

# MIRALOMA LIFE

OCTOBER 2022 - ISSUE 08

## Upcoming Events

**6 - 13 OCTOBER**  
**MPIC Board Elections**  
Electronic & Mail-in Voting

**6 OCTOBER**  
**MPIC Board Meeting\***  
7:00 pm - In Person

**3 NOVEMBER**  
**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.

## In This Issue

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**ARE WE PREPARED? ARE WE READY? 'OK' MONTH BEGINS!**

**SECOND SATURDAYS**

**HALLOWEEN SCAVENGER HUNT**



## RECENT HOUSING LEGISLATION AND ITS IMPACT TO MIRALOMA PARK

Robert Gee

This is the third in a series of articles about the elimination of single-family zoning in San Francisco--the permitting of Accessory Dwelling Units, the passing of Senate Bill SB9, the Board of Supervisors passage of 4plex legislation and City's 2022 Housing Element draft.

This month, I'm writing about the latest developments regarding the City's 2022 Draft Housing Element and the actions recently taken by the CA Housing and Community Development Office. I'll also share with you whether we are likely to see some immediate increase in multi-unit developments in Miraloma Park and why the financial costs will likely limit such developments in the near term.

First- I want to thank the residents who have provided feedback to these articles. One resident commented,

*Miraloma Park has original Covenants, Conditions & Restrictions (CC&R's) that run with the land and specify lot size, building height, setback, etc. While SB9 requires cities and counties to allow subdivisions and additional density, there is nothing in the law that pre-empts private CC&R's. Thus, each homeowner can enforce the CC&R's, and each homeowner is bound by the CC&R's and thus our CC&R's prohibit a second unit. SB9 does not affect the enforceability of our CC&R's: that would constitute a taking, which would require compensation for the loss.*

We are following up on this comment to determine the relationship of Miraloma Park CC&Rs to current land-use legislation.

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## Recent Housing Legislation ...

### The Latest on the City's 2022 Draft Housing Element

On August 8, 2022 the CA Housing and Community Development Office (CA HCD) informed the City that it rejected its first draft of the 2022 Housing Element on the grounds that the Draft over-relied on projects currently in the Planning pipeline and must develop housing policies that include alternatives for density increases in case planned housing currently in the pipeline does not materialize, such as rezoning policies to increase density and eliminate single-family zoning. (Housing Elements are statements of policy only; policies set forth in HEs must be in place before laws are created or changed. The 4plex law came into being even before the 2022 HE was approved.)

Other CA HCD requirements are the elimination of government constraints that hinder the City from meeting State planned housing goals, such as

- Low density zoning controls,
- Building codes and their enforcement,
- Fees and other exactions required of developers, and
- Local processing and permit procedures,
- Height limits, and
- The City's local permit process that the State says is complex, untimely, and cumbersome leading to uncertainty for applicants.

Failure of the City to modify its 2022 Housing Element plan to the satisfaction of the State would result in loss of major State funding.

**You can see where this is heading:** maximization of building density throughout the City—especially where there was single-family zoning—and the elimination of existing discretionary review of permits and public notifications. In addition to rejecting the City's Draft Housing Element, the CA HCD announced the first of its kind investigation into the City's housing approval and permitting process to determine why building housing in the City takes so long.

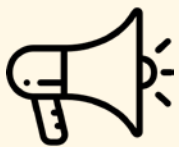
For example, watch how the City moves to implement its Housing Element Policy 26: *"Facilitate small and mid-rise multifamily buildings as a prominent housing type that private development can deliver to serve middle income households without deed restriction including through expansion or demolition of existing lower density housing, or by adding ADUs."*

Policy 26 has the potential—and is likely to—reduce or eliminate the requirements in Section 317 of the Planning Code which states, *"The General Plan recognizes that existing housing is the greatest stock of rental and financially accessible residential units and is a resource in need of protection, Therefore, a public hearing will be held prior to approval of any permit that would remove existing housing, with certain exceptions..."*

**In the near term, financial costs may limit the development of duplexes and 4plexes on single family lots.**

Even with the passage of 4plex legislation, SB9, and the current pressure from the State, it's unlikely that we'll be seeing a lot of duplexes or 4plexes in Miraloma Park any time soon.

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## MIRALOMA LIFE WOULD LOVE YOUR HELP!

The Publicity Committee is looking for local talent to produce and deliver our hyper local newsletter. Your contributions will help our community remain informed and entertained. We are currently looking for **writers** of local news, **editors**, a person to **oversee the delivery of the newsletter to our carriers**, and a **graphics/layout** person or persons familiar with Adobe InDesign.

Join our fun group of neighbors celebrating our community! Please send a message to: [miralomapark@gmail.com](mailto:miralomapark@gmail.com). We look forward to hearing from you.

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# PRESIDENT'S MESSAGE

Cary Matthews - Acting President



Hello Miraloma Park! Welcome to actual summer here in the city; here's to surviving another winter-as-summer and a September heat wave!

## VOTE!

Please take a moment this month to vote for your MPIC

Board Members! You can vote either by mailing in the paper ballot found in this newsletter or voting online at [www.miralomapark.org](http://www.miralomapark.org). **Votes must be received by October 13.** See the election notice in these pages for more information. Voting season is also a good time to consider joining the Board yourself! We are looking for community members to get more involved in both the Board and on committees! If you're interested, please email [miralomapark@gmail.com](mailto:miralomapark@gmail.com) or call (415) 322-0211. Wondering what we do? Come to a Board meeting, held at the MPIC Clubhouse the first Thursday of each month.

## School is back in session!

Please be aware when you're driving in the neighborhood of parents and students walking to school in the mornings and afternoons, and watch behind you when backing out of your driveways.

## The City's 2022 Safety & Resilience Element Update

Back in October 2021, the SF Planning Department hosted a community briefing with Neighborhood Empowerment Network (NEN) Hub members on the City's 2022 Safety & Resilience Element Update. NEN Hub members including MPIC provided feedback to SF Planning on what should be incorporated into this Update. Since then, SF Planning has completed the outreach and engagement activities & have worked diligently to incorporate the community's feedback into the final policy language. Their case report can be found at: [https://citypln-m-extnl.sfgov.org/Commissions/CPC/7\\_14\\_2022/Commission%20Packet/2018-004217GPA.pdf](https://citypln-m-extnl.sfgov.org/Commissions/CPC/7_14_2022/Commission%20Packet/2018-004217GPA.pdf).

On September 15th, SF Planning is going before the Planning Commission to recommend adoption of this critical work – protecting the people and assets of San Francisco from all hazards & strengthening climate resilience, environmental justice, and racial and social equity. MPIC informed SF Planning that they did a great job of incorporating our suggestions and explaining the updated goals, objectives and policies.

## Update on District 7 Participatory Budget Grants Previously Awarded to MPIC

Back in August of 2020, MPIC was awarded a \$25,000 grant for a Comprehensive Redesign of the Native Plant Garden at the MPIC clubhouse. The SFPUC is the city agency assigned to work with MPIC on this grant. For the last two years, MPIC has been working with SFPUC on how to manage the grant process to ensure that the full \$25,000 is invested in the redesign of the garden and to minimize the City's overhead and labor costs that would have substantially used up most of the grant funds leaving minimal physical investment in the garden.

We just learned that SFPUC management has agreed to work with MPIC on a sole source grant solution which would allow MPIC to manage expending the grant funds that would ensure the full grant amount gets invested in the garden. MPIC also avoids having to use 15% of the grant funds (\$3,750) to pay a fiscal agent to manage the grant process. We are now waiting for SFPUC Commission approval for the sole source grant. Once approved, we can begin work on the garden. Watch out in future newsletters where we will announce many volunteer opportunities to work on the new garden.

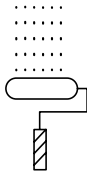
In August of 2019, MPIC was awarded a \$25,000 grant for the **Miraloma Park Vulnerable Residents Shelter and Care Project**. In August 2020, MPIC was awarded a \$25,000 grant for its **PG&E's Public Service Shutdown? Lights are Out? Freezer is Down? Ready! Miraloma Park Project**. After a long delay by the City in moving forward with the approved grants, the MPIC has just completed purchasing all of the supplies and equipment requested under the grants. Since MPIC managed the grants directly, we were able to avoid paying a fiscal agent \$7,500 to manage the grant process, thus investing the savings into buying more equipment for our neighborhood emergency response.

MPIC will be working with the nonprofit Community Living Campaign (CLC) which funds our Senior Community Connectors program to secure donor funding to purchase a second storage container to store the new shelter and care equipment. Now that we have completed the long and complicated process of spending the latest Participatory Budget grant funds, we can now refocus on emergency activation planning and also on planning community engagement activities with volunteers, block champions and NERTs centered around showcasing all of the care and shelter, block champion and NERT equipment and supplies that we have. Watch out for announcements in this newsletter about upcoming opportunities at the clubhouse to meet your neighbors and fellow volunteers to get familiar with and work with all of this new emergency equipment and supplies we have acquired.

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I am also a Miraloma Park resident, so you can trust I know what you need!



#### Lynn Tanatanyan

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## Recent Housing Legislation ...

The Planning Department has been working with an outside consultant to analyze the financial feasibility for property owners and/or developers of constructing small multifamily buildings on existing single-family home sites. The consultant has analyzed prototypes of potential projects that may be possible under SB9 and the 4plex legislation on parcels where fewer units had been allowed. The City estimates that SB9 may only add 1,500 new housing units.

The prototype SB9 scenario was an existing single-family home to which units were added on the ground floor or in the rear yard. Prototypes of 3- and 4plexes assumed that an existing single-family home would have to be demolished to construct a multi-unit building covering a footprint similar to that of the prototypical single-family home but rising to three or four stories.

For SB9 projects, total project cost estimates range from \$200,000 for adding one small studio unit within the envelope of the ground level of an existing single-family house to \$1.2 million for addition of 3 units in a lot-split scenario that includes the aforementioned studio within a house plus a new structure with two smaller units in a separate 2-story rear yard structure. For the 3plex and 4plex prototypes that reflect the demolition and replacement of a house with a new larger multi-unit structure containing 3-4 multi-bedroom family-sized units averaging about 1,300 square feet, the total project costs range from \$3.25 million to \$4.25 million. These estimated costs exclude the cost of the land and of property tax reassessment.

In summary, the outside consultant stated that given current policy and economic conditions, as well as basic practical factors—the strong and established market for single family homes, their dominant use by owner-occupants, the protection of tenants, local policy/regulatory disposition to avoid demolition of sound housing—**the likelihood of redevelopment, densification or substantial change to add two or more units to a property with a single-family home is low.**

**A questionable assumption:** The State mandate requiring 80,000 new housing units in San Francisco appears to be based on outdated demographic projections, the extent of future housing needs in the City being uncertain. The 2020 US Census found a 6.7% decrease (approximately 55,000) in SF's population from April 1, 2020 to July 1, 2021 (<https://www.census.gov/quickfacts/fact/table/sanfranciscocountycalifornia/PST120221>).

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According to sf.citi, the tech trade association of San Francisco, "For almost as long as we've been tracking the COVID-19 pandemic, sf.citi has been closely monitoring the San Francisco tech exodus. Of course, some of the forces driving this phenomenon—remote work and the growing appeal of cities beyond San Francisco—predate 2020. Few can argue, however, that the pandemic has accelerated these trends. What we're seeing today is nothing short of a mass migration of tech companies and tech employees outside of the San Francisco Bay Area. (<https://sf.citi.org/sf-tech-exodus>).

## A LETTER FROM PRINCIPAL NOAH INGBER OF MIRALOMA ELEMENTARY SCHOOL



We have 395 students this year (up from ~330 during our closures two years ago) so it is exciting to be welcoming so many new members into our big Miraloma family.

As I frequently say, "it takes a village" so along with our teachers (who pour their blood, sweat and tears into our school), we feel grateful to have many parent volunteers as well! Our first in-person school tour is on the last Friday of every month so if neighbors feel inclined to come to the school and hear about our programs everyone is welcome (our tour page on

our website will be updated with new dates soon).

We know traffic and parking gets busy during drop off and pick up times so thank you for being kind neighbors. We make regular announcements and post our traffic and parking agreements, which you can read here (<https://miralomasf.com/traffic-parking-guidelines>) but if you ever have someone blocking your driveway you should feel free to call the school and we can try to help.

Finally, I want to thank all of our neighbors for understanding with all the music and announcements we make at Morning Circle! We like to start our days with a lot of positive energy and a big part of that is getting kids excited upon arrival.



## 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](mailto: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](mailto: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](mailto: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**



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## A LIFE IN MIRALOMA PARK

Dorothy Herzberg

*A note: Dorothy Herzberg, currently residing in the East Bay, recently reached out to MPIC. Dorothy was a resident of Miraloma Park from 1964-1988, and an active member of the MPIC and the community at large. We were delighted to hear from her. Dorothy would love it if other people who were around during her time at the MPIC would reach out and connect, too. Thank you, Dorothy, for all your work and still caring about the neighborhood.*

Nestled at the foot of Mount Davidson, with beautiful views, the quiet ambience of a suburb but ten minutes from downtown San Francisco, it was a lovely place to raise a family.

I grew up in New York. My focus after high school was social justice work. That extended after college to a summer in a village in Mexico with 17 other volunteers through the American Friends Service Committee. From that experience, I got a very good idea of what the Peace Corps would be like before I joined. We were some of the very first volunteers, and the Peace Corps was the first US group that was not a non-profit, but a government entity. My husband Hershel and I met in Nigeria where we were serving as teachers in the first 400 Peace Corps volunteers 1961-63. Nigeria had just become independent and the citizens were happy to see us. Later I wrote a book about my experience called *Me, Madam, Letters from Nigeria 1961-1963*. It is available on Amazon if anyone is interested!

Hershel grew up in San Francisco so we landed here.

We moved to 600 Myra Way in 1965 with our oldest Samuel, who was about one year old. Hershel began teaching history in high school in San Mateo and our other children Laura and Daniel soon joined us. The family joined a co-op nursery school, Lad 'n Lassie in the Richmond district. The patio in back of our beautiful little house was perfect for birthday parties.

In 1968 we moved to 238 Bella Vista Way. The schools were in turmoil in the 70's with the change to mandatory busing. The first day of kindergarten at Miraloma Elementary for Sam, his classroom was ravaged...paint on the walls, desks and chairs thrown around. It turned out to be the work of some third graders whose families paid for the damage.

I became more active in the community co-op preschool and babysitting, the League of Women Voters and Miraloma Park Improvement Club. I went to law school 4 ½ years at night and translated that into community organization! About 1976 together with the Segurson family at 405 Teresita, and others, we began one of

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## ELECTION NOTICE

The Miraloma Park Improvement Club is conducting an election for certain Officer and Board Member positions from **October 6 through 13, 2022**. This Notice contains information about the election. Questions about the election should be sent to [miralomapark@gmail.com](mailto:miralomapark@gmail.com) or call MPIC at **415-322-0211**.

Miraloma Life's September issue contained a photo of each candidate their statement and this issue is available on the News & Events page of [www.miralomapark.org/](http://www.miralomapark.org/) (under News). Also, under Events you'll find a link to Miraloma Park Improvement Club | Meet the Candidates for the October 2022 Election where you'll find a photo of each candidate and candidate's statement.

### Eligibility To Vote

Persons 18+ years who were dues-paying members of the Miraloma Park Improvement Club as of September 6, 2022 are eligible to vote.

### Voting Procedures

This election is being conducted using electronic and paper ballot procedures. Ballots must be cast between October 6 and 13, 2022. Voters may cast ballots either electronically or by paper, but not by both procedures.

#### Electronic Voting

MPIC dues-paying members who have given MPIC their email address will be sent a link to vote electronically. On October 6 MPIC will email these eligible voters a link to the electronic ballot. Or, after October 6 you can access the electronic ballot by visiting <https://miralomapark.org/news-events/> and clicking on Election Notice. The Election notice (pdf) will include a link to the electronic ballot. Follow the directions. After you vote, you will receive confirmation that your ballot has been accepted. **You must vote by Thursday, October 13.**

#### Paper Ballot

This issue of Miraloma Life contains a paper ballot. The paper ballot may be duplicated. Cut this ballot from this issue or duplicate it. Vote the ballot and place the ballot in an envelope, addressed to MPIC, 350 O'Shaughnessy Blvd., San Francisco, CA 94127. Include your name and address on the envelope. Failure to include your name and address on the envelope will result in your vote being invalidated. In order to be counted, **your paper ballot must be received by MPIC by Thursday, October 13, 2022.**

### Tally of Ballots

On October 14 the MPIC Election Committee will tally all ballots received. The committee will ensure that only eligible voters' ballots will be counted. The results of the election will be posted on [www.miralomapark.org/](http://www.miralomapark.org/) and reported in Miraloma Life's November issue.

# 2022 MPIC OFFICIAL BALLOT

To Vote in favor of a candidate, place a mark on the box next to the candidate's name.

### TREASURER

☐ Mary Fitzpatrick

### RECORDING SECRETARY

☐ Stephanie Boudreau Ma

### BOARD (Vote up to 8 candidates)

☐ Mary Fitzpatrick

☐ Robert Gee

☐ Cary Matthews

☐ Tina McGovern

☐ Pattie Moran

☐ Jean Perata

☐ Darlene Ramlose

☐ Joan van Rijn

Place the voted ballot in an envelope. Include your name and address as a return address on the envelope. Failure to include your name and address on the envelope will result in your voted being invalidated. **MPIC must receive your ballot by Wednesday, October 13.**

**Mail to: MPIC, 350 O'Shaughnessy  
Blvd. San Francisco, CA 94127**



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at San Francisco State University

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## A Life in Miraloma Park ...

the first recycling projects in the city. Once a month we collected tin and aluminum and delivered them to Reynolds Aluminum in South San Francisco, and glass to the Fruitvale area of Oakland. The first trip we had about 3000 pounds. With the funds, we rented a truck to continue the work. We did this for three years, and then turned the project over to McAteer High school where the students earned money to go to the Close-Up Program in Washington, DC. They continued the project for about ten years.

From 1976-1981 I was Editor of Miraloma Life. I edited 55 issues altogether! Besides writing the articles, there were lists of teenagers available for babysitting, recipes, and ads for local businesses...and then my kids and some other children delivered the newsletter to the residents. I was also President of the Club one year.

Just as now, we worked at the Clubhouse on maintenance, painting, removing thorny blackberry bushes, updating the appliances, etc. More and more people began using the Clubhouse. Some community activities I remember were an auction, and a community picnic where we bought a six foot long Subway sandwich...we cut off pieces. And a dance! It was a disco, and we also provided refreshments.

I remember the excitement when Clint Eastwood did "Dirty Harry"\* including a chase up to the Cross! It was the talk of the neighborhood.

And Easter mornings with hundreds of people celebrating at the Big Cross!

Miraloma Park is a unique, lovely and colorful community with many memories!

\*"Dirty Harry" came out in 1971. It was directed by Don Siegel and Clint Eastwood. The scene on Mt. Davidson occurs near the middle of the film. "Dirty Harry" was followed by 4 sequels, one of the first franchise films.

## SECOND SATURDAYS!

A quick 2 hours of your time on a Second Saturday (10 a.m. - 12 noon) of any month would be greatly appreciated to help keep the MPIC Clubhouse looking its best. Aside from hats and gloves, all equipment is provided by the MPIC. Sign up at: <https://www.signupgenius.com/go/10c0d48a9a82da2fb6-mpic>

If you have difficulty signing up please send an email to [miralomapark@gmail.com](mailto:miralomapark@gmail.com) or leave a message at **415-322-0211**. We look forward to seeing you there!



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## THE LOMA PRIETA EARTHQUAKE REMEMBERED: ARE WE PREPARED, ARE WE OK?

Is our household and community level of “readiness” better now than it was on October 17, 1989?

October 17th marks the anniversary of the Loma Prieta Earthquake that caused severe damage and loss of life in large swaths of the Bay Area and beyond. Many houses in San Francisco, Oakland and Santa Cruz either burned or were seriously damaged. The double-decker freeways (both sides) leading up to the Bay Bridge as well as the Bay Bridge itself had areas of serious collapse making them inaccessible to traffic. As a result of the magnitude 6.9 quake, 67 Greater Bay Area residents were killed, 3,757 residents were reported injured and 12,053 residents were displaced. Note that the Loma Prieta Earthquake only lasted 15 seconds! It’s hard to imagine how much more catastrophic a 45 second, magnitude 7.5, earthquake would be.

Though City and neighborhood resiliency can never be perfect, standing together as a community can most certainly mitigate some of the worst possible effects of disaster. Thanks to MPIC’s Resilient Miraloma Park consisting of NERT, Community Connectors, the Block Champion Program and our very own two-way emergency radio network, Miraloma Park is relatively OK when compared to other neighborhoods and cities nationwide! Are you and your household ready and prepared? Is your household OK?

It’s time for the October 1989 earthquake preparedness OK drill! Join all the Miraloma Park Residents that actively participate in the above activities by becoming a participant. **Place the OK sign in your front window**



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COMPASS

**during the 1st three weeks of October to show that you and your household are disaster ready** and AND that you are a participant in making Miraloma Park a more resilient community. Please take down the sign after the third week of October.

Looking for that all important OK/Need Help sign? Look no further. You can download and print it by visiting: <https://miralomapark.org/wp-content/uploads/Help-OK-Sign-2.pdf>

Need more disaster preparedness information? Visit SF72.org at: <https://www.sf72.org/supplies>

# 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/>

Date	Time	Intersection	Incident Description
8/3/2022	12:06 AM	TERESITA BLVD\ BELLA VISTA WAY	Battery
8/6/2022	1:30 AM	TERESITA BLVD\ PORTOLA DR	Weapon, Deadly, Imitation or Laser Scope, Exhibiting
8/6/2022	2:40 AM	ROCKDALE DR\ CHAVES AVE	Theft, From Locked Vehicle, >\$950
8/10/2022	8:00 PM	TERESITA BLVD\ FOERSTER ST	License Plate, Stolen
8/15/2022	10:30 PM	SYDNEY WAY\ FOWLER AVE\ PORTOLA DR	Burglary, Store, Forcible Entry
8/16/2022	11:54 PM	EMIL LN\ CRESTA VISTA DR	Assault, Aggravated, W/ Gun, Theft, From Unlocked Vehicle, <\$50
8/16/2022	11:54 PM	EMIL LN\ CRESTA VISTA DR	Theft, From Unlocked Vehicle, <\$50
8/17/2022	2:09 AM	MYRA WAY\ REPOSA WAY	Theft, From Unlocked Vehicle, \$50-\$200
8/19/2022	4:00 PM	TERESITA BLVD\ MARIETTA DR	Malicious Mischief, Vandalism to Property
8/19/2022	11:00 PM	MELROSE AVE\ CONGO ST	Theft, From Locked Vehicle, >\$950
8/21/2022	8:00 AM	STILLINGS AVE\ MARTHA AVE	Fraudulent Game or Trick, Obtaining Money or Property
8/22/2022	10:00 PM	AGUA WAY\ LA BICA WAY	Vehicle, Stolen, Auto
8/23/2022	11:40 PM	LOS PALMOS DR\ BELLA VISTA WAY	Assault, Aggravated, W/ Gun, Assault, Aggravated, W/ Gun
8/23/2022	12:00 PM	TERESITA BLVD\ ARROYO WAY	Burglary, Residence, Att. Forcible Entry
8/23/2022	12:00 PM	SYDNEY WAY\ FOWLER AVE\ PORTOLA DR	License Plate, Stolen
8/24/2022	9:25 AM	ARROYO WAY\ MARIETTA DR	Theft, From Unlocked Vehicle, <\$50
8/27/2022	6:30 PM	EMIL LN\ CRESTA VISTA DR	Theft, From Unlocked Vehicle, \$200-\$950
8/28/2022	5:00 PM	TERESITA BLVD\ MELROSE AVE	Burglary, Residence, Forcible Entry
8/29/2022	8:00 PM	STILLINGS AVE\ MARTHA AVE	Theft, Vehicle Strip, >\$950
8/30/2022	1:48 PM	SYDNEY WAY\ FOWLER AVE\ PORTOLA DR	Theft, Other Property, >\$950, Battery

# BECOME AN MPIC MEMBER

## OR RENEW YOUR MEMBERSHIP!

ONLINE AT:

<https://miralomapark.org/join>

OR BY MAIL:

Complete this form and mail with your dues, check payable to:

**MIRALOMA PARK IMPROVEMENT CLUB, 350 O'SHAUGHNESSY BLVD, SF, CA 94127.** No cash, please.

The MPIC is a qualified tax exempt 501(c)(3) organization – tax ID 94-6092576. Your membership donation is tax deductible to the extent allowed by law. MPIC does not share membership information with other parties or organizations.

☐ NEW MEMBER

☐ RENEWING MEMBER

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Enclosed are my dues for the next 12 months (check one):

☐ \$12 Senior Member

☐ \$15 Single Member

☐ \$25 Family Membership

☐ \$35 Supporting Member

☐ \$50 Contributing Member

☐ \$100 Sustaining Member

☐ \$ \_\_\_\_\_ Other

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



Complete this workshop and you will receive a fanny pack with small gifts inside!

完成訓練後將會獲得一個精美腰包，內含小禮物！



Learn more about Safety Tips & ways to protect yourself!  
瞭解更多一些安全貼士和保護自己的方法！

## Register for our Safety Tips Workshop Now! 馬上報名參加我們的安全知識訓練！

- In this Course, you will learn about:** 在這訓練，你會學到：
- Avoid becoming victims on the street
  - Intervene effectively as a bystander without compromising your safety
  - 如何避免成為街上的受害人
  - 如何在安全的情況下有效地作為旁觀者去干預

Date/日期: 10/06/2022 (Thursday)  
Time/時間: 11:45AM-12:45PM (English)  
Location/地點: Cornerstone Trinity Baptist Church, 480 Teresita Blvd, SF, CA 94127



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miralomapark@gmail.com



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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](http://www.miralomapark.org/neighborhood/design-guidelines)

## IMPORTANT NUMBERS

<b>EMERGENCY FROM A LAND LINE</b>	<b>911</b>
<b>EMERGENCY FROM A MOBILE PHONE</b>	<b>(415) 553-8090</b>
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 <a href="https://policecomplaints.sfgov.org/">https://policecomplaints.sfgov.org/</a>
San Francisco City Services (abandoned vehicles to graffiti clean-up to Muni issues + more)	311 <a href="https://sf311.org/">https://sf311.org/</a>
PG+E Call Before You Dig	811
SF Building Dept Code Enforcement Hotline	(415) 575-6863 <a href="mailto:Planning.CodeEnforcement@sfgov.org">Planning.CodeEnforcement@sfgov.org</a>
Myrna Melgar, District 7 Supervisor	(415) 554-6516 <a href="mailto:melgarstaff@sfgov.org">melgarstaff@sfgov.org</a>
Mayor's Office of Neighborhood Services	(415) 554-7111

## MPIC DIRECTORY

[www.miralomapark.org](http://www.miralomapark.org)

General Inquires for MPIC	(415) 322-0211
Clubhouse Manager + Rentals	(415) 322-0211
Webmaster: Ron Proctor	(415) 322-0211
Miraloma Elementary School	(415) 469-4734
Miraloma Playground	(415) 337-4704

## MIRALOMA LIFE STAFF

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(415) 322-0211

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Advertising	Kate Clements
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### Article Submission Policy:

Email submissions to: [miralomapark@gmail.com](mailto:miralomapark@gmail.com)  
with **Miraloma Life** in the subject line.

Articles submitted must be 800 words or less in length and should not be selling or promoting a product or service. Anonymous submissions will not be considered for publication.

**Deadline for submissions are the 12th day of the month prior to publication.**

Submitted articles become the property of MPIC.