

MIRALOMA LIFE

JUNE 2022 - ISSUE 06

Upcoming Events

2 JUNE
MPIC Board Meeting*
7:00 pm - In Person

*Members wishing to address the Board should call (415) 322-0211 to request placement on the agenda. All persons attending must demonstrate proof of vaccination.

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Neighborhood Beautification Day Crew at Los Palomos Garden

CELEBRATE SPRING

Joanie van Rijn

San Francisco Public Works, after a two-year hiatus due to the pandemic, announced that Love Our City: Neighborhood Beautification Day would be starting up. Neighborhood Beautification Day is a new community-based cleanup program that rotates to each city district.

On Saturday, April 9, Public Works came with a crew of volunteers to the Los Palomos Community Garden (LPG). The LPG is located on Los Palomos Drive between Foerster and Teresita Blvd. Maintenance in the garden is done by Margaret Lemus, Mike Dahlin, Guido van Rijn, Joanie van Rijn, Sky Charlesworth, and Norm Honbo. The garden stewards work once a week to keep the gardens weeded, irrigation maintained, and new plants purchased. Prior to the work day, a work plan was created of needed garden tasks. The garden needed some heavy pruning and removal of invasive blackberry and cape ivy. New bark was delivered to the LPG prior to the work day by Arborists Now. They donated their chippings to the garden, saving the garden this expense.

In the past, neighbors have been asked to donate \$60 a year to the garden supply fund. This year neighbors gave generously and the fund is healthy again. The LPG is always looking for

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THE EVOLUTION OF SINGLE-FAMILY ZONING TO FOURPLEXES AND MORE

Robert Gee - MPIC

History of the Miraloma Park Neighborhood

To provide some context in this article, I'll start with how Miraloma Park was developed. Miraloma Park is one of San Francisco's neighborhoods built following the precepts of an urban planning approach called the City Beautiful movement, which, at the start of the Twentieth Century, sought to improve the quality of the urban environment through well-planned communities with broad, landscaped boulevards radiating from the center of the cities, with commercial and other use districts carefully placed in relation to one another, with new parks and new residential neighborhoods modeled after English Garden Cities.

Built on the original site of Rancho San Miguel, a Spanish Land grant, Miraloma Park is a hillside development featuring curvilinear streets, housing built on terraces that gradually ascend the slopes of Mount Davidson, consistent patterns of front setbacks and rear yards that integrate with the forested setting, and above all, a visual character defined by the scale and architecture of the existing buildings. Mount Davidson is the mountaintop park that is the source and emblem of the woodland character of Miraloma Park. The neighborhood has an open, low density character that makes Miraloma Park "a suburb within the City." It is a community of 2,200 single-family homes located along Mount Davidson in the west side of San Francisco built from 1926 through the 1950s largely by the developer Meyer Brothers who called Miraloma Park a city in itself and a suburban home center where mass production provided home-ownership opportunities for those of average means. The one-story-over-garage homes with individualized designs was the largest of the City Beautiful neighborhoods to be built.

2016 – The City Allows Accessory Dwelling Units

An Accessory Dwelling Unit or ADU is a residential unit added to an existing building. ADUs are subordinate to the primary residential unit(s), generally due to their location on the lot and/or the size of the unit. ADU's are also known as Secondary Units, In-Law Units, or Granny Flats. ADU's are generally developed using underutilized spaces within a lot, whether a garage, storage, rear yard, or an attic. ADU's are independent units with their own kitchens, bathrooms, and living areas. These units can be developed either within the existing building, with an extension to the existing building, or as a separate structure.

In order to increase the City's housing stock, in 2016 the City's Accessory Dwelling Unit Program became available Citywide to all zoning districts that permit residential use. As of January 2020, California implemented new laws that govern ADUs statewide, allowing ADUs to be added to Single- and Multi-Family buildings.

In general, for single-family homes, property owners have the right to build an ADU and may additionally construct a JADU (Junior Accessory Dwelling Unit) within the existing building envelope or an accessory structure.

The SF Planning Department states that past trends show an average of 175 ADUs built or legalized per year from 2017 through 2020. ADU production had been increasing each year from 2017 through 2019 but had dropped slightly from 2019 to 2020. Based on these assumptions, 250 ADUs per year are estimated to be produced over the 2023-2030 period in a variety of existing buildings from single-family homes to multi-family rental buildings.

September 2021 - Governor Newsom signs SB 9, the California Housing Opportunity and More Efficiency ("HOME") Act Which Effectively Eliminates Single Family Zoning in California

Effective January 1, 2022, SB 9 is a state law that generally makes it easier for homeowners to add extra units by splitting lots, converting homes to duplexes or building second units on their property – allowing up to four units on lots that had one unit before. The law also makes it easier to get a building permit. Under SB 9, homeowners can build more units on their lots through a process known as ministerial approval, a streamlined

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VOLUNTEER NEEDED!

The MPIC is looking for a volunteer to take over our monthly newsletter delivery coordination.

The duties include picking up the newsletters from our local printer, dropping off the newsletters to our carriers and confirming that the carriers have completed their routes.

Time commitment is 1-2 hours a month.

Interested? For more details, contact MPIC at miralomapark@gmail.com or 415-322-0211.

PRESIDENT'S MESSAGE

Stephanie Boudreau Ma - Acting President



It's me again, but this will be my final message as the MPIC Acting President. Summer is here and you can feel it in the air; school is out, people are traveling, and there won't be a Miraloma Life issue in July or August. Hopefully, this issue prepares you for the break.

On March 25, 2022, SF Planning released Draft 3 of the Housing Element. There are some major proposals being made that include upzoning the west side for up to 4 units per parcel in order for the City to meet the State-imposed additional housing needs by 2030. SF Planning also just released the draft environmental impact report for this Draft 3 of the Housing Element. An in-depth article appears in this issue on this important matter. I urge you to read it so that you become familiar as to the potential impact of up-zoning on our neighborhood and the City.

In November of 2021, the NEN Hub Leadership, which includes MPIC, issued a detailed response to the SF Planning Department in regards to the NEN Hub's Community Safety and Resilience Element meeting with SF Planning. The response discusses the HUB Mission, relevant data of our populations, risks and hazards, impacts to our communities, the NEN Hub approach, and a list of investments that the City should include in the City's latest Community Safety and Resilience Element currently being drafted.

Here is the list of the proposed investments:

1. The City will organize all SF communities into geographically connected HUBs that share common threats and socio-economic characteristics by providing technical support for the crafting and implementation of Resilience Action Plans that feature culturally competent readiness, response, and recovery strategies.
2. The City will provide individual community stakeholder organizations with ongoing technical support to increase their capacity to deliver care and shelter services during times of stress to their clients, staff, and surrounding neighborhood.
3. The City will embed at the community level caches of disaster supplies that communities can access after a major disaster to provide care and shelter support to their residents until professionally-delivered services are restored.

4. The City will support the creation of teams of trained volunteers at the block level that can activate during times of stress and support their most vulnerable neighbors while they shelter in place with limited-to-no access to utilities and first responder services.
5. The City will produce bi-annual tabletop exercises with HUBs to strengthen the interoperability between community stakeholder organizations and first responder & care and shelter organizations
6. All new housing and commercial developments in the City need to build resilience into their facilities that include onsite power generation and storage as well as facilities for essential care and shelter supplies.

Safety & Resilience Element 2022 Update

On May 4, 2022, The San Francisco Planning Department issued its draft of the updated Safety and Resilience Element of the City's General Plan for public comment. We are happy to report that SF Planning has generally incorporated the above suggestions of the NEN Hub Leadership and MPIC. The former Safety and Resilience Element had an emphasis on preserving buildings over people. Based on our suggestions, that has been reversed and people are now more important! New policies will increase the City's ability to respond to and recover from hazards, protect people and jobs, and keep everyone safe and healthy, no matter what the future brings.

The Safety & Resilience Element 2022 Update will strengthen the General Plan's support of racial & social equity, environmental justice, and climate resilience. This update will minimize the City's contribution to the climate crisis and ensure local resilience to multiple hazards. It will help protect the people and assets of San Francisco, especially areas and communities that face higher vulnerability to disasters. Over the past year, SF Planning conducted virtual outreach and engagement with the community, peer agencies, and other subject-matter experts. SF Planning launched engagement at the General Plan Virtual Events in March 2021, hosted briefings with community-based organizations such as the NEN Hub Leadership, and coordinated with other major City efforts. In addition, the lessons from the COVID-19 pandemic and response were also incorporated into this City policy.

MPIC Board Elections

Another item I'd like to put on your radar is the MPIC Board Elections that will take place in October. In response to COVID restrictions in 2020, MPIC began holding elections for Board members and Officers in October. We will conduct the 2022 elections in October this year, with the intention of resuming June elections in 2023.

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COMPASS

[continued from cover]

Celebrate Spring ...



Neighborhood Beautification Day Crew at Los Palmos Garden

more volunteers. If you have a few minutes and would like to join with other neighbors and enjoy the spring flowers in the LPG, please contact joanvanrijn@gmail.com. If you are in the neighborhood, please stop by and see our floral symphony of colors and varieties.

The Los Palmos-Foerster neighborhood is so grateful to the Public Works Department for adding the LPG to their annual Neighborhood Beautification Day program.



Iris blossoms (left) and Watsonia blooms (right)

Cassandra Mettling-Davis, Architect
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[continued from page 2]

The Evolution of Single-Family ...

review that removes city officials' discretion to arbitrarily reject denser housing. This means no Conditional Use Authorization needed for demolition, no application of Residential Design Guidelines, and no neighbor Noticing requirements.

However, some types of properties are not ineligible for the benefits of SB 9 such as rent-controlled housing and housing occupied by tenants.

The MPIC had opposed SB 9 because it removed local decision-making.

Since the passage of SB 9, the SF Planning Dept has received 10 applications with 9 as one-to-two unit increases and only one lot-split, leading from one to four units. The UC Berkeley Turner Center issued an SB 9 Impacts Report which anticipated that San Francisco would add approximately 8,500 housing units as a result of SB 9. However, the SF Planning Dept is much less optimistic given a recent analysis they received that demonstrated very low feasibility and that San Francisco's lot configurations are not ideal. The majority of parcels in areas of single-family zoning are long and narrow with short sides adjacent to the public right of way and mostly include lot-line to lot-line development patterns. The most functional way to split these lots would be front to back to provide practical proportions for living units which requires an easement and one hour-fire rated access corridor to be built through the front unit. Given these greater challenges plus the types of current permits being seen that increase unit density from one to more under current zoning, the City anticipates closer to only 1,500 housing units being added as a result of SB 9.

Supervisors Rafael Mandelman and Matt Haney's Fourplex Legislation

The Mandelman/Haney fourplex ordinance, introduced in the summer of 2021, would allow up to four units on lots currently zoned for residential homes. The SF Planning Department estimates this legislation could add 5,000 units of housing.

The SF Planning Commission subsequently recommended that the Mandelman/Haney ordinance be amended to upzone all single-family neighborhoods in the City to allow duplexes and allow 6 units in corner lots. These changes would basically exempt San Francisco from SB 9 because SB 9 applies only to areas zoned for single-family homes.

The Mandelman/Haney ordinance is still pending before the Board of Supervisors Land Use and Transportation Committee, which is chaired by District 7 Supervisor Myrna Melgar.

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MIRALOMA PARK SENIORS COMMUNITY CONNECTORS

Exercise has resumed on Tuesday with Tai Chi and Thursday with Dance Exercise at 10:30 AM at Cornerstone Trinity Baptist Church, 480 Teresita Blvd.

We hope you can join us!

If you are interested in attending, please contact Darlene Ramlose at Darlene@sfcommunityliving.org or by phone at 714-423-8844. You must sign up in advance as we will not accept walk-ins as space is limited due to COVID restrictions.

Miraloma Walk the Neighborhood with Barbara

Thursdays at 1:00 PM

Contact Barbara Wheeler for details at

bawheeler46@yahoo.com

We mask and social distance

Ukelele Class is Back In-Person

Tuesdays at 2:00 PM

Contact Barbara Wheeler for details at

bawheeler46@yahoo.com

Connectors Zoom Social Hour

Fridays at 4:30pm

See all current activities at

<http://sfcommunityliving.org>

• • •

Also visit us on our Facebook page:

Miraloma Park Community Connectors

[continued from page 5]

The Evolution of Single-Family ...

On March 25, 2022, the San Francisco Planning Department Released Draft 3 of the Housing Element 2022 Update

The State of California mandates that all local governments plan for the housing needs of their residents. The Housing Element is the City's housing plan for 2022-2030. The Housing element policies ensure the City has enough capacity to produce the number of housing units by various income levels. State Law requires that the Housing Element addresses, removes, or mitigates governmental and non-governmental constraints to housing production. In addition, the Housing Element is required to include policies that serve to further fair housing by addressing exclusion, segregation, and access to opportunity; address environmental justice issues; and provide equal housing opportunities for San Francisco residents.

Under state mandated housing goals, San Francisco is now expected to produce over 82,000 housing units during the period from 2023 to 2031, three times higher than past requirements. More than half of these units should be affordable to very low-, low-, or moderate-income households.

The Housing Element 2022 Update states that the major way the City can produce over 82,000 units by 2031 is through a rezoning program policy to change single-family zoning to multi-unit zoning for the West side of the City. The process to implement this rezoning program policy would take place through a separate legislative process over the next 3 years to remove building density limits and changes to height limits.

In general, this proposed rezoning program policy would:

1. Allow small multi-family buildings near transit by removing density limits within an 800-foot buffer around the SFMTA 5-minute network and the 33, 43 and 44 lines. In Miraloma Park, this provision would impact houses near the 43 and 44 bus lines.
2. Allow mid-rise, multi-family units near transit by increasing height limits between 55-85 feet around a select group of transit routes within one or two blocks, or certain non-commercial corridors. This provision would not impact Miraloma Park. For the West side of the City, this would impact areas with major transit lines including Muni Metro lines.
3. Allow fourplexes within areas that fall outside of the 800 foot buffer in high resource areas mentioned in (1) above. This provision would impact the remainder of Miraloma Park.

Other policy recommendations in this Housing Element include removing the Conditional Use processes for demolition of single-family or multi-unit buildings, streamlining the permit process and developing objective, instead of subjective, residential design guidelines. Basically, these policy recommendations are eliminating community participation in the decision-making process regarding the existence of single-family housing in the City.

MPIC will continue to report on this Housing Element and its environmental impact report as the final version will be submitted to the State for approval this summer. We will also report on the progress of the Mandelman/Haney fourplex ordinance.

BECOME AN MPIC MEMBER OR RENEW YOUR MEMBERSHIP!

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<https://miralomapark.org/join>

OR BY MAIL:

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Address: _____

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| <input type="checkbox"/> \$35 Supporting Member | <input type="checkbox"/> \$50 Contributing Member | <input type="checkbox"/> \$100 Sustaining Member |
| | | <input type="checkbox"/> \$ _____ Other |

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

ALL SAN FRANCISCO CONCERT 2022 - AN INVITATION TO ATTEND

Jean Perata

The San Francisco Symphony is hosting its All San Francisco Concert on September 22, 2022 at 7:30pm. The special evening pays tribute to the Bay Area's most impactful community groups and nonprofit organizations for their invaluable work in enriching San Francisco. This event is the first concert of the Symphony's 2022-2023 season and will be conducted by SF Symphony Conductor Esa-Pekka Salonen.

MPIC has received an invitation from the Symphony to participate! MPIC can order a maximum of 32 tickets for Miraloma Park residents. Cost of the tickets is \$12 per person. MPIC is limiting participation to two tickets per Miraloma Park household and dues-paying members of MPIC will receive priority. The Symphony requires that attendees must be 12 years or older and must attest that they are fully vaccinated against COVID. (Fully vaccinated is defined as having received two shots of the Moderna, Pfizer or J&J vaccines. Expect to show proof of vaccination at the Symphony.)

Those wishing to attend should reserve their tickets through MPIC at miralomapark@gmail.com or 415-322-0211. Give your name, address, phone number or email, confirmation of vaccination status, and number of tickets requested (one or two). **Reserve your tickets by August 22, 2022.** Reservations will be filled on a first-come, first-served basis and dues-paying members of MPIC will be given priority, should MPIC receive requests for more than 32 tickets.

We will notify you once MPIC receives the tickets from the Symphony, and will collect your \$12 per ticket fee and deliver the tickets to you.

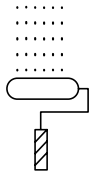
MPIC thanks Miraloma Park resident Linda Garcia Milhoan for her efforts in establishing MPIC's connection with the Symphony. Linda began working on this project in 2019 in advance of the 2020 season, which was canceled. In 2021 Linda was able to secure a few tickets for MPIC residents right before the 2021 concert. Thank you, Linda, for your work on this project!



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VOLUNTEERS NEEDED FOR THE MIRALOMA PARK / WEST PORTAL KENSINGTON BRIDGE COMMITTEE

Robert Gee- MPIC

If you walk by the Kensington Bridge at Portola and Miraloma Drive, you may see Carol Dimmick pulling weeds or laying out wood chips at either end of the bridge or in the center median. Carol, a Forest Hill resident, has worked with local residents and the City in the last 5 years to clean up and reimagine the neglected open spaces in the neighborhood. As a result of her tireless advocacy work, the results are a beautification of the Dorchester Median, the first block of the West Portal Walkway, Dewey Circle, and the Triangle Park at Laguna Honda Blvd.



Carol Dimmick at the Kensington Bridge on Portola at Miraloma Drive

Carol's latest beautification project has been focused around the Kensington Pedestrian Bridge at Portola Drive and Miraloma Drive at the entrance into Miraloma Park just across from the firehouse. Across the bridge are the Forest Hill and West Portal neighborhoods. In the past, Carol has led volunteers from Miraloma Park and West Portal in neighborhood workdays at the bridge area by pulling weeds, pruning trees and shrubs, and sweeping the stairs and sidewalks. She also led fundraising for the artwork on the bridge.

Carol may soon be appointed to the Department of Public Works Streets and Sanitation Commission which would oversee these types of open space projects. That means Carol needs to step down from a leadership role on all local neighborhood open space projects such as this bridge project.

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Carol is forming a new committee of Miraloma Park and West Portal residents to complete the bridge project. The project just can't continue without a dedicated committee in place. A dedicated committee can share the work and complete this wonderful neighborhood project. The project is a partnership with the City. The Dept of Public Works has committed to (1) fund and paint the bridge span and put a work schedule in place, (2) work with neighbors to clear weeds and other growth for new landscaping, (3) fund and deliver plants chosen from the approved City plant list, (4) provide wood chips as needed, (5) pick up bags of weeds, branches, etc. from the site after neighborhood work days, and (6) work with the SF Water Dept to secure water for the site. DPW is committed to completing this project as are D7 Supervisor Myrna Melgar and Carla Short, the interim Director of DPW.

If you are interested in serving on the Kensington Bridge Project Committee or have any questions, please contact Carol Dimmick by email at crdimmi@aol.com, or call her at 415-566-6353.



NEWEST MEMEBER OF THE MPIC PUBLICITY COMMITTEE!

We're happy to announce our team member Karen D'Souza and her husband welcomed a baby girl in April. Everyone is thriving and we wish them health, happiness, and abundant fun!

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President's Message ...

MPIC's Updated Mission Statement

Lastly, we've updated MPIC's mission to reflect what we want to accomplish as a group. Celebrating, Informing, and Strengthening the Miraloma Park community. Please help us support the mission by getting involved in the community. It can be by volunteering for a Second Saturday clean up, or joining a committee or the Board. We had some interested neighbors attend the May Board meeting. All are welcome!

Hopefully the pace will slow down some and we will see you in September!

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Matilija Poppy in bloom at the MPIC Clubhouse

SECOND SATURDAYS AT THE CLUBHOUSE

The next Second Saturday Clubhouse clean-up takes place on June 11 at 10am. Join your Miraloma Park neighbors and tidy the grounds around our historic Clubhouse. The plants (and weeds) are thriving in the warmer weather. The April rains have caused a growth spurt! Please consider volunteering two hours of your time – it's a great cause.

Sign up at <https://www.signupgenius.com/go/10C0D48A9A82DA2FB6-mpic>. If you have difficulty signing up and want to join the June 11th Second Saturday cleanup, please send an email to miralomapark@gmail.com or leave a message at 415-322-0211. Thanks to all who volunteered their time in May!



Bumblebee enjoying a California Poppy in the gardens at the MPIC Clubhouse

FREE ADMISSION TO SEVERAL SAN FRANCISCO LANDMARKS

MPIC

Conservatory of Flowers

Japanese Tea Garden

San Francisco Botanical Garden

Admission to the Conservatory of Flowers and Japanese Tea Garden is now free, every day, to San Francisco residents. The garden attractions also became free for veterans, regardless of their residency. The admission policies changed in late April. Mayor London N. Breed proposed legislation to change admission policies and the Board of Supervisors passed an ordinance to effectuate the change.

The San Francisco Botanical Garden has been free to San Francisco residents for some time. Now, all three of San Francisco's specialty gardens in Golden Gate Park are free for residents. Please bring proof of residency when attending.

DeYoung Museum and Legion of Honor

Visit the DeYoung Museum and Legion of Honor for free on Saturdays. This benefit is for residents of the Bay Area Counties. The qualifying counties include: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. And the museums are free for all every Tuesday.

Asian Art Museum

On the first Sunday of each month, general admission is free to the Asian Art Museum and tickets to special exhibitions are offered at a discounted price of \$10. On Free First Sundays, the Museum has limited same-day, walk-up availability for both general admission and special exhibition tickets, so they highly recommend reserving your tickets ahead of time by visiting their ticketing page.

SF Museum of Modern Art

All residents of the nine Bay Area counties can spend an evening at the museum for free, from 4pm to 8pm. The qualifying counties are: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Tickets and event details become available about two weeks in advance, and reserving online is highly encouraged.

MPIC SAFETY COMMITTEE UPDATE

Crime Stats from March 1 - March 31, 2022

Partial report. To learn more about the MPIC Safety Committee and for a link to the latest Ingleside Police Newsletter visit:

<https://miralomapark.org/what-we-do/safety-committee/>

INCIDENT DATE	INCIDENT TIME	INTERSECTION	INCIDENT REPORT
4/04/2022	6:30 AM	Woodside Ave \ Oshabughnessy Blvd \ Portola Dr	Warrant Arrest, Enroute to Adult Authority
4/05/2022	4:30 AM	Teresita Blvd \ Edna St	Burglary, Residence, Forcible Entry
4/07/2022	10:30 AM	Woodside Ave \ Oshaughnessy Blvd \ Portola Dr	Firearm, Discharging Within City Limits
4/07/2022	8:00 AM	Teresita Blvd \ Bella Vista Way	Burglary, Residence, Unlawful Entry, Vehicle, Stolen, Auto
4/07/2022	8:00 AM	Teresita Blvd \ Bella Vista Way	Burglary, Residence, Unlawful Entry
4/10/2022	4:00 AM	Melrose Ave \ Standford Heights Ave	Theft, Vehicle Strip, Attempted
4/15/2022	2:19 AM	Rockdale Dr \ Isola Way	Burglary, Residence, Att. Forcible Entry
4/17/2022	4:28 AM	Juanita Way \ Marne Ave	Resisting, Delaying, or Obstrucing Peace Officer Duties
4/19/2022	6:35 AM	Melrose Ave \ Congo Street	Burglary, Other Bldg., Unlawful Entry
4/20/2022	6:35 AM	Teresita Blvd \ Portoloa Dr	Theft, Shoplifting, \$50 - \$200



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MIRALOMA PARK
IMPROVEMENT
CLUB

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GOOD TO KNOW: MIRALOMA PARK RESIDENTIAL GUIDELINES

The purpose of the Miraloma Park Residential Design Guidelines is to promote quality design and preserving as much as possible, the neighborhood's architectural character.

www.miralomapark.org/neighborhood/design-guidelines

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 (abandoned vehicles to graffiti clean-up to Muni issues + more)	311 https://sf311.org/
PG+E Call Before You Dig	811
SF Building Dept Code Enforcement Hotline	(415) 575-6863 Planning.CodeEnforcement@sfgov.org
Myrna Melgar, District 7 Supervisor	(415) 554-6516 melgarstaff@sfgov.org
Mayor's Office of Neighborhood Services	(415) 554-7111

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

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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 August 12, 2022

Submitted articles become the property of MPIC.