



# View from the Terrace

SPRING 2024

BALBOA TERRACE HOMES ASSOCIATION - WEST OF TWIN PEAKS, SAN FRANCISCO

## President's Message

By: *Richard Hill, President*

In my quarterly column last fall, I urged HOA members to consider becoming candidates for the 2024 Board of Directors. Sixteen individuals responded – in recent memory, an all-time high. It is encouraging to see this sort of response, certainly nurtured by a lot of direct outreach, but encouraging nevertheless. The turnout for the election on March 12 also indicates that the Balboa Terrace Homes Association is alive and well. We have four new Directors joining our ranks and seven members returning.

### New Directors

Beginning their first terms with us are Daniel Connolly, Mary Jung, Mee Mee Kiong, and Andje Medina. Returning Directors include myself, Keith Gillless, Lee Jackrel, Robert Mann, Honoria Sarmento, Michael Schlemmer, and Bill Thomen. I and Honoria will continue as President and Vice President, respectively. Mary Jung was elected to be our new Treasurer. Our former Treasurer, Bill Thomen, will remain active on the Finance Committee and work closely with Mary during this transition period. We are still in need of a Board Secretary; in the meantime, Board members will take turns taking minutes at each meeting.

I would also like to take this opportunity to acknowledge Jerry Bernstein, who has served on the Board for more than a decade and opted not to run

this year. Among other tasks, Jerry spearheaded the creation of our “Residential Design Guidelines and Review Process” in 2005. He has played a critical role on the Architectural Review Committee and spent untold hours on other HOA activities. The Board also wishes to thank former Directors Gregangelo Herrera, Dao Jensen, and Amy Loehrer for their service to the Board in 2023. I encourage you to read more about our Board members on our website, [www.balboaterrace.org](http://www.balboaterrace.org), and get to know them. Complete election results are also posted on our website.

### Committee Assignments

Our new Board is also looking at the composition of our Committees and will be making some decisions at our May 6, 2024, Board of Directors meeting. The Committees include Capital Projects, Landscape, Architectural Review, Finance, Governance, Communications and Outreach, Nominations and Elections, Neighborhood Safety, Traffic, and Emergency Preparedness. **Please remember that non-board members are eligible to serve on all of the Committees. Let us know if you are interested in serving.**

### Governing Documents

At our most recent Board of Directors meeting on April 1, I noted that completion of updated CC&Rs and Bylaws, collectively known as our Governing Documents, is still a top priority for me, and the Board shares that commitment. However, the proposed Citywide Rezoning Plan has caused us to

rethink our approach to our Governing Documents. If we want to stop six- and eight-story towers from being built in Balboa Terrace, we need to strengthen our CC&Rs, not water them down. We continue to meet and revise specific sections and hope to have another draft for all HOA members to review sometime this summer.

### **Annual Meeting Recap**

The Balboa Terrace Homes Association annual meeting was held on March 12, 2024 at the Ninth Church of Christ, Scientist. Approximately 40 residents attended the meeting. The meeting included a financial report, a review of proposed rezoning changes in Balboa Terrace, an update on the new Governing Documents, and a progress report on the Junipero Serra median landscaping, which is being funded through the District 7 Participatory Budget Project and a grant from the San Francisco Public Works. For those HOA members who were unable to attend the Annual Meeting, please see the 2024 Annual Meeting presentation on the home page of [www.balboaterrace.org](http://www.balboaterrace.org) for more information.

### **Proposed Rezoning Updates Will Impact Balboa Terrace**

Recent conversations with SF Planning staff and District 7 Supervisor Melgar's office indicate that the San Francisco Planning Department is responding to extensive public comment triggered by an informational presentation on "Expanding Housing Choice (Housing Element Zoning Program)" at the Feb. 1, 2024 Planning Commission meeting. The program calls for significant rezoning "focused on transit corridors, commercial corridors, major thoroughfares, and key opportunity sites." In our neighborhood, Ocean Avenue and Junipero Serra could potentially be sites for buildings as high as six-to-eight stories (65-to-85-feet tall). The current height limit in Balboa Terrace is 40 feet.

Following the Planning Commission hearing, the Board hosted a presentation from SF Planning staff on Feb. 5 to learn more about the Rezoning Plan. Like many residents of San Francisco, we felt that outreach – at least to Balboa Terrace and many nearby

neighborhoods had been minimal. We were surprised by the extent of the changes being proposed. Among our concerns are:

- Loss of sunlight
- Loss of views
- Higher traffic volume
- Loss of privacy
- Loss of parking
- Wear and tear on alleys and common areas
- Loss of value in homes adjacent to rezoned areas

A second SF Planning Commission hearing on rezoning which was initially scheduled for Feb. 22, 2024 has been delayed. In the meantime, we are monitoring the Planning Commission agendas for the next meeting on this topic, as are our neighboring communities and HOAs. We will alert you as soon as we have updates. More than 50 speakers attended the Feb. 1 Planning Commission hearing. We need to make our voice heard at City Hall as well and are working on tools to amplify our concerns.

More information is also available at [www.sfplanning.org](http://www.sfplanning.org); also see the [Winter Edition of "View from the Terrace"](#) for more details.

## **Got a Question for the Board?**

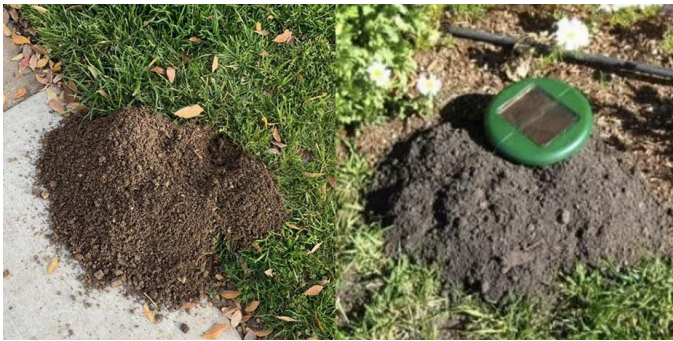
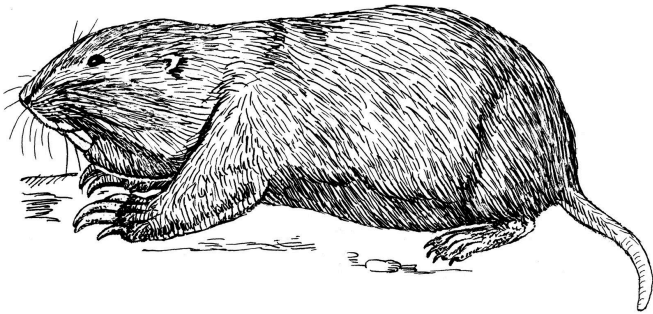
The Board of Directors responds as quickly as possible to questions directed to the general Board email account: [bthaboard@balboaterrace.org](mailto:bthaboard@balboaterrace.org). However, the new FAQ feature has just been added to the website under [Homeowner Info](#). We hope that it will provide helpful information on commonly asked questions such as "How do I pay my annual dues?" Of course, if you don't find what you're looking for, let us know. Or if you have suggestions for additions to the FAQs section, send them our way.

## **K Ingleside Rapid Project Moves Forward**

At the March 5, 2024 San Francisco Municipal Transportation Agency (SFMTA) Board of Directors meeting, the Board voted to approve the K Ingleside

Rapid Project. This project focuses on improved transit reliability and travel times as well as enhanced traffic safety on Ocean Avenue between Junipero Serra Boulevard and the Balboa Park BART station.

“Quick build improvements” are planned for this summer and will include boarding island upgrades; conversion of the left track lane in both directions to a transit lane between Junipero Serra Boulevard and Frida Kahlo Way near City College; prohibition of left turns at most transit stops and the removal of transit stops in both directions on Ocean Avenue at Westgate Drive and Cerritos Avenue. This is the lowest ridership stop on the corridor and is just a block from the Aptos Avenue stop. For more information, visit [www.sfmta.com](http://www.sfmta.com). You may also sign up for project updates on the SFMTA website.



## Got Gophers?

Unfortunately, we do. For many years, our neighbor Kai Ming Yuan has been helping to keep our gopher population under control. We were recently informed that he will no longer be able to provide this service. The Board has authorized a three-month trial period with [Hector's Gopher Control](#) and his firm will be setting traps in the common areas as needed. Balboa Terrace residents can also enlist Hector's

Gopher Control for a special flat fee of \$100 per month. [www.balboaterrace.org/resources](http://www.balboaterrace.org/resources)

## Neighborhood Disaster Readiness

### BTHA HOA Explores Map Your Neighborhood

There is a significant difference between an emergency and a disaster. In an emergency, you can dial 9-1-1, and first responders will be there in minutes. In a disaster, it could be days, possibly weeks, before they can reach you.

Several members of the Balboa Terrace HOA have been exploring different paths to make each and every homeowner safer in their home. One approach is **Map Your Neighborhood** (MYN). Developed by Washington State Emergency Management, MYN is a nine-step action plan to implement immediately after a disaster to secure your home and protect your neighborhood.

Block captains Honoria Sarmiento, who is also Vice President of the Board of Directors, and Gregangelo Herrera have been nurturing a MYN pilot program on their block of San Leandro Way. MYN offers some simple steps to help tap into the resources of neighbors who, in a true disaster, will be the closest source of help.

### Learn More About MYN

To learn more about this program, contact Honoria Sarmiento, [honorias@balboaterrace.org](mailto:honorias@balboaterrace.org), or Sue Brown, [suebrown21@yahoo.com](mailto:suebrown21@yahoo.com), a volunteer with the San Francisco Fire Department Neighborhood Emergency Response Team (NERT) program. They can share details on the MYN process and how to organize meetings on your blocks. More details and supporting materials can be found on [MYN program's YouTube](#) and here: [www.mil.wa.gov/myn](http://www.mil.wa.gov/myn)

### San Francisco NERT <https://sf-fire.org/nert>

San Francisco's NERT program provides hands-on training on how to assist in a disaster. If you are also interested in NERT training, please call NERT outreach coordinator Tracey McTague at 415-970-2024 to learn about the next training.

**Balboa Terrace Homes Association**

P.O. Box 27642  
San Francisco, CA 94127

**Wrong address?**

Please direct any address changes or issues to the P.O. box address above or email us at [bthaboard@balboaterrace.org](mailto:bthaboard@balboaterrace.org).

**Community Safety**

- Emergency ..... 911
- Suicide & Crisis Lifeline ..... 988
- Non-Emergency Police..... 1-415-553-0123
- Taraval Police Station ..... 1-415-759-3100

**Crime Stopper**

- SFPD Anonymous 24/7 Tip Line ... 1-415-575-4444
- SF City Services ..... 311

**District 7 Supervisor - Myrna Melgar**

E-mail: [MelgarStaff@sfgov.org](mailto:MelgarStaff@sfgov.org) .....1-415-554-6516

**Stay Informed!**

**Don't miss important neighborhood news.** Please go to the homepage of [www.balboaterrace.org](http://www.balboaterrace.org) and fill out the Neighborhood Communication contact form to receive reminders of important meetings, neighborhood events, and the quarterly e-version of the "View from the Terrace" newsletter. We respect your privacy and will only use this information for official Balboa Terrace Homes Association Communications.

BALBOA TERRACE HOMES ASSOCIATION - WEST OF TWIN PEAKS, SAN FRANCISCO



Thanks to diligent billing and follow-up statements on overdue accounts, 80 percent of HOA dues have been paid. However, there are still some overdue accounts. Assessments that have not been paid at this point may be subject to interest and collection fees.

**If you need assistance, please contact the accounting team at Bay Area Property Services at 800-610-0757 or [www.bayservice.net](http://www.bayservice.net).**

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