailed look at the market, go to AETHOSREALESTATE.COM/MARKETUPDATE2019





Miraloma Park Residential Design Guidelines: Let's get it straight.

The visual appeal of Miraloma Park has been a major attraction of home buyers to the neighborhood, and careful, consistent design review has added value to the neighborhood by preserving its special character.

In 1986, San Francisco voters mandated that the character of the City's residential neighborhoods be preserved. Thus, the San Francisco Planning Code requires design review of all residential building projects in San Francisco. To this end, the Planning Department developed residential design guidelines to aid staff in carrying out the voters' mandate and "articulate expectations regarding the character of the built environment and...promote design that will protect neighborhood character, enhancing the attractiveness and quality of life in the City" (SF Planning Department Residential Design Guidelines, P.3).

Guidelines, whether the Planning Department's Guidelines or those of specific neighborhoods, do not regulate the size—height or area—of a building. Guidelines are about style. Only the Planning Code regulates building dimensions. The SFRDG discuss, for example, design features such as volume and mass, scale and proportions, texture and detailing, entryways, and windows. Drawings are included to show examples of compatible as well as disruptive designs (sf-planning.org/residential-design-cover).

The purpose of the Miraloma Park Residential Design Guidelines (Planning Commission adopted-1999) is to facilitate the process of design review by focusing on architectural features specific to Miraloma Park. In addition to consulting the SFRDG, the SF Planning staff consults the MPRDG in determining whether or not/what extent to approve or reject a residential design.

The role of the MPIC Zoning and Planning Committee in the design review process is to review Miraloma Park projects and communicate to City Planning staff any apparent incompatibility between a design feature of a proposed project and the relevant provisions in the MPRDG. Serving as an informational resource, the Committee neither supports nor opposes projects, has no authority to negotiate or dictate design changes, and does not mediate in disputes between neighbors. The Planning Department makes all final design decisions. *Note:* For other San Francisco neighborhoods' strategies for preserving architectural character.

Learn more: www.miralomapark.org/neighborhood/design-guidelines



MPIC Board of Directors

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MPIC Directory

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Article Submission Policy:

Email submissions to: miralomapark@gmail.com with **Miraloma Life** in the subject line.

Articles submitted must be 800 words or less in length and should not be selling or promoting a product or service. Anonymous submissions will not be considered for publication.

Deadline for submissions is April 12, 2019

Submitted articles become the property of MPIC.