

Miraloma Life

www.miralomapark.org

President's Report

by Robert Gee

Proposition F Results

The MPIC urged its residents to vote yes on Proposition F, which would have limited short term residential rentals. However, SF voters rejected such limits with No votes winning

over Yes (55.1% vs 44.9%). The adjacent LA Times detailed graphical breakdown showed neighborhood results. Lighter circles represent precincts voting No and darker ones those voting yes. Circle size represents relative size of difference.



popped up in otherwise No neighborhoods. For example, in the middle of a No zone, Precinct 7835 in Twin Peaks voted 56% Yes. Precinct 9712 in Forest Hill swung Yes by exactly four votes. A particularly disruptive Airbnb in that area over the past few months may have

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Dorothy Day and Thomas Merton?

by Joanne Whitney

When Pope Francis addressed the United States Congress last October, he praised four American individuals for the values they championed: Abraham Lincoln, liberty; Martin Luther King, liberty in plurality; Dorothy Day, social justice; and Thomas Merton, the capacity for dialogue and openness to God. The first two need no comment, but who were Dorothy Day and Thomas Merton?

When I was in high school in 1950s New York, I saved 50 cents a week, rode the subway down to Peter Maurin house near Greenwich Village, and after listening to a

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What's Growing in Our Backyards?

by Denise Louie

I urge you to keep your trees and other plants healthy with graywater, even if we receive only a quarter of an inch of rain. The goal is to get water to the deep roots. It is easy to learn about using graywater via a webinar. Sign up at <http://greywateraction.org/greywater-webinar-series/>. Not only will we all benefit from surroundings that are

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MPIC HOLIDAY POTLUCK PARTY
SUNDAY, DECEMBER 6, 5-8 PM
DETAILS IN NOVEMBER ISSUE
BRING YOUR CULINARY BEST!

Events in December

- 3** MPIC Board Meeting*
Thursday, 7 pm
Clubhouse
- 6** MPIC Holiday Party
Sunday, 5-8 pm
Clubhouse

Events in January

- 7** MPIC Board Meeting*
Thursday, 7 pm,
Clubhouse
- 16** Re-silient Miraloma Park
Working Group Meeting
5:30-7:30 pm,
Clubhouse

* Members wishing to address the Board of Directors should call 415-281-0892 to request placement on the agenda.

President's Report

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pushed voters over the edge.

Following are the unofficial Proposition F election results for precincts in and around Miraloma Park:

<u>Precinct</u>	<u>Yes</u>	<u>No</u>
9733	23	43
7707	156	173
7708	126	160
9737/9736	242	281
9731/9735	174	289
7706	149	152
9732	7	9
Total	877	1107

The Affordable Housing Bonus Program: More Density, Affordability Across Neighborhoods

In the last few years, the City has passed legislation legalizing illegal secondary units and allowing short-term residential rentals (e.g., AirBnb). This city-wide upzoning and movement towards increasing the density, height, and bulk of buildings (building up, back, and sideways) are already impacting the quality and character of our neighborhoods. Now, another City-wide program to increase housing and population density is fast-tracking its way into law: the Affordable Housing Bonus Program (AHBP).

Do you want taller buildings and more market rate housing in your neighborhood in order to get more affordable units? City planners' policy requires neighborhoods across the city to grapple with this question.

The AHBP will offer incentives to developers to include in their projects more affordable housing for very low, low, moderate, and middle income households. Development bonuses, such as "increased density" would be offered on a graduated scale based on the percentage of affordable units provided. What is increased density? Projects that include a certain percentage of affordable units for the above mentioned income levels can include more residential units and **up to two more stories than allowed under existing zoning rules.**

The SF Planning Department and the Mayor's Office of Housing have been developing the AHBP since De-

ember 2013 without citizen involvement. The program is the product of key stakeholders from the Mayor's Housing Working group for the 2014 Housing Element, affordable and market-rate developers, financiers, staff from many City agencies, and related professionals.

The AHBP moved forward very quickly after it was introduced by Mayor Lee and co-sponsor Supervisor Katy Tang at the Planning Commission on September 24, 2015. Within 3 weeks, the Planning Commission was scheduled to approve its implementation. Many neighborhood groups, including the MPIC (see Minutes and letter in this issue), urged the Planning Commission to wait until the important AHBP Design Guidelines were available for public review and to provide more public outreach. Public review and input on these guidelines is critical because they will supersede any existing guide-

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73 Teresita	3/3	\$1,349,000
27 Gaviota	3/3	\$1,497,000

PENDING SALES

132 Marietta	2/1	\$849,000
120 O'Shaughnessy	3/1	\$899,000
634 Rockdale	3/1	\$988,000
656 Teresita	3/2	\$999,000
571 Myra	3/1.5	\$999,000
52 Mame	4/2.5	\$1,095,000

PENDING SALES, continued

495 Los Palmos	3/1	\$1,098,000
450 Teresita	2/1	\$1,100,000
331 Teresita	5/4.5	\$1,795,000

SOLD

231 Molino	3/2	\$1,010,000
139 Marietta	4/1	\$1,150,000
44 Sequoia	2/1	\$1,270,000
926 Teresita	3/1	\$1,550,803
640 Teresita	3/2.5	\$1,650,000
300 Cresta Vista	4/4	\$2,575,000



President's Report

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lines in the city. The MPIC and many other neighborhood groups have objected to the AHBP's fast-tracking by the Mayor's Office of Housing and the Planning Department without neighborhood public outreach or neighborhood input.

Total AHBP zones would span about one-fifth of the City and encompass 30,850 parcels of land. The AHBP densification process generally will not include RH-1 (single-family) parcels such as Miraloma Park homes, but major exceptions include streets along transit corridors like Geary Boulevard, Judah Street, and West Portal Avenue. Many blocks in the Northern and Western neighborhoods combine RH-1 and RH-2 (three-unit developments), with a mix of retail merchant (RM-1, RM-2), and/or neighborhood commercial (NC-1) zones. So, if the AHBP is not supposed to impact RH-1 neighborhoods like Miraloma Park, why should our neighborhood be concerned? Miraloma Park has an NC-1 district *within the AHBP program area*: the three blocks of commercial/residential buildings on Portola from O'Shaughnessy Boulevard to the office building at Evelyn Way. Projects under the AHBP program that include a certain percentage of affordable units for very low, low, and middle income households will be able to build more residential units and **up to an additional two stories higher than currently allowed**. This could lead to obstructed views, shadowed backyards, and greater parking congestion in and around Miraloma Park's NC zone.

Single-family neighbors in areas near an AHBP project would not receive prior notification of these developer incentives, and would have no right of appeal. The draft AHBP regulations thus would allow SF Planning Department staff to decide what will be built in our NC district with no notification of zone change and no public appeal.

The MPIC has not yet taken a position yet on the AHBP. But we are concerned that the AHBP may undermine our single-family zoning safeguards, and that greater density in our NC zone would degrade the character of our neighborhood in order to provide affordable housing for low and middle income households. The MPIC Board will continue to follow and assess the plan as it wends its way through the legislative process.

Miraloma Park NERTS Participate in a City-wide Drill
October 17, 2015 was the 25th Anniversary of the SF's

Neighborhood Emergency Response Team (NERT) program. A large contingent of our Miraloma Park NERT responders attended the city-wide drill held at Fort Mason meadow and Galileo High School.

I'm very proud of our team's turnout, as we had one of the largest groups of any neighborhood that participated in the drill. Each of our responders did a fantastic job. We worked together with other neighborhood NERTS and practiced our own teamwork. Many thanks to all who participated! For those in our community who have never watched or taken part in a City-wide NERT drill, let me detail what happened.

The all-day drill began with the choice of Guido Van Rijn as Incident Commander for our practice group of eight neighborhoods. We quickly set up tables, chairs, tents, and supplies as Guido calmly barked orders designating Section Leaders to organize the Planning, Logistics, Communications and Operations tables and to get them staffed. Our NERT Co-Coordinator Joanie Van Rijn led the Logistics section and I headed the Planning section. NERT Co-Coordinator Bill Jeong staffed Communications. It was great to practice with very experienced NERTs who knew all of the procedures and gave sound advice.

The SF Fire Department (SFFD) staff were terrific, patient, and motivating. Once we were set up, they provided incidents we needed to respond to: fires, people trapped, collapsing buildings, injured people, downed power lines, and unknown hazards. The incidents came in so fast it was a real challenge to keep up! We then got our search-and-rescue responders out to Galileo High School and all over the Fort Mason meadow, where many mock disaster scenes were staged. NERT Co-Coordinator Bill Jeong and his team practiced processing the blitz of incidents reported by text message and Tweet and radioing them to the SFFD.

This was a great experience for me and I'm sure for the

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President's Report

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other NERTs. I learned just which types of equipment our team would need to establish an Incident Command setup in our staging area at the Miraloma Playground, if and when the real deal happens. I also recognized how important it is to be organized: to quickly set up tables, chairs, canopies, signage, forms, pens, and clipboards with wind-blown forms flying everywhere, and to lug the large rolling kits filled with supplies, vests, and white boards while making quick decisions on the physical layout and managing all of the volunteers. It's amazing how crazy and chaotic it can get, and how important it is to prioritize incidents to make sure responders go to the most serious ones first. But once you get into a routine, calmness takes over and things get done right. Practicing under this sort of pressure with my peers, under the watchful eye of the SFFD, was the best way to prepare for an actual disaster situation. I am very proud of our outstanding NERT team!



MPIC President Robert Gee leads the Planning Section in receiving incident reports and relaying them to the Operations Section to send out responders.



Guido Van Rijn (back) and Joanie Van Rijn, leading the Logistics Section

Dorothy Day and Thomas Merton?

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great lecture about social problems, bought 50 copies of the Catholic Worker newspaper (a penny a copy). Peter Maurin House and the Catholic Worker movement were the brainchild of Dorothy Day, a strong and passionate journalist and activist whose mission was to provide shelter to the poor and homeless (people ate and lived in the house) and to promote social justice by fighting for the rights of “the dregs of society.” I would leave the newspapers I purchased (which my mother and father considered almost as bad as the communist *Daily Worker*) on subway trains, on buses, in offices, in church sometimes, and wherever someone might pick them up and become converted, or at least contribute to, the movement.

Dorothy Day had such a hold on my imagination and conscience because she was a towering force for living the precepts of the Bible, particularly the Sermon on the Mount. She embodied the principles of sheltering the poor, highlighting the injustice of the wealthy, promoting peace, and loving one's neighbors no matter what their condition. I suppose I also loved her because she was a great and unrepentant intellectual. It particularly appealed to me that she was an ardent pacifist, actively opposed to war and the death penalty. She was often pilloried for her opposition to the Spanish Civil War by both sides, and of course was highly criticized for her stand against World War II, Vietnam, and all of our wars and “peace actions.”

The Catholic Church has formally proposed this lady for sainthood, but in life “she was no saint.” She was born in Brooklyn, had a background in journalism, and associated with all the known communists of her day, including Elizabeth Gurley Flynn and Mike Gold, with whom she had a torrid love affair. She led a bohemian life, consorting with many lovers, had an abortion, gave birth to a daughter out of wedlock, and was arrested many times for protesting wars and for picketing against social injustice to the poor. She was a very close friend of the playwright Eugene O'Neill, whom she credited with intensifying her religious sense of the world.

Around the time of the birth of her daughter, Dorothy Day started studying Catholicism and had herself baptized. During the height of the Depression, she met Peter Maurin, a French immigrant. He was almost a

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Dorothy Day and Thomas Merton?

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street person but well versed in philosophy and social revolutionary literature. Together they founded a house where those who “had no hope for the future” could find material and spiritual aid. The newspaper, the *Catholic Worker*, sprang out of their partnership. It had no ads and no paid employees; its purpose was to spread the concept of social justice, non-violence, and pacifism to all. These seeds took root throughout the USA, and today there are Catholic Worker Houses of Hospitality in big cities and small towns throughout the country. Dorothy Day supported the work of Cesar Chavez in organizing farm workers in California, worked with the Berrigan Brothers and Thomas Merton in opposing the Vietnam War, challenged apartheid in South Africa, defended Alexander Solzhenitsyn for his views, and always could be found in the forefront of the major social controversies of her times.

It has been over 60 years since I littered New York City with the *Catholic Worker*. Dorothy Day died in 1980, and now, young, arrogant bohemian though she was (Abby Hoffman called her the first hippie), she has been accepted and revered by the very church that preached against her good works. How wonderful to have lived to see the day!

Thomas Merton may be a more familiar name because of his best-selling autobiography, *The Seven Storey Mountain*. I don't think I had a friend who did not read it. Merton's path in life resembled that of Augustine, whose autobiographical work *The Confessions*, related the story of a dissolute young man who became the Bishop of Hippo and a Saint. Merton's book describes his own transformation from a man for whom drinking and whoring and even abandoning a child born out of wedlock was normal into a cloistered Trappist monk.

Thomas Merton was born in France of an American mother and New Zealander father, both artists. He attended Clare College Cambridge, but was asked to leave because of his scandalous activities. He then enrolled in Columbia University in New York, where he became seriously involved with Catholicism and Communism simultaneously. He studied with Mark Van Doren, received a Masters degree in English, and was influenced by the Catholic intellectual elite of the time, including Gerard Manley Hopkins, Jacques Maritan, and Etienne Gilson.

He became increasingly convinced that he should become a priest, and in 1949 became an American citizen and took his first vows as a Cistercian (Trappist) monk at a monastery in Gethsemane, Kentucky. He was to stay there for 27 years.

Merton wrote over 70 books, innumerable essays, and was considered an excellent poet. While much of his thematic material was spiritual and even mystical, he was also interested in social justice, politics, and above all in dialog with other religions, particularly those of the Far East. He was extremely influential in the intellectual wing of the Catholic Church, and his views had enormous appeal to young people. His opposition to the Vietnam War and espousal of non-violence brought him into contact with other protestors, such as Dorothy Day and the Berrigan Brothers, and resulted in large protests outside the gates of his monastery, where his books and writings were burned on several occasions. After many requests, Merton was allowed to travel. His journeys and his correspondence with the Dalai Lama and other notables of Tibetan Buddhist communities opened up Eastern philosophy and religion for an entire generation, promoting understanding and peace between East and West.

Merton was above all a passionate man. In 1966, while hospitalized for a back problem, he fell in love with a young nurse. The relationship was never consummated, and he returned to Gethsemane and his writing. He died in 1968, accidentally electrocuted while on a trip to Thailand, and is buried at the Abbey in Kentucky. Merton is still studied in universities as a philosopher, poet and essayist.

Not too long ago, in the TV show *Criminal Minds*, the young genius Dr. Spencer Reid receives a book from a girl whom he has never met but loves. Inside the book she has inscribed a quotation from Thomas Merton: “Love is our true destiny. We do not find the meaning of life by ourselves alone. We find it with another.”

What does it tell us about Pope Francis that he picked these two Americans to praise?

What's Growing in Our Backyards?

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more beautiful and safer from fire, but we'll also be using water more wisely.

You may be interested in harvesting rainwater, too.

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What's Growing in Our Backyards?

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Check the Greywater Action website again. At their free, October workshop at Garden for the Environment on 7th Avenue at Lawton, I learned a lot about simple to more complex systems. To calculate how much water a roof can capture, measure the footprint of the area that sends water to the target downspout. For every 1 inch of rain, a 1000 sq. ft. area captures 600 gallons of water. For cisterns, visit The Urban Farmer store, which is offering a limited number of good discounts. (This is new, and reportedly to become available soon after the time of writing.) Rainwater is great for plants, as it is, unlike drinking water, unadulterated by chloramine.

Adopt a tree. Give it some love. Water it deeply two or three times during the warmest and driest part of the year, but pick a relatively cool day. In relatively dry rainy seasons, supplement Mother Nature with water for trees and garden plants. Read http://www.sloatgardens.com/garden-alert-large-trees-are-suffering-due-to-drought-measures/?utm_source=September+10+GNO+&utm_campaign=9%2F10%2F15+GNO+&utm_medium=email for more information.

Think about our greater impact on our environment. Grow edible plants and eat less meat or none at all. "Diets rich in beef and other red meat...are bad for Earth's

biodiversity, according to a team of scientists who have fingered human carnivory—and its impact on land use—as the single biggest threat to much of the world's flora and fauna. Already a major cause of extinction, our meat habit will take a growing toll as people clear more land for livestock and crops to feed these animals, a study in the current issue of *Science of the Total Environment* predicts....The habitat loss is so great that it will cause more extinctions than any other factor, the study notes, particularly when coupled with other deleterious effects of livestock production, including climate change and pollution." [<http://www.theatlantic.com/national/archive/2011/12/a-conversation-with-shahid-naeem-biosustainability-scientist/249075/>] Animal agriculture is responsible for a significant portion of annual greenhouse gas emissions.

Edible native plants include miner's lettuce, which can be eaten raw. Blue wild rye, California brome, and clarkia yield seeds that can be toasted and ground for making mush, muffins, bread, and gomasio. Soap plant bulbs and leaves should be slow cooked, while newly emergent leaves can be eaten raw. For exact species of edible native and non-native plants and recipes, read *Edible and Useful Plants of California* by Charlotte Bringle (1977), or *California Foraging* by Judith Lowry (2014). Be sure not to forage in wild, open spaces, which we must reserve for species other than our own. The exception to this rule is invasive, non-native species like wild radish. The leaves, seed pods, and roots of wild radish are edible. N.B.: Do more research before you start eating these plants; you own your food choices.

A few days ago, I volunteered with the California Native Plant Society to clean seeds of rare plants collected from around California. It's a slow and detailed process. So far, we've saved seeds of approximately 500 of the 2300 endemic species (found nowhere else outside of California). The seeds will be vacuum sealed and stored at a very low temperature at a seed bank in Ft. Collins, Colorado. I'm glad to give some time to plants that are rare and at risk of extinction due to human activities.

Seed banks are of vital importance. In August 2015, the Department of the Interior announced the release of a National Seed Strategy "for rehabilitation and restoration to help foster resilient and healthy landscapes....The Strategy...is meant to guide ecological restoration across major landscapes, especially for those lands damaged by rangeland fires, invasive species, severe storms and drought. The Strategy is in place to put emphasis on the



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What's Growing in Our Backyards?

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importance of planting appropriate seeds to help grow plant life and pollinator habitat, which are critical natural defenses against climate change.” [http://www.blm.gov/wo/st/en/info/newsroom/2015/august/nr_8_17_15.html]

We could all focus first on our most endangered native plants in San Francisco. Look for Franciscan manzanita, Franciscan wallflower, and coast iris (*Iris longipetala*), for starters. These potted plants may be available at Bay Natives Nursery or our local chapter of the California Native Plant Society.

Summary of the MPIC Board Meeting of November 5, 2015

by Joanne Whitney and Dan Liberthson

Online Vote: Motion to publish MPIC's position in support of Proposition F on NextDoor.

Treasurer's Report Highlights (R Gee): *Income:* During October, the MPIC's net worth increased from \$34,650 to \$35,536. For the period 1/1/15 through 10/31/15, total income exceeded total expenses by \$2894. Rental income in Oct was \$3,140, up from \$3,090 in Sept. Membership dues income was \$72. *Outlay:* Newsletter printing costs totaled \$1,675 (\$5880 for Sept, \$1,088 for Oct); outlay for newsletter delivery totaled \$325 (\$65 for Sept, \$260 for Oct). Event costs included \$88 for the Sept 16 Resilient Miraloma Park meeting and \$823 for the Sept 26 Fall Festival. Clubhouse cleaning cost \$365 (\$230 for Sept, \$135 for Oct).

Committees: *Membership* (B Kan)—The MPIC had 445 members as of Oct 31, down from 446 members on Sept 30. To help reach the goal of 600 members, a *Welcome to Miraloma Park* brochure is being developed, including an introduction to life in Miraloma Park; a broad overview of MPIC objectives, history, and activities; and a history of Miraloma Park. *Clubhouse Maintenance* (K Rawlins)—Requests by renters for improved Clubhouse lighting discussed. *Events* (K Rawlins)—Holiday Potluck Party preparations are on schedule. *Zoning and Planning* (ZAP, T Armour)—234 and 795 Teresita expansion proposals await Planning Commission review. 656 Teresita needs a permit for a secondary unit. In view of new legislation, updating the letter sent to neighbors

with permit-required projects was discussed. *Resiliency* (D Homsey)—Miraloma Park Resiliency and NERT meetings well attended and committees active. Members participated in the city-wide NERT exercise. Miraloma School Principal Sam Bass has applied for a grant to build storage to house NERT materials and specialized items for students (e.g., warm blankets, comfort items). He will work to assess resiliency needs at the school. Miraloma Park Resiliency Work Group meetings will be quarterly in 2016, with the first in January.

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MPIC Board Meeting of November 5, 2015

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Community Organizations: *Coalition for SF Neighborhoods* (CSFN, K Breslin and T Armour)—DA Gascoigne talked about prisons, and affordable housing units were discussed. The City is surveying its vacant properties for potential building sites. Per CSFN request of its member neighborhoods, the MPIC Board will write the Planning Department asking for continuance of hearings on the Affordable Housing Bonus Program (AHBP) ordinance until late Spring, to permit further study and a better understanding of the program (see letter below). *West of Twin Peaks Central Committee* (WOTPC, K Breslin)—Meeting devoted to safety issues; police from several districts gave detailed talks.

Old Business: As applying to change the MPIC's non-profit status from 501(c)4 to 501(c)3 was approved by ballot at the September Fall Festival, K Rawlins will begin the process of submitting the application.



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See you at the MPIC Holiday Potluck
on December 6th!



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Miraloma Park Improvement Club

November 6, 2015

John Rahaim, Director
San Francisco Department of City Planning

Dear Mr. Rahaim:

The Miraloma Park Improvement Club requests a continuance of hearings on the Affordable Housing Bonus Program (AHBP) ordinance until late Spring. We are asking for a continuance specifically on Planning Commission agenda item number 11.

The City has provided little to no information to the public regarding this important Ordinance and almost no public outreach. There are many unexplained conflicts with the planning code, EIR's and AHBP that need to be explained.

Is San Francisco's new AHBP proposal even necessary?

Sincerely,

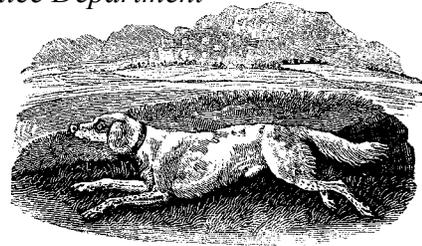


Dan Liberthson, Corresponding Secretary
cc: R Hillis, D Richards, cwu.planning, K Moore, J Ionin

Miraloma Park Crimes in October 2015*

	Date	Time	Incident	Street	Block
Burglary	6-Oct	12:00	Residence under construction	Evelyn Wy	200
	29-Oct	1:15 AM	Residence under construction	Teresita	500
Larceny/Theft	7-Oct	12:00	Grand theft from locked auto	Encline/Del Vale	
	9-Oct		Grand theft from locked auto	Omar/Sequoia	
Other	21-Oct	12:30 PM	Traffic violation arrest	Isola/Teresita	
MPIC Safety Note: Burglars target builders' tools; keep them secure!					

*Data courtesy of the San Francisco Police Department



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MLS # 436740



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MLS # 436456



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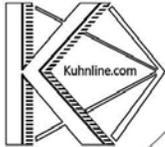
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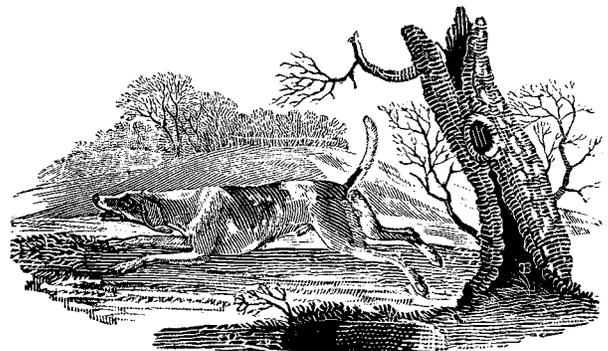
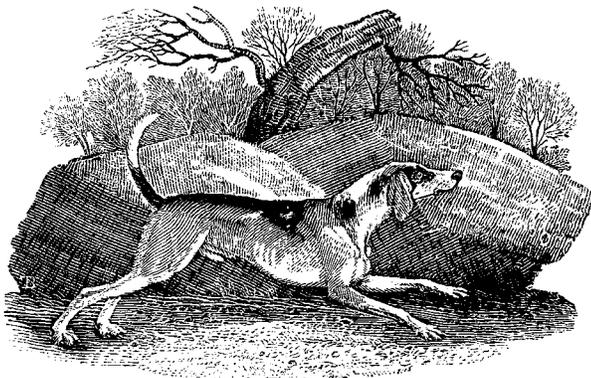


Where and How Long to Keep Documents, and When to Toss Them

from Consumer Reports Money Adviser, March 2010*

Document	When and How to Toss Document
<u>Keep at home:</u>	
Bank deposit slips	After you reconcile your statements
Banking statements	After a calendar year; store with tax returns if they will be used to prove deductions
Brokerage, 401(k), IRA, Keogh, and other investment statements	Shred monthly and quarterly statements as new ones arrive; hold on to annual statements until you sell the investments
Credit-card bills	After you check and pay them, unless you need them to support tax filings
Employer defined-benefit plan communications	Never
Household warranties and receipts	After you no longer own the household items
Insurance policies	After you renew them
Investment purchase confirmations and 1099s	Hold until you sell the securities, then keep with your tax records for an additional seven years
Pay stubs	After you reconcile them with your W-2
Receipts	After you reconcile them with your credit-card or bank statement unless needed for a warranty
Safe-deposit box inventory	Never, but review and update annually
Savings bonds	Cash them in when they mature
Social Security statements	When you get a new statement, then shred the old one
Tax returns and supporting documents	After seven years
<u>Keep in a Safe-deposit Box:</u>	
Birth and death certificates	Never
Estate-planning documents	Never
Life-insurance policies	Never, or when a term policy has ended
Loan documents	After you sell your home, automobile, boat, or whatever
Marriage licenses and divorce decrees	Never
Military discharge papers	Never
Social Security card	Never
Vehicle titles	After you sell the car, boat, motorcycle, or other vehicle

*Full article available at consumerreports.org/cro/2010/03/conquer-the-paper-piles/index.htm



Kids Corner

In this and future issues, *Miraloma Life* will feature poems and other submissions by grade schoolers at our neighborhood school, Miraloma Elementary. We thank these fine students for their contributions!

The Perfect Shadow

by Ivy, Miraloma Elementary Fifth Grader

In order to be the perfect SHADOW
 You must be as silent as winter.
 You need to move like a flame.
 Creeping in a forest is good practice.
 In order to do this, you must eat a
 sustained diet of nightmares.
 Remember to stay away from
 light because it can dissolve you.
 Once you have done all this—
 get out there and scare
 the heebie jeebies out of some one!!

Resilient Miraloma Park Working Group Meeting

Wednesday, December 16, 5:30-7:30 pm at the Club-house. Meetings are open to everyone in the community, especially recent NERT graduates and residents who were NERT-trained but no longer certified. The MPIC will provide dinner.

YOUR MIRALOMA NEIGHBOR FOR 15 YEARS!

73 Teresita
AVAILABLE NOW!

31 Cityview Way
SOLD \$1,150,000

518 Mangels
SOLD \$1,250,000

I have successfully represented many buyers and sellers in this coveted neighborhood of ours. Please feel free to contact me anytime for any of your real estate needs.



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Miraloma Park Improvement Club Membership Application

Please complete and mail with your dues to the Club address below. Make check payable to Miraloma Park Improvement Club, 350 O'Shaughnessy Blvd., San Francisco, CA 94127. (No cash, please). Thank you!

New Member Renewing Member Date: _____

Name: _____

Address: _____

Phone: _____ Email: _____

Please send me an email reminder to renew my membership.

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

- | | |
|---|---|
| <input type="checkbox"/> \$12 Senior Member(s) | <input type="checkbox"/> \$15 Single Member |
| <input type="checkbox"/> \$25 Family Membership | <input type="checkbox"/> \$35 Supporting Member |
| <input type="checkbox"/> \$50 Contributing Member | <input type="checkbox"/> \$_____ Other |

No MPIC membership information is shared with other parties or organizations.

Important Phone Numbers

EMERGENCY	9-1-1
All City Calls	3-1-1
Poison Control Center	1-800-222-1222
Non-emergency Police Dispatch	415-553-0123
Suicide Prevention Hotline	415-781-0500
Ingleside Police Community Room	415-404-4000
Parking Complaints	415-553-1200
Abandoned Cars	415-553-9817
Security Survey/Nbd. Watch	415-673-SAFE
Office of Citizen's Complaints Against SFPD	415-241-7711
Narcotics Tips (anonymous)	1-800-CRACKIT
SFPD Tip Line	415-587-8984
Domestic/Family Violence (24hrs)	415-864-4722
Stray, Abused, or Dangerous Animals	415-554-6364
Dumped Item Pickup – DPW	3-1-1
Vital Records	3-1-1
Code Enforcement Hotline	415-554-3977
Graffiti Cleanup – DPW	3-1-1
Police New Graffiti Hotline	415-278-9454
MUNI Shelter Damage/Graffiti	1-510-835-5900
Ingleside SFPD Hearing-Impaired line	415-404-4009
School of the Arts	415-695-5700
Norman Yee, Supervisor Dist. 7	415-554-6516

(norman.yee@sfgov.org)

RENT the MPIC Clubhouse



MPIC Members get a discount.

Trash and recycling available.

Free parking in the adjacent parking lot.

Call 415-281-0892 for rates/availability

Or E-mail: miralomapark@gmail.com

Miraloma Park Residential Design Guidelines:

Adopted in 1999 by the SF Planning Commission to promote preservation of neighborhood character by encouraging residential design compatible with neighborhood setting, these Guidelines facilitate the complex process of permit application and design review and can prevent costly, time-consuming Discretionary Review proceedings.

The Guidelines are at www.miralomapark.org.

MPIC Board of Directors

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Directory

General Inquiries for MPIC	415-281-0892
Clubhouse Manager	415-281-0892
Clubhouse Rental Agent.....	415-281-0892
Website: www.miralomapark.org	
Webmaster: Ron Proctor.....	415-281-0892
Mayor's Office of Neighborhood Services.....	415-554-7111
Miraloma Elementary School.....	415-469-4734
Miraloma CoOp Nursery School	415-585-6789
Miraloma Playground	415-337-4704

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Article Submission Policy

Deadline for January 2016 issue articles is Monday, December 14.

E-mail copies of your article to miralomapark@gmail.com, with "Miraloma Life" in the Subject line. Or mail to: Editor, Miraloma Life, 350 O'Shaughnessy Blvd., San Francisco, CA 94127.