

MIRALOMA LIFE

Issue No. 6

Celebrating, Informing, and Strengthening the Miraloma Park Community

miralomapark.org

June 3	June 5	June 5	June 14
Neighborhood Clean-up	MPIC Board Meeting	Community Cheers	Clubhouse Clean-Up
First Tuesday of the month Meet in front of Tower Market	Call 415-322-0211 to request placement on the agenda	MPIC Clubhouse	Second Saturday of the month at the MPIC Clubhouse.
10am-11:30am	7pm	4pm-6pm	10am-noon

FEATURE

Election Notice

by MPIC

The Miraloma Park Improvement Club is conducting an election for certain Officer and Board Member positions from June 11 through 19, 2025.

This notice contains information about the election. This issue of Miraloma Life contains photos of candidates and their statements.

Questions about the election should be sent to miralomapark@gmail.com or call 415-322-0211.

Eligibility To Vote

Persons 18+ years who were dues-paying members of the Miraloma Park Improvement Club as of May 18, 2025 are eligible to vote.

Voting Procedures

This election is being conducted using electronic and paper ballot procedures. Voters may cast ballots electronically from June 11 to 18 or in person on June 19 at the MPIC Clubhouse, but not by both procedures.

Electronic Balloting from June 11 to 18

MPIC dues-paying members who have given MPIC their

email addresses will be sent a link to vote electronically. On June 9, MPIC will email these eligible voters a link to the electronic ballot. Or, beginning on June 11, you can access the electronic ballot by visiting <https://miralomapark.org/news-events/> and clicking on Election Notice. The Election Notice (pdf) will include a link to the electronic ballot.

Follow the directions on the ballot. After you vote, you will receive confirmation that your ballot has been accepted.

You may vote electronically beginning June 11. **Electronic balloting closes on June 18 at 11:59pm.**

In-Person Voting on June 19

If you would like to vote a paper ballot, you may do so at the MPIC Clubhouse on **June 19 from 6:30pm to 7:00pm.**

Tally of Ballots

All votes cast (both electronically and in-person) will be tallied on June 19, 2025 and the results will be announced at the MPIC Membership Meeting on July 19 at the MPIC Clubhouse, on the MPIC website, and in the September issue of Miraloma Life.

Election

Continued from page 1

Meet the Candidates

Running for the following Officer and Board positions:



Corresponding Secretary – 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 has enjoyed becoming more involved in the Miraloma Park community. Cary serves on the finance and publicity committees, and serves as MPIC Corresponding Secretary.

Board of Directors



Jessi Harrison

Jessi is a seasoned Strategy and Operations Leader with over 15 years of experience driving collaboration, building high-performing teams, and solving complex challenges. Passionate about making a meaningful impact, Jessi is dedicated to fostering teamwork, building connections within the community, and creating opportunities for engagement. Outside of work, she enjoys spending quality time with family and friends, contributing to local initiatives, and supporting community growth.



Matt Boschetto

Matt Boschetto is a proud San Franciscan and a successful small business owner with a deep commitment to his community. In 2016, Matt and his wife, Emily, launched Matilda's Bloombox, transforming a basement startup into a flourishing business with a dedicated team delivering joy across California. Matt is focused on balancing business with community service, and is passionate about making a positive impact on the city he loves, ensuring a vibrant future for all who call San Francisco home.



Stephanie Boudreau Ma

Stephanie and her family moved to Miraloma Park in 2017. Her son is a third grader at Miraloma Elementary and she is always looking to connect with more families in the neighborhood. When she isn't working, you'll often see her walking after drop-off or catching the bus. If you see her, feel free to stop and say hello.



Todd Siemers

Todd was born and raised in Wisconsin. He has lived in Miraloma Park since 1981 with his wife, Linda. Todd is a retired member of Carpenters Local 22. He assists the Clubhouse Committee and the ZAP (Zoning and Planning) Committee. Todd and Linda are proud guardians of Maggie, the latest in a distinguished line of pets.

Update on the City's Upzoning Plan

by Matt Boschetto, MPIC Zoning and Planning Committee

Last month, Mayor Daniel Lurie released his “Family Zoning Plan” to both applause and criticism from across the housing debate. In response, MPIC’s Zoning and Planning Committee met with Rachel Tanner and Lisa Chen from the San Francisco Planning Department to better understand the plan and what it means for Miraloma Park.

What’s Changing in Miraloma Park?

Like most interior neighborhoods on the West Side, Miraloma Park has been upzoned. Under the proposed changes, the maximum building height will be increased to 40 feet for most parcels, with corner lots allowed up to 65 feet. The plan introduces “form-based density,” or “density decontrol,” meaning there are no fixed unit limits—as long as the project fits within the building envelope and meets other code requirements.

This effectively allows for the development of small-scale apartment buildings in Miraloma Park. However, the plan includes mandatory unit mix requirements—for example, a minimum number of two-bedroom units—to ensure new construction supports families. These requirements will prevent developers from filling buildings entirely with studios, which would otherwise maximize unit count.

Most of these projects will be reviewed administratively, meaning they won’t require public notice or be subject to neighbor appeals. Instead, they must comply with a new set of objective design standards, which are still being developed. While these standards aim to account for neighborhood character, it’s critical that MPIC and Miraloma Park residents provide feedback during the public input period to ensure our priorities are reflected.

Why Is This Happening?

While these changes could significantly reshape parts of San Francisco, including Miraloma Park, it’s important to understand the context. The Planning Department is responding to a mandate from the State of California, which requires San Francisco to zone for 94,000 new housing units by 2030. Of those, 58,000 are already in the development pipeline (approved but unbuilt), leaving the City with a legal obligation to zone for 36,000 more.

Under state law, these new units must be zoned in so-called

“High Resource Areas”—neighborhoods with historically exclusionary zoning, access to strong schools, jobs, clean air, and better life outcomes. That includes much of the West and North sides of San Francisco, including Miraloma Park.

Will Development Actually Happen Here?

While the Planning Department had limited discretion in deciding where to rezone, they did have to show a realistic possibility of producing the required number of units. That meant a broad upzoning of the West Side.

But according to the Planning Department, the likelihood of major redevelopment in Miraloma Park is relatively low. The neighborhood is already highly “built out,” with few underutilized parcels and small lot sizes. Simply put, most properties don’t “pencil out” for new development under the proposed rules. While it’s always possible someone might attempt a speculative project, Miraloma Park is considered one of the least likely neighborhoods to see rapid change.

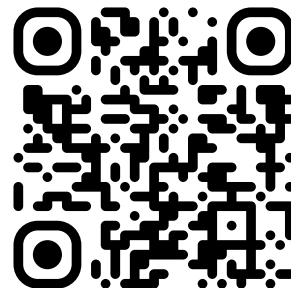
By contrast, neighborhoods with larger homes and parcels—such as Forest Hill, Ingleside Terrace, and Jordan Park—are more likely to see new development in the near future.

What’s Next?

If you’re concerned about these changes, or just want to learn more, **we invite you to a virtual town hall with the Planning Department on June 26th at 7:00 PM.** Planners will present more details about the Family Zoning Plan, answer questions, and hear your feedback. Following the town hall, MPIC’s Zoning and Planning Committee will issue a survey to residents to help inform our official response.

To attend, please RSVP at miralomapark@gmail.com and we’ll send you the Zoom link.

**BECOME AN MPIC
MEMBER OR RENEW
YOUR MEMBERSHIP!**





President's Message

by Robert Gee,
President

Greetings Miraloma Park,

It's June which means school is out, graduations to attend and the start of summer vacation.

The MPIC invites you to start your summer off by joining us and your fellow residents on Saturday June 7 for our first Community Cheers – Drinks and Connection event at the clubhouse from 4- 6 pm.

Then on Thursday evening, June 19, come down to the clubhouse to cast your vote at our annual MPIC election of officers and directors, enjoy refreshments and live music by the Merry Miralomans and hear the latest updates on MPIC activities that support our neighborhood.

Pedestrian Crossing Flags are Coming Back

Back in early 2020, bright orange pedestrian crossing flags were installed at the intersection of Teresita Blvd and Sequoia Way and were an extremely effective and inexpensive tool used by so many residents for almost 5 years to alert approaching cars as they crossed the street.



Pedestrian crossing flags at Teresita and Sequoia Way

Then in the fall of 2024, similar pedestrian crossing flags were installed at the very busy intersection of Teresita Blvd and Stillings Avenue. Not long after the City removed the crossing flags at both locations due to a complaint.

After the crossing flags were removed by the City, the MPIC researched crossing flag programs already in place in various US cities. We came across the highly successful crossing flag program that Salt Lake City, UT has deployed for over 20 years especially in many locations in downtown Salt Lake City. The MPIC approached Supervisor Melgar's office with our proposal to the Dept of Public Works (DPW) and SFMTA to establish a crossing flag test project for the same two intersections in Miraloma Park modeled after Salt Lake City's published guidelines. We also spoke with a representative of DPW who expressed support for the crossing flags. With the help of Supervisor Melgar's office coordinating with SFMTA and the DPW, SFMTA stated they would not participate in our proposed crossing flag test project but would not object to our reinstalling the crossing flags at our two locations. SFMTA would notify their paint and sign shop that the crossing flags are sanctioned by DPW without the need for any permit.

Going forward, the MPIC will incur the cost of purchasing the flag materials and work with the 2 lead Miraloma residents to reinstall the crossing flags at the two locations. We thank Supervisor Melgar's office for her immediate assistance in helping us get DPW and SFMTA approval to reinstall the crossing flags.

The MPIC Meets with SF Planning About the Latest Upzoning Plan

The MPIC has been reporting in this newsletter on the City's latest housing upzoning plan which is the most dramatic and important land use issue the City is facing. Since Miraloma Park's inception in the 1920s, it has been zoned for single family housing. The MPIC Zoning and Planning Committee led by MPIC Board Member Matt Boschetto recently had a meeting with Rachel Tanner and Lisa Chen from the SF Planning Department to get clarity on the newly proposed zoning map which will eliminate zoning for single family housing. I want to thank the Planning Department for meeting with us and providing additional

detail and responses to our questions.

MPIC Receives Many Comments, Suggestions and Requests for Assistance

Lastly, I appreciate the Miraloma Park neighbors that email the MPIC with many comments, suggestions and requests for assistance to improve our community. This reflects a high level of community engagement by our neighbors. Below are some of those topics:

- Need more traffic calming measures all along Teresita Blvd including speed humps downhill at the 600 block, a larger 15 mph sign at Teresita/Melrose, a designated bike lane on northbound Teresita from Reposa to Evelyn Way along the curve.
- Need additional pedestrian safety measures at Teresita and Reposa such as stop lights or flashing stop signs and flashing pedestrian signs, bulb outs with no hit posts to narrow the width of the intersection.
- Need speed humps along Stillings Avenue.
- How to redirect cars using navigation apps from turning from Teresita to Stillings to Congo.
- Installation of a traffic circle at the large intersection next to the 36 Teresita bus turnaround at Mt. Davidson.
- Installation of a traffic circle at the intersection of Foerster and Los Palmos.
- Upgrade the Miraloma Playground play structures.
- How to get PG&E to cut back trees along power lines.
- How to improve the status, quality of retail and food establishments and overall appearance of the Portola merchant corridor.
- Why there isn't street cleaning on more streets.
- How to get SFMTA to enforce the 72 hour parking rule.
- How to contact Miraloma Elementary when your garage is blocked by parents dropping off kids in the morning.
- Wildfire concerns in open spaces and backyards.
- How to get DPW to remove weeds on medians along O'Shaughnessy Blvd.

Safety Above Speed

by MPIC



Yes, there is an answer to the eternal question: Why did the chicken cross the road? Miraloma Park residents, especially those living along Teresita Blvd., were cheered when the SFPD conducted a traffic enforcement at various intersections all along Teresita Blvd on April 27. The traffic operation was conducted between approximately 9:00 AM and 4:00 PM. During that time, officers made 35 traffic stops and issued 31 citations, the majority of which were for failure to yield to pedestrians in a crosswalk.

Despite the very noticeable sight of a person in a chicken costume in the crosswalk, many drivers decided there was no reason to stop. Not far enough into the crosswalk? On the other side of the yellow line? It doesn't matter. Drivers must stop, it's the law. Enforcement along Teresita at Reposa, Stillings, Marietta, Arroyo and Sequoia Way was chosen for a reason: an elderly woman was possibly struck by a hit-and-run driver on Teresita in April, although the details remain uncorroborated at this time. This is not the first time someone was hit at this intersection. The MPIC urges drivers to slow down and look. It might take you two minutes more to get to your destination, but stopping a pedestrian or bicyclist from getting injured, or receiving an expensive ticket, is well worth it.

MPIC Members' Meeting On June 19

Vote for officers and board members, too!



The MPIC's Members' Meeting takes place the evening of Thursday, June 19, 2025 at the Clubhouse, 350 O'Shaughnessy Way. The election for certain MPIC Officer and Board Member positions takes place prior to this meeting.

MPIC Meeting

All Miraloma Park residents are invited to attend the June 19 meeting which begins at 7:30pm. You'll learn about MPIC's recent activities that support the neighborhood and MPIC's future plans, and find out how you can be involved.

Todd Siemers and the Merry Miralomans will be providing the entertainment; this local band performs at the MPIC holiday parties. Light refreshments and food will be served. The results of the election will be announced at the end of the meeting.

MPIC Officer and Board Election

Those MPIC Members who wish to cast paper ballots in the election for MPIC Officers and Board Members can do so on June 19 at the Clubhouse, beginning at 6:30pm. In-person voting will take place from 6:30pm to 7:00pm. MPIC dues-paying members are eligible to vote in the election.

Members can cast ballots in the election electronically from June 11 to 18 or in person on June 19. All ballots (whether cast electronically or in-person) will be tallied on June 19. Details regarding voting procedures appear in the Notice of Election in this issue. This issue also contains the candidates' statements.

MPIC invites all Miraloma Park residents to the June 19 meeting—you'll learn how MPIC celebrates, informs and strengthens the Miraloma Park community.

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:

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

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.

☐ NEW MEMBER ☐ RENEWING MEMBER Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

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

☐ \$12 Senior Member
 ☐ \$15 Single Member
 ☐ \$25 Family Membership
☐ \$35 Supporting Member
 ☐ \$50 Contributing Member
 ☐ \$100 Sustaining Member
☐ \$ _____ Other

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Not Fireworks!

by MPIC Safety Committee

M-80s, M-100s, M-250s, and M-1000s are the cause of deafening, earth-shaking detonations often on July 4, but on other occasions as well. The Federal Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) classifies M80s and similar devices as explosives, and the California Penal Code Sec. 18710 states that any person who “possesses any destructive device, other than fixed ammunition of a caliber greater than .60 caliber, is guilty of a public offense [and] shall be punished by imprisonment in the county jail for a term not to exceed one year, or in state prison, or by a fine not to exceed ten thousand dollars (\$10,000), or by both this fine and imprisonment.”

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=18710.&lawCode=PEN.

If you can identify the location of an explosive device detonation, report it to the SFPD: 415.553-0123. If the location is a City park, report to the Park Rangers: 415.242-6390.

You're Invited: Community Cheers – Drinks & Connection

Saturday, June 7 | 4:00 PM - 6:00 PM | MPIC Clubhouse

Let's raise a glass to good neighbors and great conversation! Join us for Community Cheers: Drinks & Connection, a casual gathering to relax, mingle, and enjoy light refreshments in the company of fellow residents.

This low-key social event is a great way to meet new faces, reconnect with familiar ones, and celebrate the spirit of our community. We'll have a variety of beverages (including non-alcoholic options), light snacks, and good vibes waiting for you. This is a family-friendly event. We'll have games for kids, face painting, and more.

Want to help? We're looking for a few volunteers to assist with setup, cleanup, and helping out during the event. It's a fun and easy way to get involved!

Please RSVP to miralomapark@gmail.com to let us know

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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

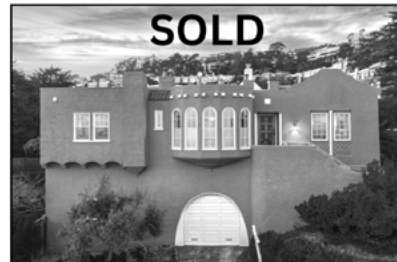
Miraloma Clubhouse
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• • •

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



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MPIC Safety Committee Update

Crime Stats from March 29 - April 28, 2025

Date	Time	Incident #	Description	Status	Intersection
3/29/2025	5:45 PM	250177706	Kidnapping. Officer Fogarty responded to a call regarding an attempted kidnapping of an adult. A group of suspects tried to force the victim into a vehicle but were unsuccessful. The investigation is ongoing.	Open or Active	VALDEZ AVE
4/1/2025	2:10 PM	250205404	Burglary, Residence Under Constr, Forcible Entry	Open or Active	BELLA VISTA WAY \ MOLIMO DR
4/3/2025	12:30 PM	250188480	Extortion or Blackmail	Open or Active	ENCLINE CT \ MARIETTA DR
4/7/2025	12:00 AM	250194807	Fraudulent Game or Trick, Obtaining Money or Property	Open or Active	ENCLINE CT \ MARIETTA DR
4/9/2025	12:00 PM	250200103	Burglary, Hot Prowl, Forcible Entry. Officers Hoge responded to a report of a burglary in the area. Upon arrival, the victim informed them that she had returned home from work to find her front door forced open. She also stated that her son had been inside the house at the time and heard a loud bang, but assumed it was a family member making noise and did not check further.	Open or Active	MARIETTA DR \ TERESITA BLVD
4/12/2025	1:10 PM	250205589	Aided Case	Open or Active	REPOSA WAY \ TERESITA BLVD
4/15/2025	3:00 PM	250234475	Cryptocurrency Related Crime (secondary code only)	Open or Active	BURLWOOD DR \ EMIL LN \ LOS PALMOS DR
4/15/2025	10:00 PM	250213059	Vehicle, Stolen, Auto	Open or Active	LOS PALMOS DR \ STANFORD HEIGHTS AVE
4/19/2025	9:15 AM	250218281	Shoplifting	Open or Active	PORTOLA DR
4/19/2025	9:15 AM	250218372	Shoplifting Arrest Sergeant O'Bannon and Officer Chicas were at CVS when they heard the store's security alarm sound. An employee pointed out a fleeing vehicle and informed the officers that the driver had just stolen items from the store. Officers searched the area and located the unoccupied vehicle parked in front of the Walgreens on the 200 block of West Portal Avenue. The suspect exited Walgreens carrying a large trash bag filled with stolen merchandise and attempted to get into the vehicle. Officers detained the individual, who later admitted to stealing from both CVS and Walgreens. He was arrested and booked into the county jail.	Open or Active	PORTOLA DR
4/28/2025	10:55 AM	250235746	License Plate, Stolen	Open or Active	MYRA WAY \ REPOSA WAY
4/28/2025	10:55 AM	250169822	License Plate, Recovered	Open or Active	MYRA WAY \ REPOSA WAY

prepared by Mathew Wong, MPIC Safety Committee

ANNOUNCEMENT

Clubhouse Clean-Up

MPIC’s Second Saturdays to clean up the Clubhouse grounds continues. This month’s date is June 14. The event takes place from **10 a.m. to noon**. Come join us! The flowers are blooming after the recent rains. Meet your neighbors! Rain cancels.



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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

Wednesday and Saturday 9:00am
Monday 5pm
650 888 6129
sbjazzercise@comcast.net

Chang's International Folk Dancing

7:00–10:00pm Friday
One hour lessons on the first and second
Fridays of each month.
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	Cary Matthews
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