

MIRALOMA LIFE

SEPTEMBER 2022 - ISSUE 07

Upcoming Events

1 SEPTEMBER
MPIC Board Meeting*
7:00 pm - In Person

6 OCTOBER
MPIC Board Meeting*
7:00 pm - In Person

*Members wishing to address the Board should call (415) 322-0211 to request placement on the agenda. All persons attending must demonstrate proof of vaccination.

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MPIC PARTICIPATORY BUDGET AWARD GRANTED!

VACANT HOME BURGLARIES IN MIRALOMA PARK



What Could a Split Lot Look Like to Add a Duplex Under SB 9 in Miraloma Park? Option 1 – Demo the existing house and construct duplex at the front and rear (60/40 lot split) for 4 units.

THE LATEST ON HOUSING LEGISLATION AND THE IMPACT TO MIRALOMA PARK

Robert Gee

There are many reasons people have bought their home in Miraloma Park: a desire to live in a single-family neighborhood vs. multi-unit dwellings, a suburb in the city feeling, unique neighborhood feel, a mountaintop location, low density, quiet, close to work, close to transit, rental property, inherited property or perhaps extended family lives close by. For most of us, our home is our most valuable asset, whether purchased 50 years ago or just recently. There’s no dispute that home prices in Miraloma Park are now very expensive.

This series of articles on housing is to educate our residents on the housing zoning and density legislation that has passed as well as

[continued on page 2]

36 TERESITA BUS ON MYRA WAY: THE SURVEY RESULTS ARE IN

Supervisor Myrna Melgar and SFMTA

There were 592 responses to the survey which included as many open feedback/comments! MPIC is sharing with you the update below from Supervisor Myrna Melgar and SFMTA on the results of the survey.

Thank you to all the riders and neighbors who took the SFMTA’s 36 Teresita on Myra Way survey. Buses have operated on this alignment for over 30 years, however, to address recent



The 36 Teresita bus on Myra Way

concerns, the SFMTA looked at several options to improve the safety and accessibility for buses and residents in the neighborhood.

Survey results have been shared and can be found at [SFMTA.com/MyraWaySurvey](https://www.sfcta.com/MyraWaySurvey). Based on feedback received, service will continue on Myra Way and there are no plans for parking removal at this time.

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[continued from cover]

The Latest on Housing Legislation ...

the constant flurry of new proposals coming through the legislative and ballot initiative pipeline that will impact Miraloma Park. So far, the sweeping changes that remove single family zoning like Senate Bill SB 9 and the Board of Supervisors 4plex legislation have been made by state and local legislators and not by the voters at the ballot box.

In the June 2022 Miraloma Life newsletter I wrote about the evolution of single family zoning in Miraloma Park, the allowance of Accessory Dwelling Units, the passing of Senate Bill SB 9, the pending Board of Supervisors 4plex legislation and city's 2022 Housing Element draft.

This month's article will (1) provide some SF Planning Dept graphics on how some lots in Miraloma Park could look under SB 9 if a duplex is built or a lot is split and (2) update you on the Board of Supervisors 4plex legislation. In future newsletters, I'll provide an update on the latest actions by the CA Office of Housing and Community Development and the city's Housing Element, the once every 8 year legally required housing plan where every CA city must provide a road map to reaching state housing goals, that must show how the city will build over 80,000 units by 2030.

Senate Bill SB 9

SB-9 is a State law that went into effect January 1, 2022. It requires single-family zoning districts (RH-1) to accommodate 2 dwelling units per lot or for single-family RH-1 lots to be split and for each to accommodate 2 dwelling units. The state law requires ministerial approval and restricts the use of discretionary review to limit the resulting development. However, local jurisdictions can enact development standards such that they do not preclude the construction of two 800 square feet dwellings per parcel.

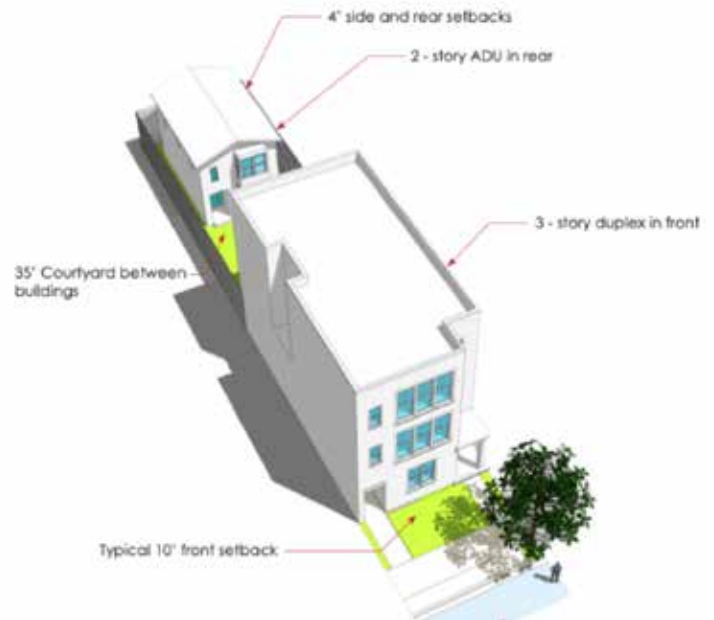
So far there are reported to be 14 SB 9 projects in the City- all still in the review process.

SF Planning has issued SB 9 objective design standards having to do with requirements for massing (minimum and maximum building sizes), open space, height, spacing between buildings, fences and yards.

So what could a duplex or split lot look like in Miraloma Park for a SB 9 project? SF Planning has provided 4 graphic options for adding a duplex or lot split under SB 9 for a typical lot size of 120 feet x 25 feet, where there is a typical 10 ft front yard setback and 60 foot rear yard setback with an existing single family two story dwelling that is 50 ft x 25 ft and about 1500 square feet. These are typical lot sizes in Miraloma Park.

Option 1. Demo the Single Family Dwelling (SFD) and construct duplex at the front and rear (60/40 lot split) for 4 units is shown at the beginning of this article. (cover).

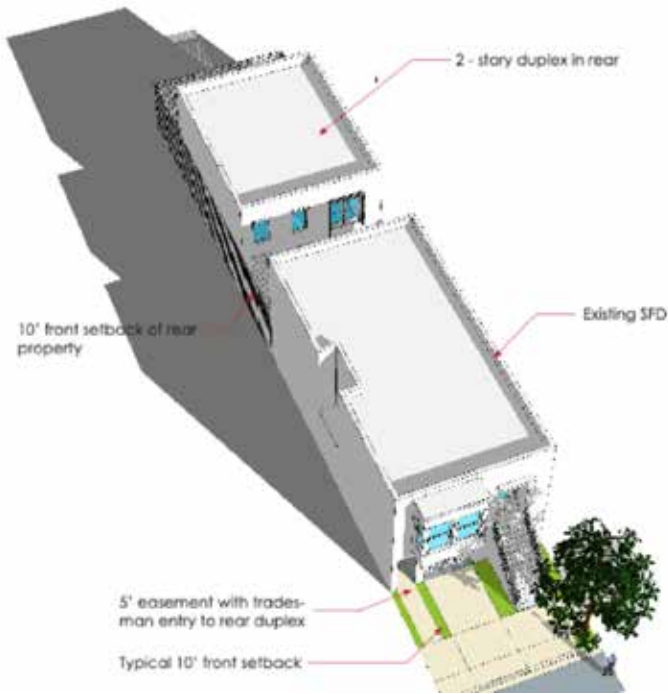
Option 2. Demo SFD w/new duplex at front and new detached Accessory Dwelling Unit (ADU) in rear (no lot split) for 3 units. (below)



Option 3. Vertical addition to existing SFD with new ADU at ground floor replacing garage (no lot split) for 3 units. (below)



Option 4. Keep existing SFD w/new duplex in rear (lot split evenly) for 3 units. (next page)



Board of Supervisors 4plex Legislation

In June 2022, the Board of Supervisors narrowly passed legislation that eliminated single family zoning in the city, allowing duplexes by default in all SF neighborhoods like Miraloma Park and to allow owners to receive density exceptions to build up to 4 units or 6 units on corner lots. But the legislation had the following restrictions on building 4 or 6 units: only if property owners own the land for 5 years (or inherited from family), place new units under rent control and don't make them much larger than single family homes and still keeping in place some restrictions on building size. The intent of the legislation was to encourage more density while preserving local control over new development. Since this legislation removed single family zoning in the city, SB 9 would no longer be applicable which means no ministerial approval which means developers still have to go through the city building process. The city's Planning Dept said the impact of this legislation would be fairly small. Developers stated that adding rent control to the new units makes the projects financially infeasible.

Mayor Breed stated she supports the policy of basic zoning change of fourplex legislation that ends single family zoning. But Mayor Breed vetoed the legislation because she said the legislation had too many restrictive requirements that in her view would result in little to no new housing being built. She also believes the legislation side steps SB 9 that allows for ministerial review (fast track permitting process). The

CA Office of Housing and Community Development stated this legislation was an attempt to bypass SB 9 and impose

hurdles that would make small scale projects to add denser housing "financially infeasible to pursue".

So as of today, single family zoning remains in effect in the city and in Miraloma Park. But SB 9 is now law that allows 2 units on single family zoned lots effectively eliminating single family zoning. The Board of Supervisors are going back to the drawing board to try to figure out how to eliminate single family zoning and allow 4 to 6 unit buildings on existing single family lots. Supervisor Safai plans on introducing a proposal allowing multi-unit development on single family lots to include removing discretionary review for certain projects. D7 Supervisor Melgar stated she is considering how to remove discretionary review in some projects.

MPIC BOARD & OFFICERS ELECTION IN OCTOBER

MPIC

The election of MPIC Board Members and Officers will take place in October 2022. The MPIC Board postponed the June 2020 election to October 2020, because of the COVID situation and health advisories. The MPIC Board plans on returning to the traditional June voting cycle in 2023. This election is taking place in October, as almost all of the 2020 candidates' terms are expiring in October 2022.

Eligible to vote in this election are those who pay annual dues to MPIC, as of September 6, 2022 and are 18+ years old. If you currently are not a dues-paying member and would like to vote in the election, become a member by September 6. A Membership Application can be found online at <https://miralomapark.org/join/> or call **415-322-0211** to request a membership application and mailing envelope. Eligible voters will be able to vote electronically or by paper ballot.

The polls will open on October 6 and will close at midnight, October 13. Electronic ballots may be cast between October 6 and 13. Mail-in ballots must be received by MPIC by October 13.

In early October MPIC will email a link to the ballot to all members for whom MPIC has an email address. The link will advise you how to vote electronically. In addition, the October issue of Miraloma Life will contain a paper ballot and instructions for those who wish to vote by mail. Eligible voters should cast one ballot, either electronically or by mail.

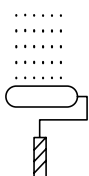
All votes will be tallied on October 14. MPIC representatives will count ballots cast by eligible voters and will ensure

[continued on page 4]

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REMEMBERING SUE KIRKHAM

MPIC



Long time MPIC Board member Suzanne Kirkham passed away in June. A true force of nature, Sue loved adventure, challenging herself and others to do good in the world, and was a cherished friend and mentor to many. Sue first joined the MPIC Board back in the early 1990s until she stepped

off the Board in 2018.

No one has done more than Sue to benefit Miraloma Park, our neighborhood. Sue had ideas about the kind of community in which she wanted to live and did all in her power to sustain and enhance Miraloma Park as a safe and beautiful community of people who know and care about each other. Even with her professional commitments and full personal life, she supported the neighborhood organization newsletter by capably managing its key means of income support, advertising, for 20 years. As a MPIC board member, Sue demonstrated over and over her deep commitment to community building.

Sue invented and initiated graffiti abatement in San Francisco. She said NO when no one else was saying it to graffiti vandalism. In the 1990s, long before we could report tags via 311, Sue worked with SF Dept of Public Works to obtain free paint—a kind of greige (from mixing old DPW paints)—and a powerful cleanser and saw to it that her MPIC Board colleagues and others were hauling abatement supplies around in our cars and vandalizing the vandals' work.

Sue also helped plan the Native Plant Garden at the Clubhouse, helped spearhead Friends of the Urban Forest tree plantings in the neighborhood and was well known for her lovely roses. Plainspoken, tough-minded, funny, smart, venturesome traveler to far-off places, kayaker, certified diver, Consulting Rosarian, activist, fearless person. A woman of great wit, intelligence and drive, Sue will be fondly remembered by many.

[continued from page 2]

MPIC Office & Board Election ...

that only one vote per person is counted. The results of the election will be announced on the MPIC website and will be published in in the November issue of Miraloma Life. Photos of the candidates for office and their brief statements are included in this issue; they also appear at <https://mirlomapark.org>.

COMMUNITY CONNECTORS TEA PARTY

Darlene Ramlose

Welcome back Connectors. It's been a great summer and many of us have had a chance to get out and see friends and relatives we haven't seen in a while. Many are traveling again to interesting destinations and many feel it is time to get back to living.

Our Community Connector program is going strong, so I wanted to take a moment to share with you a few words and photos of "Our First Annual - Tea Party" which was on May 26, 2022. After 2 1/2 years, numerous Connectors were asking, "Darlene, do you ever think we will have our Tea Party?" We decided it was time to go ahead and plan our Tea Party event. We decided the party would be "High Tea" and it certainly turned out to be just that. It was elegant and delicious! We even dressed up and wore our best hats. Lovely music played in the background and lots of pictures were taken. We had great conversations. It was a time to meet up with old friends and make new friends. We had a splendid time.

The most important aspect of this event is to thank the many in our neighborhood who helped to make it possible: from decorating, making, and supplying the food, to loaning us the tea equipment so that we could have a teapot on each table, beautiful items like silver service, lovely teapots and teacups to cleaning up after the event. A big thank you to all who participated in the Tea Party..... we couldn't have done it without you!!

In the days after the event many of us spoke about the Tea Party, how attendance was good and the hope that there would be more events soon. Our exercise programs of Tai Chi and Dance are doing well. The same goes for our Ukulele class. We are currently looking for programming suggestions or if you have a specialty that you would like to share or teach. Please contact: Darlene Ramlose at Darlene@sfcommunityliving.org / (714) 423-8844 to get started. We are open!



MIRALOMA PARK SENIORS COMMUNITY CONNECTORS

Exercise has resumed on Tuesday with Tai Chi and Thursday with Dance Exercise at 10:30 AM at Cornerstone Trinity Baptist Church, 480 Teresita Blvd.

We hope you can join us!

If you are interested in attending, please contact Darlene Ramlose at Darlene@sfcommunityliving.org or by phone at 714-423-8844. You must sign up in advance as we will not accept walk-ins as space is limited due to COVID restrictions.

Miraloma Walk the Neighborhood with Barbara

Thursdays at 1:00 PM

Contact Barbara Wheeler for details at

bawheeler46@yahoo.com

We mask and social distance

Ukelele Class is Back In-Person

Tuesdays at 2:00 PM

Contact Barbara Wheeler for details at

bawheeler46@yahoo.com

Connectors Zoom Social Hour

Fridays at 4:30pm

See all current activities at

<http://sfcommunityliving.org>

• • •

Also visit us on our Facebook page:
Miraloma Park Community Connectors

MEET THE CANDIDATES

Running for the following Officer and Board positions



Treasurer & Board Member – Mary Fitzpatrick

Mary has lived in Miraloma Park, near one of the hiking trails to Mt Davidson for about 20 years. She worked for the City and Country of San Francisco for 30 some years, retiring from the Controllers

Office. She's interested in working with MPIC on disaster preparedness. Mary is a member of the finance committee. She enjoys hiking, traveling, photography and dabbling in watercolors.



Recording Secretary – Stephanie Boudreau Ma

Stephanie and her family moved to Miraloma Park in 2017. Her son recently started at Miraloma Elementary and is excited to connect with more families in the neighborhood. When she isn't working, you'll often see her zipping

through the neighborhood on a scooter with her son. Feel free to stop and say hello.



Board of Directors - Robert Gee

Robert is a lifelong San Franciscan who moved to Miraloma Park in 1998 with his wife and daughter. Robert is retired from the Federal Government. He previously served two terms as MPIC President and

focuses on Finance, Resiliency, Disaster Preparedness, Publicity and Block Champions. In his free time, Robert enjoys biking and running around the hills of Miraloma Park in preparation for his many multisport events. Just yell to let him know you are passing him on his left!



Board of Directors - Darlene Ramlose

Darlene has lived in Miraloma Park for 5 years. She is co-coordinator for NERT, a block champion, member of Resilient Miraloma Park, and serves as MPIC board member chair for senior citizens. Darlene is the Coordinator

for Miraloma Community Connectors senior program. Darlene's background is Health Care, Nutrition and Disaster Preparedness.



Board of Directors - Tina McGovern

I am pleased to be back in my family home in Miraloma Park surrounded by caring, friendly neighbors. I believe in philanthropy and enjoy working to save sight, especially important with a son who

has a rare eye disease. I am the Executive Director of the Foundation of the American Academy of Ophthalmology headquartered in San Francisco. I arrived at the Academy from UCSF. I am a native San Franciscan and love my City. I have four grown children and three littles. My interest is in safety and in figuring out ways to ensure the San Francisco we all love, thrives.



Board of Directors - Patti Moran

Patti moved to Miraloma in 2012. She is a 5th generation San Franciscan and a lifelong SF Giants fan. She volunteers when she can in the Los Paltos Community Garden.

As a pet owner of two Labradors, Patti is interested in pet safety, community awareness of resources for pet owners and emergency preparedness for households with pets. Patti has spent her career in marketing and communications and is Emeritus Board Member of Women's Audio Mission. Patti became more involved with MPIC as a volunteer with Resilient Miraloma Park and is now a member of the Finance Committee.



Board of Directors - Jean Perata

Jean has been an MPIC Board member since 2018 and Vice-president from 2018-2020. She's a member of the Publicity and Clubhouse Committees. A native San Franciscan, she has lived in

Miraloma Park since 1992. She and her husband, Dennis, are now both retired. Jean enjoys the garden feel of the neighborhood and walking in the neighborhood. If you see her on her walks, give her a shout-out! Building community and preserving Miraloma Park's unique environment is important to her.



Board of Directors - Cary Matthews

Cary is a native San Franciscan and moved to Miraloma Park in 2017 with her two dogs. She became involved with the MPIC through Resilient Miraloma Park and she's excited to become more involved in the Miraloma Park community.



**Board of Directors -
Joan van Rijn**

Joanie moved to Miraloma Park in 2005. She and her husband, Guido, began an annual Halloween Party and a Spring BBQ for the neighborhood held in the Los Palomos Community Garden. This continued

for over 12 years. Currently they still hold a tree lighting party in December for the neighbors with spiked punch and signing carols. Joanie is a steward of the Los Palomos Community Garden. She is also the NERT Coordinator. Joanie was elected to the MPIC Board in 2016. She is the Government Affairs Coordinator and enjoys working on the website. She became President in 2018 and appreciates all the work the Board is doing to keep Miraloma Park the best neighborhood in the City.

MPIC SECOND SATURDAYS CLUBHOUSE CLEAN-UPS, NEEDS YOU!

MPIC

Have a few hours to spare on a Saturday morning? Join the Second Saturday at the MPIC Clubhouse. It's your opportunity to meet neighbors and clean up the Clubhouse! **The September Second Saturday will begin at 10:00am on September 10 and end at 12 noon.**

During Second Saturdays, an MPIC Board member leads a team of 6 neighbor volunteers. The tasks focus on cleaning the grounds (e.g., raking leaves, pruning bushes, sweeping up pine needles, removing weeds, etc.) and keeping the Clubhouse in order (e.g., sweeping the Clubhouse steps, etc.) Volunteers should wear a mask; COVID-19 precautions are followed while working.

We ask that you sign up in advance. After you sign up for the date you want to work, you'll receive a reminder email which may contain additional information, such as "bring gardening gloves." You'll also receive an email if the workday is canceled due to rain or other necessity.

Want to join the team?

- Sign up here: <https://www.signupgenius.com/go/10c0d48a9a82da2fb6-mpic> You can also access this link by visiting the MPIC website <https://miralomapark.org/> and clicking on the "Volunteer for Second Saturday at the MPIC Clubhouse".
- If you have difficulty signing up electronically, send an email to miralomapark@gmail.com or leave a message at 415-322-0211.



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MPIC PARTICIPATORY BUDGETING PROJECT GRANTED!

Stephanie Boudreau Ma



Shannon Ma posting signs at the intersection of Teresita Blvd. and Reposa Way

It's with excitement that I share that MPIC's Participatory Budgeting grant proposal, "Teresita at Reposa: Preventing Fatal Pedestrian Collisions" has won! The proposal received 400+ votes and is funded up to \$50,000. In case you didn't receive the email from MPIC asking for your vote, a sign at the mentioned intersection, post on Nextdoor, or a request from a neighbor to vote, let me share more.

My family became aware of the fact that many people don't stop at the intersection of Teresita Blvd. and Reposa Way when our son started kindergarten at Miraloma Elementary last fall. We would walk him to and from school every day with other families. The intersection was always a concern, many people didn't come to a complete stop, which meant there were numerous times we were almost hit.

When I brought up the issue to others in the neighborhood, I realized it wasn't just during the school rush. Others felt like the intersection was dangerous, not just pedestrians but also cars turning on to Teresita Blvd. from Reposa Way felt like they weren't seen or given a turn. I brainstormed with my husband, neighbors, Miraloma Elementary's principal. and MPIC Board for ideas.

The best recommendation was to apply for a District 7 PB Grant. In order to make sure we had the right solution, I attended a session with the Department of Public Works. They informed me that my original proposal wasn't allowed and recommended a pedestrian refuge. We also inquired about the crosswalk at Teresita Blvd. and Sequoia Way to see if there was a way to make it safer. They recommended we request to have the crosswalk analyzed for flashing beacons. I presented my research results to the MPIC Board and they agreed to support the grant proposal, which I drafted.

Thank you to those who voted. This is only the first step in a long project. It's neighbors like you who make things possible.



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THANK YOU CORNERSTONE CHURCH VOLUNTEERS!

On July 12 a group of 14 Cornerstone Trinity Baptist Church youth and adult volunteers spent two hours cleaning outdoor spaces of the Clubhouse. The group weeded planting areas, trimmed bushes, scattered mulch, swept walkways, and cleaned the parking lot. The volunteers were joined by MPIC Board Members Robert Gee and Jean Perata.

This was the second year that members of the Cornerstone Trinity Baptist Church volunteered their services to MPIC. As with 2021, Jennifer Okano of Cornerstone contacted MPIC, asking if their youth group could help out at the Clubhouse. MPIC gladly accepted.

MPIC thanks the volunteers for their service!



[continued from cover]

36 Teresita Bus on Myra Way ...

Next steps for the SFMTA include:

- Remind operators that backing up is not allowed unless an inspector is present.
- Coordinate with Department of Public Works to address tree growth.
- As the agency accepts the new 30-foot buses that are equipped with rear-facing cameras, the 36 Teresita will be prioritized to receive these buses.
- Continue to monitor this portion of the route and reevaluate as needed.

The SFMTA wants to ensure the safe and efficient operation of the 36 Teresita, so please let them know if any new concerns arise.



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VACANT HOME BURGLARIES IN MIRALOMA PARK

MPIC Safety Committee

Crime has increased in San Francisco, and Miraloma Park has not been able to evade this trend. There are over 40,500 vacant homes in San Francisco, and Miraloma Park has its fair share. In 2017 the owner of a home on Teresita was issued a notice of violation for failing to secure their home against trespassers.

Throughout Miraloma Park, there have been incidents of trespassers breaking in or attempting to break into vacant homes. In one incident, a suspect broke into a vacant home adjacent to where the owner resides. The suspect stole the vehicle parked in the vacant home and obtained the garage door opener of the owner's home.

There are many reasons why owners may keep homes vacant. But vacant/abandoned homes can be a nuisance. Because of that, on August 27, 2009 the City of San Francisco passed the Vacant or Abandoned Building Registration Ordinance. The ordinance states in part: If you are a property owner, and your building and property is vacant or abandoned, you are required to register by completing an application and submitting annual registration fees to the Department of Building Inspections. In addition, the property owner needs to maintain and secure the property, to prevent blight and public safety hazards in compliance with Chapter 80 of the San Francisco Administrative Code, as well as other applicable building, health, fire, and safety codes.

According to Section 103A.4.1 of the S.F. Building Code, the definition of a vacant or abandoned building is one that is 1) unoccupied and unsecured, 2) unoccupied and secured by boarding or other similar means, 3) it is unoccupied and unsafe as defined in Section 102A of that code, 4) Is unoccupied and has multiple code violations, or 5) has been unoccupied for over 30 days.

Failure to annually register a vacant or abandoned building, per the legislation shall subject the property owner of record to penalties under the SF Building Code, and other applicable sections of the SF Municipal Code.

A property owner of a building that satisfies the above requirements must complete the application, submitting a filing fee in the amount of \$711.00 within 30 days of the building becoming vacant. The application requires the owner and agents contact information, a description of how the property has been secured against unauthorized entry, designating any future plans for the property, and providing fire and liability insurance coverage. The property owner is also required to maintain the building interior in a manner which prevents damage by the

elements or from plumbing leaks, free from accumulation of garbage and other debris, and free from infestation of rodents, insects, or other pests. The exterior of the building must comply with all applicable codes and regulations as to prevent blight. Finally, the property owner must post a sign at the front of the building in a conspicuous location, protected from the weather providing contact information for the owner or agent. If you are aware of a vacant or abandoned property that does not comply with this code, you can call 3-1-1 to report it.

In addition to vacant/abandoned homes posing a problem, another situation involves homes that are under construction or being remodeled. A telltale sign of a home being remodeled is the portable toilet in front of the building. We have had many homes in Miraloma Park burglarized while under construction, whereby thousands of dollars' worth of tools and materials have been stolen.

As we have mentioned in the Miraloma Life numerous times, secure your garage doors, do not leave garage door remotes or ANYTHING in vehicles parked on the street or in your driveway, and...IF YOU SEE SOMETHING, SAY SOMETHING.

The San Francisco Police Department is down 500 officers. They are doing their best to recruit new officers, however they are currently operating at minimum staffing. The officers are working a tremendous amount of overtime and cannot be everywhere all the time. Therefore, it is most important that we be extremely vigilant, secure our properties, watch out for our neighbors, and call 9-1-1 if you see something suspicious.

Reprinted below is a notable July 3, 2022 incident from the Ingleside Station Newsletter- involving a burglary arrest at the unit block of Miraloma Drive:

Officers Fogarty and Starks were dispatched to a report of a burglary. Dispatch provided the responding officers with several updates, including information from the alarm company that there were multiple alarm activations at the home. The homeowner also reported that they were monitoring an interior security camera, and that they could see someone inside the home. The homeowner further reported that no one was supposed to be at the home at that time. As the officers arrived on scene, they observed a subject emerge from a side area of the home where the burglary was reported to be occurring. The subject then crossed the street and entered a parked vehicle. Given the information provided to them at that time, the officers approached the subject in the vehicle and attempted to speak with her, but she was uncooperative and refused to exit the vehicle. Officers Chang and Joseph arrived on scene to assist, and in speaking with the homeowner, it was determined that a second suspect was involved in the burglary. During a check of the home, the officers found an

open exterior door, and they observed that the interior of the home appeared to have been searched and disturbed by the suspects. The detained subject was subsequently identified, the officers determined that she had an active warrant for her arrest, and she was placed under arrest. Inside the vehicle, the officers located multiple items that appeared to have been taken from the burglarized home. The arrestee was also found to be in possession

of jewelry and other items that appeared to have been burglarized as well. In speaking with the homeowner, the officers were able to confirm that some of the recovered items were, in fact, property that had been stolen from his home. The arrestee was ultimately booked on multiple charges, including burglary, possession of stolen property, and her outstanding warrant. This incident remains under investigation. Report number 220435744.

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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 Sept. 12, 2022

Submitted articles become the property of MPIC.



GOOD TO KNOW: MIRALOMA PARK RESIDENTIAL GUIDELINES

The purpose of the Miraloma Park Residential Design Guidelines is to promote quality design and preserving as much as possible, the neighborhood's architectural character.

www.miralomapark.org/neighborhood/design-guidelines



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