

MIRALOMA LIFE

Issue No. 5

Celebrating, Informing, and Strengthening the Miraloma Park Community

miralomapark.org

May 1

MPIC Board Meeting

Call 415-322-0211 to request
placement on the agenda

7pm

May 6

Neighborhood Clean-up

First Tuesday of the month
Meet in front of Tower Market

10am-11:30am

May 10

Clubhouse Clean-Up

Second Saturday of the month
at the MPIC Clubhouse.

10am-noon

FEATURE

A History of Miraloma Park (*Part 2*)

by Christopher VerPlanck

In 1910, Sutro's heirs hired a local realtor named A.S. Baldwin to survey the Sutro Ranch and develop a plan for its subdivision and development. Because the ranch had always been in private hands, the City and County of San Francisco had never platted it, allowing Baldwin and his associates a free hand in determining its design and layout. Baldwin drew up a plan centered on the creation of several high-end "residence parks" similar to what had recently been completed at Thousand Oaks and Claremont in the Berkeley Hills. Baldwin's vision received an enthusiastic response from the Sutro heirs and San Francisco's civic leaders. Seeking to open up the West of Twin Peaks area to development, the city government was planning to build a streetcar tunnel beneath Twin Peaks, which would put much of the Sutro Ranch within a 15 to 20-minute streetcar ride of downtown San Francisco. Baldwin worked with the City on the subdivision, setting aside land for two subway stations and a right-of-way along West Portal Avenue. Baldwin then divided the ranch into a half-dozen tracts that would be sold separately to experienced real estate development firms to develop as "first-class" residence parks.

Baldwin's Residential Development Co. completed the survey of the Sutro Ranch in 1910 and then handled the sale of each tract on behalf of the Sutro heirs. Within a year or two, several residence parks began to take shape, including St. Francis Wood (Mason-McDuffie), Forest Hill (Mark Daniels),

Balboa Terrace (Hueter Homes and Lang Realty), and several others. Baldwin himself purchased "Tract E," a 175-acre landholding extending south from what is now Portola Drive to Monterey Boulevard and from the western boundary of Stanford Heights to Miraloma Drive. Tract E encompassed a portion of present-day Miraloma Park, as well as Westwood Highlands and Sherwood Forest (Figure 4). Baldwin also purchased Tract F, a 90-acre landholding that is now the Westwood Park neighborhood, which he developed himself.

A.S. Baldwin eventually sold off most of Tract E to various developers, but he had difficulty finding buyers for the hillier section between Melrose Avenue and Portola Drive. Initially, Baldwin had earmarked this area for expensive "villas" because of the

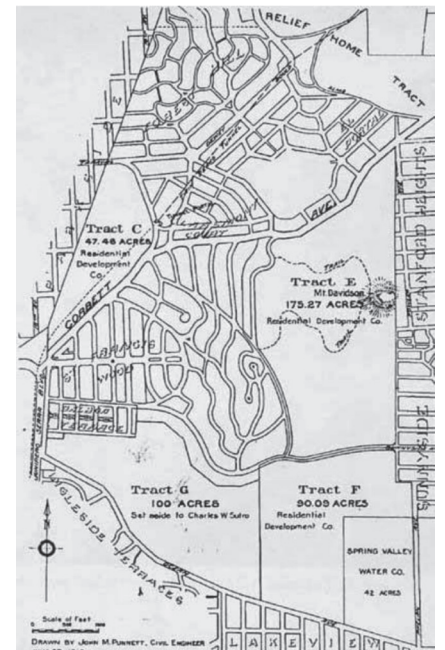


Figure 4

Miraloma

Continued from page 1

spectacular views from the steep slopes of Mt. Davidson. In addition, Baldwin understood that the higher cost of grading streets and installing utilities in this area would likely only justify higher-priced homes.

While he was figuring out what to do with Parcel E, Baldwin hired a crew of laborers to construct a network of hiking trails encircling the summit of Mt. Davidson. Formerly known as Blue Mountain, Mt. Davidson was renamed in 1910 in honor of California's respected naturalist, George Davidson. These hiking trails, which were completed in 1918, were used year-round by outdoor enthusiasts and picnickers, but they were most famously used by participants in the annual Sunrise Easter Service that began there in 1923.² Soon, a large wooden cross was erected on the summit of Mt. Davidson. It was the first of three wooden crosses before the existing concrete version was built in 1933.

A.S. Baldwin died suddenly in 1924 before he could start developing his holdings on Mt. Davidson. Meanwhile, the adjoining Stanford Heights tract remained in a similar static state. In the 30 years of the tract's existence, its proprietors had only managed to sell a few dozen house lots. The rest of the land they leased to cattle ranchers, quarrymen, and

truck farmers. Truck farming was especially active in the level area just south of Portola Drive where the Miraloma Park business district is now located. Not far away, in 1923, the Stanford Heights Company sold the irregular block bounded by present-day Agua Way, Isola Way, and La Bica Way, and Rockdale Drive to the Spring Valley Water Company to build a five-million-gallon reservoir. This facility, which now belongs to the San Francisco Water Department, is still known as the Stanford Heights Reservoir.²

After decades of pastoral slumber, two factors converged to spark the development of Miraloma Park. The first was the steady growth of private auto ownership after World War I, which made previously remote and/or difficult-to-access areas feasible to develop. The second factor was the 1920s-era stock market boom. The boom put extra money into people's pockets, creating a demand for new housing. In San Francisco, the City's steadily growing population coincided with increasing dissatisfaction with the aging and often overcrowded housing stock present in many of the City's older neighborhoods. As the demand for new housing increased, developers intensified their efforts to lock down the remaining open land in the City, including the area surrounding the summit of Mt. Davidson.

Christopher VerPlanck is a freelance architectural historian/historic preservation consultant based in Miraloma Park.

¹ Jacquie Proctor, "West of Twin Peaks Timeline," <https://mtdavidson.org/timeline/>, accessed January 16, 2020.

² "Work on Reservoir will Begin at Once," San Francisco Chronicle (May 30, 1923), 10.

BECOME AN MPIC MEMBER OR RENEW YOUR MEMBERSHIP!

ONLINE AT:

miralomapark.org/join

OR BY MAIL:

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

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The MPIC is a qualified tax exempt 501(c)(3) organization – tax ID 94-6092576. Your membership donation is tax deductible to the extent allowed by law. MPIC does not share membership information with other parties or organizations.

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Address: _____

Phone: _____ Email: _____

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|---|---|--|
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| <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!

Save the Date: June 19

MPIC Members' Meeting

by MPIC

The MPIC is holding the Annual Members' Meeting at 7:30 pm on Thursday, June 19, 2025 at the Clubhouse. All Miraloma Park residents are invited to attend the June 19 meeting to learn how MPIC's activities support the neighborhood. Find out how you can be involved. During the meeting the results of the election for MPIC Board and Officer positions will be announced.

There will be entertainment. The Merry Miralomans, led by Miraloma resident Todd Siemers will provide great music for the event. Refreshments will be served. And, there will be more surprises!

Save the June 19 date on your calendars. Attend the meeting to learn how MPIC celebrates, informs and strengthens the Miraloma Park community.

MPIC Board Members and Officers Election

by MPIC

The election of MPIC Board Members and Officers will take place on June 19, 2025. In advance of the election, here is some information:

Who will be on the ballot?

In April the MPIC President appointed a Nominating Committee, in accordance with the MPIC By-laws. At the May Board Meeting the Committee will name a slate of Officers and Board Members to fill the seats which are being vacated. This year, the Officer positions of Corresponding Secretary and Sergeant-at-Arms are up for election. Any MPIC dues-paying member can attend the May Board Meeting and nominate persons to these Officer positions and to Board positions.

Who is eligible to vote in the election?

Eligible to vote in this election are those who, as of May 18, 2025, pay annual dues to MPIC 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 May 18. A Membership Application can be found online at <https://miralomapark.org/join/> and in this issue of Miraloma Life.

How will the election be conducted?

This election will be conducted using electronic voting and in-person voting. Electronic voting will be available from June 11 to June 18. In-person voting will take place on June 19, at the MPIC Clubhouse prior to the MPIC Annual Members' Meeting. The June issue of Miraloma Life will give additional details on how MPIC members can vote electronically and in person. All votes will be tallied on June 19 and the results of the election will be announced at the MPIC June 19 Members' Meeting and posted on the MPIC website.

The City's Latest Housing Rezoning Plan Will Impact the West Side and Miraloma Park

by Matt Boschetto, MPIC Zoning and Planning Committee Chair

On April 4th, City Hall released the first look at Mayor Lurie's "Family Zoning" plan. It immediately drew buzz—applauded by housing advocates and sharply criticized by those who fear it could irreparably alter neighborhood character, overburden local infrastructure and displace long-time residents.

For context, this plan is San Francisco's proposed solution to the State Housing Mandate, which requires the city to accommodate 36,000 additional homes by 2031 or risk losing control over its planning process and forfeit critical state funding.

The focus of this upzoning is the city's West Side, which has been designated a "high resource area" and historically protected by exclusionary zoning. The plan effectively eliminates single-family zoning, including in Miraloma Park, by allowing, in many cases by right, up to four units on standard lots and six units on corner lots.

While major corridors have been upzoned to minimum height limits of 65 feet or higher, with the Miraloma shopping center now zoned for up to 85 feet, even interior single-family neighborhoods have been upzoned to allow buildings up to 40 feet in height. Combined with form-based zoning (also known as "density decontrol"), which limits development only by building envelope (height, bulk, and setbacks), this allows for as many units as can physically fit within a given lot. The result could be the introduction of small-scale apartment buildings throughout Miraloma Park.

This transition to multi-unit buildings will undoubtedly change the scale, massing, and streetscape of single-family neighborhoods. Increased shadowing, loss of views, and architectural contrast are likely outcomes. Supporters argue these changes will bring vibrancy, foot traffic, and new opportunities for housing; opponents worry they will fundamentally change the neighborhoods they call home.

The City has pledged to coordinate infrastructure investments, including in schools, transit, parking, and

utilities, in response to increased density. However, those details remain to be seen.

Perhaps most notably, a significant portion of the new housing types will be approved "by right" through administrative review, without public hearings or community input. To offset potential design concerns, the City plans to implement objective design standards that all developments must meet. While residents have lost many traditional avenues to appeal or block individual projects, these design standards will be the key to shaping how new buildings look and fit in.

With this plan expected to reach the Board of Supervisors for a vote this fall, there is still time to shape its final form: whether by influencing the objective standards, inserting additional feedback, or advocating for specific exemptions or adjustments for Miraloma Park.

MPIC's Zoning and Planning Committee will begin formal conversations with the Planning Department to understand the impacts of this proposal and advocate for neighborhood interests.

If you have questions or would like the MPIC Zoning and Planning Committee to raise specific concerns with the Planning Department, please reach out to Matt Boschetto at miralomapark@gmail.com.

SF.GOV WEBSITE UPDATED

San Francisco's Digital and Data Services has launched a redesigned SF.gov website, which they believe will make it more accessible, flexible, and user-friendly. There are currently over 750,000 monthly searches covering over 200 City departments, which can make navigation difficult. Here is the link to the website: [SF.gov](https://sf.gov)



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President's Message

by Robert Gee,
President

Greetings Miraloma Park,

What makes Miraloma Park a great neighborhood? It's the volunteers who dedicate their time to all the different neighborhood interests such as beautification, disaster preparedness, the monthly newsletter and maintaining our clubhouse.

I want to acknowledge the efforts of all the volunteers who meet on the first Tuesday of each month to help pick up the garbage along the two-block shopping corridor on Portola Drive from Miraloma Market to Mollie Stones as well as the immediate area around the shopping area. The group is led by Mary Beth Reticker and her husband John Esterle. They ensure the volunteers are reminded about the cleanup each month and they work with the City Public Works Department to ensure they have all the supplies needed including the bright yellow vests they wear as well as coordinating the pickup of the trash once it is collected.

I want to extend a warm welcome to Matt Allmer as our newest member of the MPIC Publicity Committee. I'm also pleased to announce that Amy Howard on Los Palms Drive is coming on board as our newest Miraloma Park Block Champion.

We owe a huge thank you to Joanie Van Rijn, MPIC Resiliency Chair and Guido Van Rijn, Block Champion lead, for organizing our recent Spring into Action community meeting on March 20 about personal disaster preparedness. We had a great turnout. If you missed the meeting, you can watch the video of the event at the link on the MPIC home page carousel at www.miralomapark.org. Thank you to Yang Qu and his company Cube (mycube.tv) for the courtesy of videotaping the event for us so that we can share it with our neighborhood and others.

Thank you to the volunteers who recently signed up to be part of our MPIC Resilient Care and Shelter team. Four of the volunteers have a medical field background.

A reminder to all of you who have posted your HELP/OK sign at the front of your home window during April. You can take down your sign now. Thank you for participating!!!

Lastly- thank you to the two residents who responded to our call for volunteers to help us create educational signage for the MPIC native plant garden.

Lastly, I hope you are enjoying the recent articles on the history of Miraloma Park by Christopher VerPlanck. One of Chris' articles included pictures of the Mt. Davidson area when it was just grassland before single family homes were built in Miraloma Park along the base of Mt. Davidson. Fast forward to 2025 and we are now seeing the City move forward with eliminating single family zoning in the West Side including Miraloma Park and upzoning to allow multi-family housing as mandated by the State of California. When the first retail stores opened on Portola Drive in the 1940s, I'm sure no one ever thought that one day the City would attempt to rezone the retail strip to allow 85 foot/8 story buildings. It's happening now.

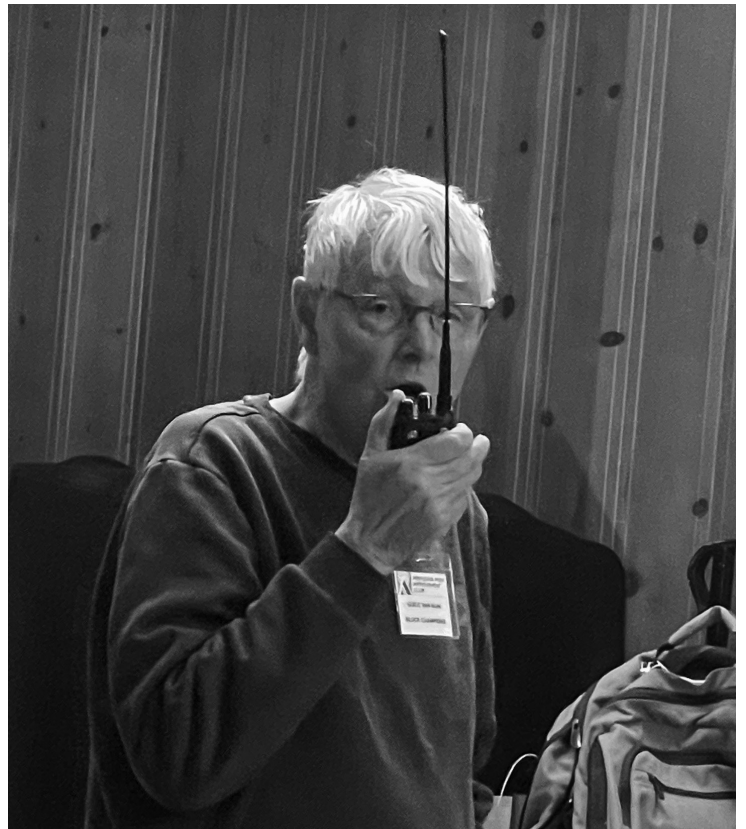
Don't just think about it. “Spring into Action!”

by the Resilient Miraloma Park Committee

On March 20th Resilient Miraloma Park (RMP) hosted a standing room only “**Spring into Action**” meeting. MPIC’s Resiliency Committee invited all Miraloma Park residents, including Block Champions, NERTS and Radio Operators. MPIC Board members Mary Fitzpatrick, Daniel Louie, Robert Gee, Todd Siemers, Kate Clements, Stephanie Boudreau Ma also attended to help **emphasize that resiliency at home and as a community is important**. All were encouraged to mingle and get to know one another.

The meeting showcased needed supplies that neighbors should have to be disaster ready. To spur that along one of two door prizes were offered to each household: a head lamp for hands-free mobility when the lights go out, or a plugin rechargeable flashlight/nightlight. Thank you, former Supervisor Yee, for initiating the Participatory Budgeting Program that provided the funds for the door prizes as well as many of the other materials necessary for Miraloma Park to become more resilient

Over 60 residents attended along with representatives from neighboring Resiliency Groups. The OMI, LakeShore/Stonestown, Golden Triangle, and St. Francis Wood representatives were all present. We are not alone.



Please Become a Member of the MPIC or Renew Your Annual Membership!

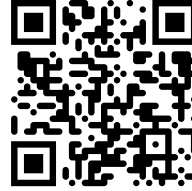
by MPIC

Your annual MPIC membership donation supports our mission of Celebrating, Informing and Strengthening the Miraloma Park Community. In addition, your membership gives you the important responsibility of voting to support the annual election of our all-volunteer MPIC Officers and Board Members each year. Through their advocacy and efforts, our MPIC Officers and Board Members work tirelessly to

ensure that we have a great community to live in and be safe. Moreover, having a strong and actively participating MPIC membership reflects positively with our City leaders and agencies.

You can join/renew by:

- using the membership envelope that was included in the January newsletter, or
- use the membership form in this newsletter, or
- join online at <https://miralomapark.org/join/>, or
- use this QR code:



The MPIC is a qualified 501(c)(3) tax exempt organization. Your membership donation as well as any additional donations are tax-deductible to the extent provided by law. If you have any questions about your membership, send an email to miralomapark@gmail.com or leave us a voice message at 415-322-0211.

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Hello, are you 55 or older? We invite you to join us at Community Connectors, our senior program in Miraloma Park! We have programs that are worth checking out. Let's strive together for better health and aging in 2025. Here's the schedule:

Tai Chi on Tuesdays

Always Active exercise on Thursdays
10:30 am at Cornerstone Church

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

Miraloma Senior Walks in San Francisco

Contact Darlene (see details above)
We are looking for someone to lead the walking program.
Please contact Darlene if you are interested.

Ukulele Class

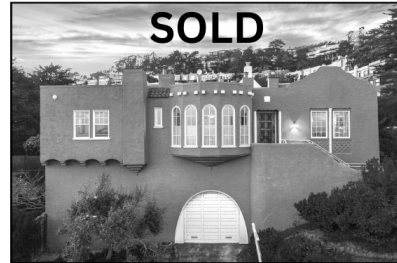
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Miraloma Park Community Connectors



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MPIC Safety Committee Update

Crime Stats from January 1-January 31, 2024

Date	Time	Incident #	Description	Status	Intersection
3/3/2025	10:44 AM	250123179	Shoplifting Officer George responded to a theft call in the area. The CVS manager informed the officer that a known thief entered the store and stole several hundred dollars' worth of dental hygiene products.	Open or Active	PORTOLA DR
3/4/2025	7:49 PM	250126747	Theft, Shoplifting, \$50-\$200	Open or Active	FOWLER AVE \ JUANITA WAY
3/5/2025	9:10 PM	250138441	Trespassing	Open or Active	CONGO ST \ STILLINGS AVE
3/6/2025	9:06 AM	250129456	Theft, Shoplifting, \$50-\$200 Officer George has been in regular contact with the management of the CVS location after a known shoplifter repeatedly stole hundreds of dollars' worth of merchandise on several occasions. Multiple incidents had been reported. Officer George responded to the scene after the suspect returned and once again stole several items before fleeing the area. Later that day, Officers George and Hardy were patrolling the area of Mission and 16th Street, a known spot for stolen goods to be sold, in search of the suspect. While driving through the area, Officer Hardy spotted the individual. The suspect was arrested and booked into the county jail.	Cite or Arrest Adult	FOWLER AVE \ JUANITA WAY
3/12/2025	5:00 AM	250147163	Burglary, Residence, Forcible Entry	Open or Active	CONGO ST \ STILLINGS AVE
3/13/2025	1:00 PM	250144250	Aided Case -Property for Destruction	Open or Active	BELLA VISTA WAY \ MOLIMO DR
3/13/2025	8:00 PM	250145678	Burglary, Residence Under Constr, Forcible Entry	Open or Active	EL SERENO CT \ RIO CT
3/15/2025	6:00 PM	256028941	Theft, From Unlocked Vehicle, >\$950	Open or Active	CHAVES AVE \ EVELYN WAY
3/17/2025	11:20 AM	256028963	Theft, From Locked Vehicle, >\$950	Open or Active	EVELYN WAY \ TERESITA BLVD
3/21/2025	1:56 AM	250161884	Burglary, Residence, Unlawful Entry Officers Reyes, Joseph, and Chan responded to a robbery call after the victim reported that his video surveillance alerted him to someone inside his home. Upon arrival, officers found one of the garage doors slightly ajar. Officers conducted a walkthrough of the house and discovered it had been ransacked. The suspect had already fled the scene.	Open or Active	STILLINGS AVE \ TERESITA BLVD
3/23/2025	5:05 PM	256029353	Theft, Other Property, \$50-\$200	Open or Active	AVOCA ALY \ MYRA WAY
3/23/2025	8:00 PM	250169822	License Plate, Stolen	Open or Active	DEL SUR AVE \ JUANITA WAY

prepared by Mathew Wong, MPIC Safety Committee

ANNOUNCEMENT

Clubhouse Clean-Up

The next Second Saturday Clubhouse clean-up takes place on **May 10** from 10am to noon. Please consider volunteering two hours of your time. Bring a friend, or make a new friend! It's always more enjoyable that way. Rain cancels.



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Recording Secretary	Stephanie Boudreau Ma
Corresponding Secretary	Cary Matthews
Treasurer	Mary Fitzpatrick
Sergeant-at-arms	Vacant

Jean Perata	Robert Gee
Todd Siemers	Darlene Ramlose
Daniel Louie	Stephanie Boudreau Ma
Mary Fitzpatrick	Cary Matthews
Patti Moran	Tina McGovern
Kate Clements	Jessi Harrison
Matt Boschetto	

Programs at the MPIC Clubhouse

Jazzercise

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Monday 5pm
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sbjazzercise@comcast.net

Changs International Folk Dancing

7:00–10:00pm Friday
One hour lessons on the first and second
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changsdancers@aol.com

Fort Mason Artists

Learn to sculpt, paint and draw
Monday 6:15–10:15pm
Friday 10:00am–2:00pm,
2:30–5:30pm
Konrad Dunton; 650 868 6336
Fortmasonartists.org

Ukulele Class

Tuesdays 2:00pm–3:00pm
abbymmargolis@yahoo.com

Mary L. Harden Botanical Drawing

Monday 10:00am–1:30pm
maryharden@me.com

Figure Drawing from the Live Model with Linda Hope

Saturday 11am–2:30pm
415 334 3603
Lindahope.art@gmail.com

Grace Community Church

Sunday 11:00am–1:30pm; Pre service
coffee followed by community lunch
415 753 9931

Guide Dogs For The Blind

2nd/4th Wednesdays 7:00 – 8:30pm
info@gdbsanfranciscopuppyraisers.com
or guidedogs.com/puppy

MPIC Directory

www.miralomapark.org

General Inquires for MPIC	(415) 322-0211
Clubhouse Manager + Rentals	(415) 322-0211
Webmaster: Ron Proctor	(415) 322-0211
Miraloma Elementary School	(415) 469-4734
Miraloma Playground	(415) 337-4704

Miraloma Life Staff

Contact: miralomapark@gmail.com
(415) 322-0211

Editor	Jean Perata
Advertising	Kate Clements
Graphics/ Layout	Butler Looney

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 are the 12th day of the
month prior to publication.**

Submitted articles become the property of MPIC.

Miraloma Park Improvement Club

350 O'Shaughnessy Blvd., San Francisco, CA 94124