MIRALOMALIFE

MARCH 2020 - ISSUE 7

Upcoming Events

5 MARCH

MPIC Board Meeting* 7:00 pm - MPIC Clubhouse

12 MARCH

Community Connectors Tea Party 11:45 am

26 MARCH

Retrofit 101

7:00 pm - MPIC Clubhouse

TUES, WED, THURS

MP Community Connectors Seniors 10:30 am and other events see page 6 for details.

*Members wishing to address the Board should call (415) 322-0211 to request placement on the agenda

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President's Message

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2020 Participatory Budget Projects -We Need Your Vote!

What's the Story Behind that Power Pole?

MPIC Safety Report



PARTICIPATORY BUDGETING PROJECT VOTING STARTS SOON - WE NEED YOUR VOTES!

Who is eligible to vote?

All residents of District 7 who are at least 16 years of age can vote. Encourage your family and all of your friends and relatives who live in District 7 (not just Miraloma Park) to vote for Miraloma Park's projects!

When is the voting period?

As of this writing, voting is scheduled for late March or early April. Check the Miraloma Park website and NextDoor for updates on the voting period.

How can I vote?

Voting can be done online. Visit the Miraloma Park website, Nextdoor, or Supervisor Yee's website for the link. You can also vote with a paper ballot at the West Portal Library.

What does the ballot look like?

Projects are organized into categories, such as Pedestrian Safety, Culture, Neighborhood

Services and Disaster Preparedness. There are several projects in each category and the voter may be able to vote for more than one project in each category. WE NEED YOUR VOTES!

What are Miraloma Park's projects?

Miraloma Park has two projects. Here are the categories and the Miraloma Park projects:

- Culture: Comprehensive Redesign of the MPIC Native Plant Garden at 350 O'Shaughnessy Blvd - an extensive upgrade and moderate extension of the native plant garden at the MPIC Clubhouse.
- Neighborhood Services: PG&E's Public Service Shutdown? Lights Out? Freezer Down? Read! Miraloma Park

Read about each project on page 4 >>

MORE UP-ZONING POSSIBILITIES

MPIC ZAP Committe

Meeting January 23, 2020 with the Glen Park Association, District 8 Supervisor Rafael Mandelman presented a plan to increase density around transit hubs—the hub in this case being Glen Park Bart. The proposal, Density with Character, was drafted in response to a provision in SB 50 (Wiener)* allowing California cities to develop their own plans for increasing housing density in compliance with the terms of the Bill. A few days later, Senator Wiener's measure failed--for the 3rd time--in the CA Senate. Evidently people do not want centralized State control of land use. Supervisor Mandelman's proposal was prepared before SB 50 came before the Senate. (To view the proposal, visit https://www.glenparkassociation. org/wp-content/uploads/2020/01/GPA-Jan-23-Mtq-final.pdf.) Although discussion of the proposal may seem moot given the failure of SB 50 (for the moment), it's important to understand the various and continuing efforts of elected officials to force California localities to adopt statewide building density increases.

The proposal states the problem as twofold--a housing "crisis" and "monster homes." Although planning to terminate single-family zoning, the proposal plans to maintain neighborhood character. (Editor's comments below are in italics.)

The crisis: the City, the broader Bay Area region, and the State of California are experiencing a housing crisis, and every community should do its fair share. [It's an affordable housing shortage. Let's use accurate language. What's this about fair shares? Did we all assent to the massive overcrowding of SF?1

- Monster homes: major expansion of existing residential units, when not accompanied by any increase in the number of residential units, only makes the problem worse. [Specifications would be helpful here.]
- Housing the billionaire class: there is no public purpose served by allowing the wholesale conversion of middle class homes (okay, upper middle class homes) into luxury mansions. [Billionaires: the folks we love to hate. Again, specs
- Maintaining neighborhood character. [Depends on how neighborhood character is defined, but upzoning will kill it.]

The proposal would eliminate existing density limits and allow up to 4 units by right in Glen Park and could be replicated in other neighborhoods currently zoned

[continued on page 5]



RETROFIT **101** March 26 / **7** pm

MPIC Clubhouse

Joe Metzler, a licensed general contractor and our fellow Sunnvside NERT Coordinator, will present on how residents can prepare their homes and strengthen them against the forces of an earthquake.

The California Earthquake Authority (CEA) will present on earthquake insurance. CEA is a not-for-profit, publicly managed, privately funded provider of home earthquake insurance to California homeowners and renters.

Everyone is welcome to attend.





PRESIDENT'S MESSAGE:

Joanie van Rijn

I made a list of all the activities and updates since last month and I was astounded by all that is happening.

The Safety Committee welcomed Deb Estrin, a Board member, as our new Safety Chair. She will keep us up to date with crime stats as well as traffic enhancements that are taking place in the neighborhood. She has established a relationship with the new Ingleside Captain Woon.

The Publicity Committee welcomed Kate Clements. Kate brings enthusiasm to the group. Keeping our neighbors informed through the Miraloma Life and our website,

miralomapark.org, is a top priority of MPIC.

Clubhouse **Committee**

The clubhouse committee met in February and created a work plan for the 2020 budget cycle. The budget will be on the website once the Board approves it. One priority is to replace the handrail at the clubhouse with one that meets code. We will be doing a heavy cleaning and resealing the clubhouse floor: and



Path Under Construction

replacing the curtain rod on the stage (long overdue). Our kitchen lights will be replaced with LED fixtures saving us energy and providing good ambient light. Some projects are too expensive and need multiple years of saving and planning. One project is to retrofit the clubhouse making it stronger in case of an earthquake. This is expensive but we have placed it on our Capital Improvement List.

New Pathway at the Clubhouse

A Participatory Budgeting project of \$25,000 was awarded to MPIC to replace our crumbling sidewalk from Del Vale to the clubhouse. Public Works has removed the old sidewalk and a new one is now there. We thank Supervisor Yee for his leadership and appreciate being able to provide a safe way for our pedestrians to get to our programs.

Herbicides on Mt. Davidson

At the February Board meeting the Department of the Environment and Recreation and Parks were invited to respond to a list of questions submitted by the Board. Currently Integrated Pest Management is being used to treat invasive species of plants on Mt. Davidson. Some

methods use toxic substances. The Board wanted both of the city departments to respond to the issue of when are these toxic substances used, how are they applied, to what plants get this treatment, and are the plants marked with blue dye to show what has been treated. The three invasive plants that are targeted are "sourgrass" (blooming now), Himalayan blackberry, and Cape Ivy. Sourgrass is being treated currently with Garlon 3A Triclopyr Herbicide. If the herbicide is used, a blue dye is also added to identify the plants with the herbicide. The herbicide is stable once it is dry. The blue dye can last up to three days. It is not used near the pathways. The Board has asked both city departments to prepare an information article that



Right: Path Completed

will be printed in Miraloma Life, This is an important issue because Mt. Davidson is our treasured resource. It is used daily by everyone and we do not want to be exposed to toxic herbicides without scientific reasons. Mt. Davidson is a Natural Resources area and its vegetation is monitored for both the animal community and to prevent invasive species crowding out native species. We look

forward to reading the information provided by the city departments.

Herbicides like Round-Up and Garlon are products than can be purchased by homeowners to control weeds and other

We need to be conservative in ways we use pesticides as well as herbicides.

noxious vegetation. MPIC hopes that its residents will consider the risks and hazards of using these products and if they are applying these, especially on your

public sidewalk, you may want to notify neighbors close by who may be allergic or sensitive to these toxic substances. We need to be conservative in ways we use pesticides as well as herbicides. We each share this wonderful neighborhood and protecting our health is all of our responsibility and it's a challenge.



PARTICIPATORY BUDGET PROJECT 1:

Comprehensive Redesign of the MPIC Native Plant Garden at 350 O'Shaughnessy Blvd

A magical native California plant garden resides across the parking lot from the Miraloma Park Clubhouse at 350 O'Shaughnessy Boulevard. Each spring this garden is filled with an abundance of beautiful native California wild flowers. This funding proposal will allow for professionally redesigning this space as a low-maintenance, droughttolerant, species-diverse, year-round, demonstration native plant garden. A pleasing layout will be enhanced with educational signage which will demonstrate the appeal of native plants to visitors and emphasize the plants' dependent animal species.

The renewed and expanded garden will appeal aesthetically and educationally to residents and visitors alike. It will be an asset to the neighborhood and the City and encourage development of similar plantings in gardens across the community while at the same time addressing the global warming and species-depletion crises we face.

Some of the native plants in the garden below:





DOUGLAS IRIS

SEASIDE DAISY



AMERICAN COW PARSNIP







PARTICIPATORY BUDGET PROJECT 2:

PG&E's Public Service Shutdown? Lights are Out? Freezer is Down? Ready! **Miraloma Park!**

During last Fall's PG&E Public Service Power Shutdown (PSPS) many Northern California communities experienced multiple days of no light, heat, or refrigeration plus a total lack of official response. In some locations even cell service was down. Think: "Never in San Francisco!" Think again! Power lines servicing San Francisco pass through PSPS vulnerable zones. Next summer/fall this same manmade disaster could happen here. It's not that dangers of the eventual "Big One" have gone away. For both manmade or natural disasters, this proposal provides for twenty solar powered (cell phone/radio) charging stations for when the city goes dark, provides for twenty two-way radios for when the grid goes down, provides for twenty cooking stations to be utilized before frozen food on the block and surrounding neighborhood have a chance to spoil, and provides for up to one hundred headlamps (especially valuable for our seniors and disabled). These materials will be distributed as evenly as possible throughout Miraloma Park. Community members that are actively involved with our resiliency programs: Block Champions, NERTS and other dedicated neighbors will be responsible for housing the equipment as well as learning how to properly use it.

[continued from page 2]

More Up-Zoning Possibilities

R-1. A typical Miraloma Park house could be replaced by a 4 unit building. Yet the proposal promises to maintain neighborhood character by preserving current height, setback, and open space requirements. Interesting: a 4-unit building replaces a single-family home, with up to 2 accessory dwelling units added on the single-family lot, yet the above requirements will be met! (AB 68 authored by our own Assemblyman Phil Ting went into effect as of January of this year. It increased the number of ADUs per lot to two https://leginfo.legislature.ca.gov/faces/ billNavClient.xhtml?bill id=201920200AB68).

Here's the paragraph right out of AB 68 that authorizes 2 ADUs per lot:

This bill would instead require ministerial approval of an application for a building permit within a residential or mixed-use zone to create the following: (1) one accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing singlefamily dwelling if certain requirements are met; (2) a detached, new construction accessory dwelling unit that meets certain requirements and would authorize a local agency to impose specified conditions relating to floor area and height on that unit; (3) multiple accessory dwelling units within the portions of an existing multifamily dwelling structure provided those units meet certain requirements; or (4) not more than two accessory dwelling units that are located on a lot that has an existing multifamily dwelling, but are detached from that multifamily dwelling and are subject to certain height and rear yard and side setback requirements.

It was signed into law last year, which means it went into effect as of January 1st, 2020. Now, similar to previous ADU bills at the state level that required San Francisco to amend its local ADU ordinance to become compliant with the state law, we have to do the same for this bill but that will happen soon and we won't have a choice in the matter. Even before our local ADU ordinance is amended to synchronize with the state law, developers can bring projects with 2 ADUs per lot and threaten the City with a lawsuit if their project is not approved.

California communities face immense pressure from certain members of the State legislature and from California's building industry. Yet, for the 3rd time, the Senate has refused to enact SB 50-a coercive measure that would dramatically alter quality of life throughout the State. It is encouraging that many legislators listen to California voters.

*SB 50 failed twice. Its original version, SB 827, also failed.

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MIRALOMA PARK COMMUNITY **CONNECTORS** SENIOR PROGRAM

We're changing strangers into neighbors and neighbors into friends. All Miraloma neighbors over 60 are invited to join us for strength, flexibility and balance exercises.

Always Active Exercise Every Tuesday, Wednesday and Thursday

10:30 am to 11:30 am

Tue & Thur at Cornerstone Church Wed at MPIC Clubhouse

For more information contact: Darlene Ramlose, Miraloma Community Connector darlene@sfcommunityliving.org or (714) 423-8844.

Visit us on our Facebook page: Miraloma Park Community Connectors.

WE ARE CHANGING STRANGERS INTO NEIGHBORS & NEIGHBORS INTO FRIENDS

MIRALOMA COMMUNITY CONNECTORS UPCOMING EVENTS

Darlene Ramlose

These programs are offered in addition to the Always Active Exercise Classes. All events will be held at Cornerstone Trinity Baptist Church located at 480 Teresita Boulevard. Come join us as these wonderful events!

NEW in 2020: Ukulele Lessons!

Ukulele music is sheer fun and joy. The lessons are every Tuesday from 2:00 pm to 3:00 pm at the MPIC Clubhouse, 350 O'Shaughnessy Blvd. Classes are free, but you need to purchase your own songbook for \$15.00. You must bring your own ukulele.



March 12: Spring Tea Party

It's a High Tea Party! See invitation on the right and remember to RSVP by email, phone or at exercise class, as seating for this event will be limited.

April 9, 16 and 23rd: Preparedness Academy

3 session classes include: Emergency Preparedness, Fire Safety, Home Safety, First Aid, CPR and AED training. Classes are free - Attend all 3 classes. Receive a crank radio and an emergency lantern.

May 14th: Community & Home Injury Prevention **Program for Seniors**

Learn about potential safety hazards, preventing injuries and the simple changes to your behavior and environment that can decrease risk of injury. Seniors attending will be eligible for a free home assessment.

Contact: Darlene Ramlose: darlene@sfcommunityliving.org / (714) 423-8844

A SPRING TEA PARTY

Come join us March 12th Guys get out your top hat...... and ladies put on your best bonnet, or no hat at all!

Bring your favorite tea cup. We will be serving High Tea at 11:45 am

Tea, tea sandwiches, savory bites and delicious sweets will be provided.

Please RSVP to Darlene Ramlose at dramlose@aol.com or 714 423-8844 or at exercise class.

Seating is limited, you must sign up to attend.



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85 year old PG&E nail with "35" engraved on its head

What's the Back Story behind a PG&E Power Pole Replacement?

Robert Gee

Every few months in Miraloma Park, you see a street blocked off for an entire day and sitting in the middle of the street is a giant crane truck lifting a power pole over the rooftops. Recently, that happened on my street on Bella Vista Way. PG&E notified residents that they would be replacing a power pole behind my house. It wasn't because a fallen tree took down the pole. I asked the PG&E foreman why the pole was being replaced. He said that PG&E periodically drills test holes in every pole to see if the core of the wood is cracked due to stress. Turns out this pole was cracked and needed to be replaced. In addition, the wood cross bars at the top which had the original lead and wooden knobs to secure the power lines was also cracked.

A little history- this pole was installed back in 1935 when Miraloma Park houses were first built. A nail with that year engraved was driven into the pole. PG&E got 85 years of service from this pole.

The new pole is still wood but the cross bars are now made of fiberglass. The poles are still inserted into the ground about 6 feet deep. No cement is used. There is a lot of weight on these poles compared to when they were originally installed. They have to hold all of the power lines, Comcast lines, phone lines, cellular antennas, transformers and other boxes. PG&E makes money by leasing space on their poles to other utilities.

The power was turned off to about 60 houses on my block and Molimo Drive during the pole replacement. The job started at 7 am and didn't finish until 10 pm that night. PG&E hires contractors to do these pole replacement jobs but does have a PG&E employee supervising.

When power was off during the evening, the experience reminded me of the need for more light around the house

[continued on page 8]



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freezer was just fine.

[continued from page 7] What's the story ...

Power poles are being replaced all around the city every day by PG&E. There's so much construction work in the city that PG&E and its contractors are having a hard time renting the heavy duty cranes needed for these jobs. The crane that was on our street came all the way from San Jose.

at night. As a result, I finally replaced my 20 year old

lanterns with new LED lanterns. Luckily, the food in my

I asked the PG&E foreman about tree trimming around power poles. Because of the North Bay fires, PG&E has been putting bids out across the country for tree trimming services. That huge demand has impacted local tree trimming companies which may be why it's difficult to hire a tree trimmer. The city did start undergrounding some of the utility lines years ago but stopped due to lack of funds. However, undergrounding only a part of the utility lines isn't going to solve the PG&E power safety shut offs that recently occurred.

As an example, residents in the upper Oakland hills undergrounded their utilities and paid an additional tax to do so. But the lower part of the Oakland hills still had overhead power lines. When there was the recent power safety shutoffs, the upper Oakland hills still had their power turned off as a safety measure since those underground power lines were connected to the lower part of the Oakland hills.

Lastly- have you ever wondered if PG&E knows when there is a power outage? The answer is yes, as PG&E can tell based on the meter readings dropping off in that area.

S COMPAS

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AN MPIC	Address:
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MPIC SAFETY COMMITTEE UPDATE

MPIC Safety Committee

San Francisco Opens Its First Vehicle Triage

Center \\ From the Ingleside Police Newsletter

San Francisco opened its first "vehicle triage center", a long-term parking lot geared for people living out of cars and recreational vehicles, which City Hall hopes will offer solutions for homeless residents who rely on vehicles as shelter but have trouble securing legal parking. The lot right by the Balboa Park BART station is located at 482 Geneva Avenue. The program will run until November 2020 and will offer the following: (1) 30 parking spots for vans and RV's, (2) on site management with 24/7 security, (3) bathroom and shower facilities, (4) mobile site lighting powered by a generator & solar power and (5) privacy screening.

The program will be restricted to clients that are already engaged with Homelessness and Supportive Housing Vehicle Encampment Resolution Team, which is an extension of the Homeless Outreach Team. The space creates a safe place to store a vehicle as an incentive to engage with the Homelessness Response System and will



allow a small number of individual adults to remain onsite if they continue to engage with services. Families with children will be highly encouraged to utilize the temporary shelter. The program will abide by a Good Neighbor Policy and provides the following number (415) 314-2203 that the public can call with concerns. The city may pursue larger parking solutions if it deems this pilot program is a success.

Crime Stats from January 9, 2019 Through February 12, 2020

INCIDENT DATE	INCIDENT TIME	INTERSECTION	INCIDENT REPORT
1/09/2020	20:00	Woodside Ave/O'Shaughnessy Blvd/Portola Dr	Burglary, Non-Residential, Forcible Entry
1/11/2020	1:01	Woodside Ave/O'Shaughnessy Blvd/Portola Dr	Burglary, Other Bldg, Forcible Entry
1/11/2020	11:30	Gatun Aly/Molimo Drive	Theft, From Building, >\$950
1/12/2020	10:00	Teresita Blvd/Portola Dr	Theft, Shoplifting, >\$950
1/16/2020	11:10	Teresita Blvd/Juanita Way	Theft, From Locked Vehicle, >\$950
1/21/2020	22:00	Laguna Honda Blvd/Portola Dr	Theft, From Unlocked Vehicle, >\$950
1/21/2020	21:25	Sydney Way/Fowler Ave	Traffic collision/driving under the influence of alcohol
1/22/2020	20:00	Bella Vista Way/Cresta Vista Dr	Theft, From Unlocked Vehicle, >\$950
1/25/2020	5:30	Teresita Blvd/Lassen Aly	Malicious Mischeif, Vandalism to Property
1/24/2020	16:00	Miraloma Dr/Juanita Way	Burglary, Residence Under Construction, Forcible Entry
1/24/2020	22:00	La Bica Way/Rockdale Dr	Stolen Auto
1/25/2020	14:30	Portola Dr/Kensington Way/Miraloma Dr	Theft, Other Property \$50-\$200
1/25/2020	21:00	Teresita Blvd/Melrose Ave	Theft, Locked Vehicle >\$950
1/25/2020	17:00	Teresita Blvd/Marietta Dr/Molimo Dr	Stolen Auto
1/27/2020	20:00	Teresita Blvd/Los Palmos Dr	Theft, From Locked Vehicle, >\$950
1/27/2020	20:00	Stillings Ave/Malta Dr	Theft, From Locked Vehicle, \$200-\$950
1/28/2020	19:00	Stillings Ave/Martha Ave	Burglary, Residence Under Construction, Forcible Entry
1/29/2020	18:00	Melrose Ave/Detroit St	Theft, From Locked Vehicle, >\$950
1/31/2020	2:00	Teresita Blvd/Los Palmos Dr	Theft, Other Property \$50-\$200

INCIDENT DATE	INCIDENT TIME	INTERSECTION	INCIDENT REPORT
2/4/2020	21:45	Melrose Ave/Lulu Aly	Theft from Unlocked Vehicle, Hot Prowl Burglary. A call of a burglary prompted Officers Ramirez and Hernandez to respond to the 400 block of Melrose Avenue. The officers spoke to the resident who said someone broke into her husband's car outside and used the garage door opener to open their garage. She said her husband was leaving the house and noticed that the garage door was open and things inside his car were moved around. The victim said she looked around and found nothing missing from the garage.
2/07/2020	9:30	Teresita Blvd/Portola Dr	Driving while under the influence of alcohol
2/07/2020	13:16	Teresita Blvd/Portola Drive	Cocaine, Heroin, Possession for Sale
2/07/2020	9:00	Teresita Blvd/Marietta Dr/Molimo Dr	Vehicle, Stolen, Attempted
2/08/2020	21:20	Teresita Blvd/Foerster St	Stolen Truck
2/09/2020	1:00	Teresita Blvd/Sequoia Way	Theft, From Locked Vehicle, >\$950
2/10/2020	9:30	700 Block Portola Dr	Robbery. Officer Thompson responded to the CVS store on the report of a theft. The employee told Officer Thompson that a known shoplifter entered the store and started filling an empty bag with items. The employee tried to retain the store's items, but was overpowered by the suspect. The suspect fled the store, and the victim was not seriously injured.
2/12/2020	22:00	Stillings Ave/Malt Dr	Malicious Mischief, Vandalism to Vehicle



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COMPASS





GOOD TO KNOW: MIRALOMA PARK RESIDENTIAL GUIDELINES

The visual appeal of Miraloma Park has been a valued a source of enjoyment to residents and a powerful draw for home buyers to the neighborhood. The Miraloma Park Residential Design Guidelines* aim to preserve this appeal, while also promoting quality design and preserving as much as possible, the neighborhood's architectural character.

www.miralomapark.org/neighborhood/design-guidelines

Note: Guidelines were adopted in 1999 by the San Francisco Planning Commission for design review of Miraloma Park projects.

IMPORTANT NUMBERS

EMERGENCY FROM A LAND LINE	911
EMERGENCY FROM A MOBILE PHONE	(415) 553-8090
Suicide Prevention Hotline	(415) 781-0500
Poison Control Center	(800) 222-1222
Non-Emergency Police Dispatch	(415) 553-0123
Ingleside Police Community Room	(415) 404-4000
Anonymous Tip Line - Ingleside Police	(415) 587-8984
Anonymous Narcotics Tip Line	(800) CRACKIT
Domestic Family Violence (24hrs)	(800) 799-SAFE
Animal Cruelty, Distress, Injury	(415) 554-9400
Office of Citizen Complaints Against SFPD	(415) 241-7711 https://policecomplaints.sfgov.org/
San Francisco City Services	311

https://sf311.org/

(415) 575-6863

(415) 554-6516

(415) 554-7111

norman.yee@sfgov.org

Planning.CodeEnforcement@sfgov.org

(abandoned vehicles to graffiti clean-up to Muni issues + more)

PG+E Call Before You Dig

SF Building Dept Code Enforcement Hotline

Norman Yee, District 7 Supervisor President, Board of Supervisors Mayor's Office of Neighborhood Services



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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 is April 12, 2020

Submitted articles become the property of MPIC.