

MIRALOMA LIFE

Issue No. 10

Celebrating, Informing, and Strengthening the Miraloma Park Community

miralomapark.org

November 4

Neighborhood Clean-up

First Tuesday of the month
Meet in front of Tower Market

10am-11:30am

November 6

MPIC Board Meeting

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

7pm

November 8

Clubhouse Clean-Up

Second Saturday of the month
at the MPIC Clubhouse.

10am-noon



SAVE THE DATE

Miraloma Park Improvement Club's Holiday Party

ALL MIRALOMA PARK RESIDENTS ARE INVITED

When

Sunday, December 7, 2025

5:00pm-8:00pm

Where

MPIC Clubhouse

350 O'Shaughnessy Blvd at Del Vale

Live entertainment • Food • Fun for all ages

Details to follow in the December issue of Miraloma Life



The MPIC Board Thanks You!

by MPIC

The MPIC Officers and Board members thank the Miraloma Park community for your continued support. We would be ecstatic if every household held a membership, and if you are new to the area and want to join, please utilize the QR code in the newsletter or visit us at: <https://miralomapark.org/join/>. Thank you for your contributions to MPIC. It helps us publish Miraloma Life, and maintain the Clubhouse. Several Miraloma Park residents serve on MPIC Committees, such as Safety, Zoning and Planning, and Publicity. You've also stepped up and helped out on Second Saturdays. Your support of MPIC and the community comes in other forms --- as NERTS and Block Champions. We appreciate all that everyone has done this year and in prior years.

Thank you! 谢谢 Gracias!

FREE MOVIES

The Glen Park Rec Center , 70 Elk Street, offers free admission on Tuesday nights to classic movies. Movies vary from all ages (e.g. 101 Dalmations) to adult themes (e.g. Phantom Thread). All movies begin at 6 p.m. Recommended for ages 14+. For more information, please call 415-239-4007.

Pest Control in Your Home

by Kate Clements

The cold weather has returned, and possibly there are little critters finding their way into your home. Not that we don't love nature: we just don't want to share our indoor space with ants, mice, rats, etc. which are all looking for moisture, food and warmth at this time of year. Or conversely, seeking an escape from high heat during one of the unusual hot periods. There are less toxic ways to deter animals and insects than rodenticides and the more toxic ant killers. This is especially important if you have pets and toddlers, both of which can become sick from ingesting any chemical bait, no matter how normally benign we might think it to be. The least toxic method of killing rodents is a snap trap, usually baited with food. Mice and rats prefer different foodstuffs: mice are most attracted to sugary baits. Rats tend to be more omnivorous and enjoy high fat/protein foods such as pet food, cheese, and seeds, although they will gladly consume most anything. For a list of DIY methods to try, visit: <https://www.tipsbulletin.com/homemade-remedies-to-kill-mice/>. While I don't recommend any in particular, there are some which seem downright cruel (instant mashed potatoes, anyone?) Many of the homes in Miraloma Park share a dead space between houses, and animals that die in these spaces from rodenticides can leave your house smelling horrible for days. It is always worth a look at alternatives if you are experiencing problems and do not want to call in the big dogs of pest control.

With over 12,000 species, ants can be a challenge just about anywhere on earth. Almost all the ants found around Miraloma Park homes are of the Argentinian variety, but others do exist in smaller numbers. Argentine ants are considered nuisance ants, as they are not harmful to humans. Their colonies number in the hundreds of millions; if you want to get technical, the people who study ants are called myrmecologists. Most people I've spoken to use Terro Liquid Ant Bait, but there are plenty of homemade options available, too. Check them out: <https://www.healthline.com/health/how-to-kill-ants>. I have personally found that vinegar wipedowns of counters works really well, but there are other tips on the website I'm going to try out, too. Another tip I found while doing my research was that a lot of moisture around the foundation of your home can cause ants to seek higher ground. Plants with low water needs are best near the home. Here's hoping your home is pest free this winter!



President's Message

by Robert Gee,
President

Greetings Miraloma Park,

To my fellow seniors in Miraloma Park (yes, I'm technically a senior now), I want to remind you that in Miraloma Park we do have a great exercise and social program every Tuesday and Thursday at Cornerstone Trinity Baptist Church from 10:30 am – 11:30 am. We started this program back in 2017 as part of our ongoing Resilient Miraloma Park initiative. If you've never come to this exercise class before, there's no better time to check it out and meet other seniors. In fact, according to the latest Census data, almost 25 percent of Miraloma Park residents are seniors! Please check out our Miraloma Community Connectors announcement in this newsletter.

MPIC Holiday Party

On Sunday, December 7, the MPIC will be holding our annual holiday party at the Clubhouse. We are seeking volunteers who can help out at this year's event: serving food and beverages, setting up and cleanup. If you are interested, please contact me at: mpicpresident@gmail.com

Mike Farrah, Aide to Supervisor Melgar, Updates the MPIC Board

The MPIC board invited Mike Farrah, Aide to Supervisor Melgar, to our October 2 board meeting to give an update and take our questions on City and District 7 issues including: (1) recent District 7 homicides, (2) new police captains at Ingleside, Taraval and Park stations, (3) Mayor Lurie's Family Zoning Plan, the Board of Supervisors hearing on October 20 and Supervisor Melgar's proposed infrastructure district, (4) no RV parking enforcement begins in December, (5) SFMTA fiscal crisis, possible revenue generation measures and increased ridership and improved experiences, (6) Great Highway park update, (7) senior affordable housing at Laguna Honda (8) commercial vacancies and crime at the Portola retail strip, what can be done to bring in new businesses, plan another meet and greet with the new Ingleside Captain, (9) vacant houses that are failing and dilapidated, (10) how to get Rec and Park to fix/update Miraloma Playground which has been a long time Rec and Park low priority, (11) skate boarding hill bomb event down Twin Peaks and (12) a new process is in the works for submitting traffic calming requests.

MPIC Board Member Stephanie Boudreau will be touring Miraloma Playground with Mike Farrah to point out the long-time safety issues and old play structures that can be improved.

Welcome Back Daniel Homsey!

I want to welcome back Daniel Homsey who has joined our MPIC Resiliency Committee again. Daniel's efforts from before 2014 helped lead to the creation of our Resilient Miraloma Park program. Daniel was also a key contributor and leader of our Miraloma Park Block Champions program and the rollout of the Block Champions concept to other neighborhoods in the City. I'm also pleased to announce that the long awaited Block Response Playbook that Miraloma's own Guido Van Rijn and my fellow Resilient Neighborhood leaders have been working on has been approved for distribution by the City's Dept of Emergency Management (DEM). I want to thank DEM, Guido Van Rijn and my fellow Resilient Neighborhood leaders who worked on this Playbook over the last year and a half. Here in Miraloma Park, we have a great Block Champions program. This new Playbook will help other neighborhoods across the City start their own Block Champions program.

Jenga! Chess! Rummikub! Bananagrams!

by MPIC

A smallish, but dedicated group of gamers of all ages came out on September 27th for a late afternoon gathering of games, food and conviviality. One newly-minted Miraloman came out, and everyone enjoyed the chance to mingle, learn new games, new game strategies, and the inevitable crashing of the Jenga tower.

The event was well-received by the participants, and the MPIC plans to make this an annual event. Do you have an idea for a community event we can sponsor at the Clubhouse? Trivia Night, Talent Show, a plant or book swap? The MPIC wants to help facilitate community cohesion and your ideas make it possible. Please contact us at: miralomapark@gmail.com or (415) 322-0211 with your suggestions and comments.

Our thanks to Board Member Jessi Harrison for organizing and planning the event, President Robert Gee for obtaining the food and beverages, and Board Members for helping set up, take down, and enjoy playing games, too! Thanks to Board Members Mary, Daniel, Patti, Stephanie, and Kate and Clubhouse Manager Mia.





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A History of Miraloma Park, Part 5

by Chris VerPlanck

By 1937, San Francisco's homebuilding industry had begun to recover. One reason for this was the effectiveness of FDR's two primary housing programs, including the HOLC and the Federal Housing Administration (FHA). Whereas the HOLC stabilized the market for existing houses, the FHA jumpstarted new construction by guaranteeing mortgages. Another factor behind the recovery of San Francisco's housing industry was the growth in employment in the city's shipyards, as the U.S. began preparing for engagement with fascist forces overseas. With prosperity gradually returning, the Meyer Brothers resumed home construction in Miraloma Park in 1937.²⁵

The local housing market had changed quite a bit since the onset of the Depression. In response, the Meyer Brothers modified their plans for Miraloma Park after resuming construction in 1937. The principal change was a reduction in the average lot size from 32' x 100' to 25' x 95'. The smaller lot size consequently led to the development of a new rowhouse prototype known as the "junior five." This name is a reference to the standard five-room bungalow that had been built in large numbers throughout San Francisco in the 1920s, including in Miraloma Park. Although it technically contained the same number of rooms, the junior five was not as large, with smaller rooms and fewer partitions.

The junior five was a San Francisco innovation developed in response to FHA "minimal house" guidelines. These guidelines were developed by housing experts to determine the parameters of the smallest acceptable house for a family of four. In most of the country, the FHA minimal house was a simple one story, four or five-room home consisting of a living room, a combined kitchen/dining room, two bedrooms, and a bathroom with a detached one-car garage.²⁶ In San Francisco, smaller lot sizes would not permit a freestanding garage, so the garage was placed in the basement beneath the living quarters, along with a laundry/utility area and potentially a third bedroom. Junior fives were built by all of the merchant builders in San Francisco, especially in Miraloma Park, the Sunset and Parkside districts, the Excelsior, and the Outer Mission. Many were marketed as "defense housing" and therefore assisted by the U.S. government as part of the war effort. As such, they continued to be built even during World War II when most private construction activity came to a halt due to building materials restrictions.

In reality, the floorplan of the junior five was not all that different from an economy bungalow. The biggest change was the elimination of the dining room in the junior five, with a small breakfast room substituted instead. This breakfast room was counted as a separate room even though it was effectively

part of the kitchen. The remaining rooms: the living room and the two bedrooms, were retained but they were made smaller and had less space between them. Another important change was to the fenestration (windows). Because junior fives are rowhouses, they have no windows on their side walls. Nevertheless, San Francisco building codes require light and fresh air for all rooms. Rejecting property line light wells as an inefficient use of space, the Meyer Brothers substituted an interior "patio" at the center of the house. Another modification was the tunnel entrance. Because junior fives sit on smaller lots with shallow front yard setbacks, there is less room for an exterior stair that does not impinge upon interior living spaces. The tunnel entrance solved this problem by providing a quarter-turn stair within the footprint of the house (along with a skylit patio), making it an extremely efficient use of space.²⁷

Between 1937 and 1942, the Meyer Brothers built several hundred junior five rowhouses in Miraloma Park, including along Teresita Boulevard, Bella Vista Way, Sequoia Way, Gaviota Way, and Marietta Drive (Figure 11). Because they were smaller and had no side yards, the Meyer Brothers were able to fit more houses on a block, economizing on grading and utility costs and maximizing profits. They could also sell them for less money, increasing the pool of potential buyers. Of course, this disappointed some existing residents who did not wish to see the value of their houses "depreciated" by denser and cheaper housing.

Along with the junior five, the Meyer Brothers introduced a new architectural style to Miraloma Park in the late 1930s/early 1940s: the Streamline Moderne. A descendant of the Dutch De Stijl and French Art Deco styles, the Streamline Moderne style is characterized by flat roofs, curved walls, thin canopies cantilevered out over doors and windows, horizontal "speed lines," and large glass-block windows. The Meyer Brothers used the Streamline Moderne style



Figure 11. Junior fives on the 100 block of Marietta Drive—built 1943.

on approximately 10 percent of the houses they built in Miraloma Park during the late 1930s and early 1940s, finding that a sizable portion of homebuyers admired their “modernistic” lines. Other popular styles included the Mediterranean, Spanish Colonial, Monterey Colonial, French Provincial, and Minimal Traditional.

From the inception of Miraloma Park in the mid-1920s, there had never been any public transportation serving the neighborhood. Although many households owned a car, it was typically only the male “head of household” who had access to it on a daily basis. Everyone else, including the wife and children, were largely dependent on public transportation unless the family had two vehicles, which was rare at the time. However, the closest transit hubs to Miraloma Park were the West Portal and Forest Hill Muni Stations, which were both a good 15 to 20-minute uphill walk to the intersection of Portola Drive and Teresita Boulevard. As development in Miraloma Park crept further south along Teresita, Rockdale, and Marietta, access to public transit steadily became more important. In response, local residents, with assistance from the Meyer Brothers, lobbied the City for a dedicated bus line. Their efforts ultimately paid off with the initiation of service on Muni’s new No. 7 Teresita line in 1939 (Figure 12). The line originally ran from Forest Hill Muni Station to Rio Court, where it turned around to go back to Forest Hill. The line was renamed the 36 Teresita in 1949 and subsequently extended at both ends.²⁸

In addition to improving transit access, the Meyer Brothers and the MPIC worked to lure neighborhood-15 serving businesses to the Miraloma Park commercial district. In 1941, the Meyer Brothers landed an important anchor, Tower Market, which consisted of an independent grocery store and butcher.²⁹ The opening of this store at the intersection of Portola Drive and Teresita Boulevard made life much easier

for local residents, as well as creating a landmark for the neighborhood with its prominent neon-lined tower. In November 1940, Bill Simons, a journalist who penned the weekly “In the Districts” column in the San Francisco Chronicle, provided one of the best early descriptions of Miraloma Park. Simons wrote enthusiastically about the neighborhood’s scenery, describing it as “one of the prettiest districts in San Francisco,” being located “on that beautifully formed curve between Mount Davidson and the southern slope of Twin Peaks.” He described Miraloma Park’s “breath-taking views” and the “well-kept” and “comfortable-looking” homes “with gardens that indicate the pride taken in the district by its residents.”³⁰

Several months later, in April 1941, the Chronicle provided a two-page spread on Miraloma Park in the Saturday real estate section. This article, illustrated by typical street scenes, describes how the Meyer Brothers had built approximately 1,000 homes in the neighborhood to date. An annotated birds’ eye view of the neighborhood labels several “points of interest,” including Mt. Davidson Park, the Miraloma Park business district, Miraloma Elementary, the Miraloma Clubhouse, Teresita Boulevard, and O’Shaughnessy Boulevard. Described as a “city in itself,” Miraloma Park was the largest individual home development underway in California at the time.³¹

²⁶ Greg Hise, *Magnetic Los Angeles* (Baltimore, MD: Johns Hopkins Press, 1997), 140.

²⁷ “Floor Plan for Miraloma park Wins Comment,” *San Francisco Chronicle* (May 3, 1942), 57.

²⁸ Jacquie Proctor, “Historic View of San Francisco’s Bus Route 36,” <https://jacquieproctor.com/articles/historic-view-of-san-franciscos-bus-route-36/>, accessed February 3, 2025

²⁹ Rosalie Kuwatch, “History of Miraloma Park,” <https://www.outsidelands.org/miraloma-park.php>, accessed January 16, 2020.

³⁰ Bill Simons, “In the Districts: Miraloma Park—One of the City’s Prettiest,” *San Francisco Chronicle* (November 10, 1940), 8.

³¹ “The Home: A Weekly Feature Section of the San Francisco Chronicle: Miraloma Park,” *San Francisco Chronicle* (April 20, 1941), 10.



Figure 12. Map showing the original route of the No. 7 bus line. Source: San Francisco Municipal Railway

The State Just Passed Another Housing Law to Increase Density and Height

by Robert Gee, MPIC

So much is going on in the news locally, nationally and internationally. But you should pay attention to this. On October 10, Governor Newsom signed into law Senate Bill 79 which allows increased housing density and height near high frequency transit lines like train, BART and Muni Metro stops. This legislation, which goes into effect on July 1, 2026, was sponsored by State Senator Scott Wiener and forces

certain cities to upzone certain neighborhoods near these high frequency transit lines.

You may think this legislation won't have any impact on Miraloma Park- but it does. This law specifically allows multifamily buildings up to 5 stories within a half mile from the West Portal and Forest Hill Muni Metro Stations. Thus, properties on Portola Blvd, Juanita Way, Marne Avenue, portions of Del Sur Avenue, Fowler Avenue, Evelyn Way and Chaves Avenue are impacted. Furthermore, Miraloma Park properties within a one-half mile from the Muni Metro stop at San Jose/ Santa Rosa Avenue are impacted and could one day see 5 story buildings. Those streets include Stillings Avenue, Detroit Street and a portion of Melrose Avenue and Teresita Blvd.

But I want to remind everyone again that the most consequential and significant housing legislation in generations to increase density in the west side of the City including in Miraloma Park is Mayor Lurie's Family Zoning Plan which is pending before the Board of Supervisors and could likely pass in some form by the end of the year.

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- | | | |
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| ☐ \$12 Senior Member | ☐ \$15 Single Member | ☐ \$25 Family Membership |
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| | | ☐ \$ _____ Other |

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



Hello, are you 55 or older? We invite you to join us at Community Connectors, our senior program in Miraloma Park! We have a weekly program that is worth checking out. We have many exciting gatherings this fall and don't miss our Holiday Celebration - Cookie Swap and Holiday Party. We also have a bi-monthly Healthy Aging and Nutrition Class on the Community Living Campaign Website: sfcommunityliving.org. Let's strive together for better health and aging in 2025. Here's the schedule.

Tai Chi on Tuesdays at 10:30 a.m.

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

If you are interested in attending, please contact Joyce Watson: joyce@sfcommunityliving.org or by phone at 415- 821-1003, x137/x125 . You must sign up in advance as walk-ins are not accepted due to limited space.

Ukulele Class

Miraloma Clubhouse
Tuesdays at 2:00 p.m.

• • •

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MPIC Safety Committee Update

Crime Stats from June 1-July 31, 2024

June

Date	Time	Incident #	Description	Status	Intersection
9/2/25	7:05 AM	250491841	Burglary, Officer Phillips responded to a report of a burglary at a residence currently under construction. The victim informed officers that she had received a phone call from her neighbor, who noticed that her garage door was partially open. While the victim confirmed that none of her personal belongings were missing, she reported that several tools belonging to the construction crew had been stolen.	Open or Active	200 block of JUANITA WAY
9/11/25	3:16 PM	250489642	Driving While Under The Influence Of Alcohol	Cite or Arrest Adult	KENSINGTON WAY \ MIRALOMA DR \ PORTOLA DR
9/16/25	10:03 AM	250520616	Suicide By Firearms	Open or Active	FOERSTER ST \ TERESITA BLVD
9/20/25	8:30 PM	250530596	Assault, Aggravated, W/ Force	Cite or Arrest Adult	LULU ALY \ MELROSE AVE
9/25/25	8:51 PM	250541543	Theft, Shoplifting, \$50-\$200 Officers Lama and Rechsteiner were dispatched to CVS to investigate a theft. Officers met with the store manager who told them that two suspects entered the store and one of the suspects had a suitcase. The suspects went directly to the pet isle and started loading dogfood into the suitcase. Both suspects then exited the store, making no attempt to pay for the items.	Open or Active	FOWLER AVE \ JUANITA 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 **November 8**. The event takes place from 10 a.m. to noon. Come join us! Meet your neighbors! Rain cancels.



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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

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

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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 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