

MIRALOMA LIFE

DECEMBER 2022 - ISSUE 10

Upcoming Events

1 DECEMBER
MPIC Board Meeting*
7:00 pm - In Person

5 JANUARY
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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SECOND SATURDAYS

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DID YOU KNOW?

NEW HOUSING ELEMENT POLICIES

A GENTLE REMINDER



Bella Vista Way Block Party



PHOENIX DAY BLOCK PARTIES IN MIRALOMA PARK

MPIC

On October 16, 2022, Thomas O'Brien, Chris Hatfield, Imran Mahmoud, and Daniel Homsey hosted the Bella Vista Way block party between Teresita and Arroyo Way. The turnout was fantastic with residents from all over Miraloma Park attending, especially many children. The hosts provided food and drinks and ice cream treats by Mister Softee. Many neighbors brought food to share.

On October 22, 2022, Bryan Forman, Helen Archer-Duste, and Robin Shostack hosted the first Marietta Drive block party. About 60 residents attended. Some of the attendees have lived on Marietta for many years and didn't know any of their neighbors before the block party. These neighbors now feel more connected. Bryan, a longtime member of the MPIC Safety Committee, also set up an information table to distribute safety and disaster preparedness literature to his neighbors. The hosts provided food and drink, and neighbors also brought items to share.

Overall, there were almost 60 block parties held citywide this year. District 7 Supervisor Melgar has set aside \$50,000 for neighborhood block parties in 2023. MPIC will announce in this newsletter when the 2023 applications open.

[continued on page 8]



RESILIENT MIRALOMA PARK COMMITTEE DINNER

MPIC

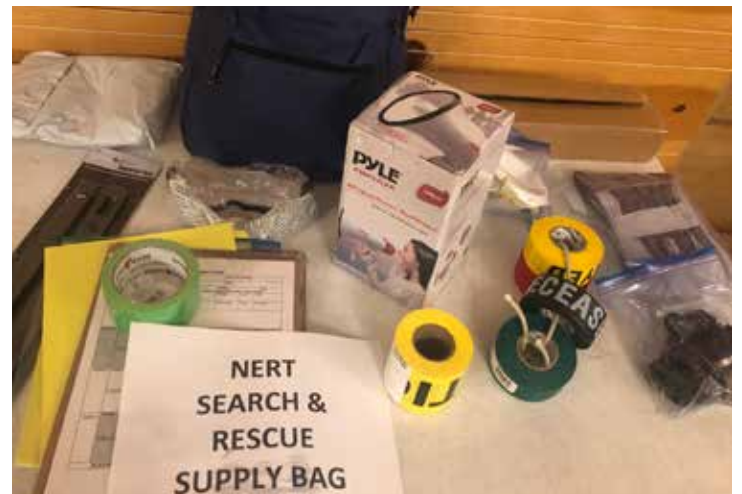
The lasagna was in the oven, the wines were opened and ready to be poured and the garlic bread smelled wonderful; it was the night of the first Resilient Miraloma Park get together after the pandemic shutdown. Emergency Radio Operators, Block Champions, NERTS, and Care and Shelter team members were invited to a dinner meeting on October 13th. It had been a long time since we had been together and some of these volunteers had only heard each other over the radio. The clubhouse was full of energy: it felt electric.

Robert Gee, Chair of Resilient Miraloma gave the opening remarks and reminded everyone how all of these volunteer groups work together to keep us all prepared for a disaster or a stress event. Guido van Rijn described the Block Champion (BC) program and demonstrated some of the equipment used by BC's. (see photo) In addition, Guido asked Janice Gonsalves and Anne Kearney to demonstrate the use of the two-way radios when giving an emergency report. Joanie van Rijn, NERT Coordinator,



showed a tactical bag full of search and rescue equipment (see photo) that may be used if needed. Darlene Ramlose joined the meeting on zoom and gave an update on the Care and Shelter component of the program. Care and Shelter is responsible for meeting the needs of our residents following the emergency response to a disaster. Care and shelter can include feeding, preparing meals, and providing medical and respite care for those who need it.

At the meeting it was decided that an activation plan was needed. This plan would instruct neighbors, volunteers, and members of the Resilient Team on how to respond in case of a disaster. MPIC has been fortunate in receiving grant funds to purchase emergency equipment. A plan for how these resources will be deployed is critical. An activation planning committee was formed. There was a request to form a committee who would address the needs of pets in a disaster. Joanie van Rijn has a prior list of interested residents who want to work with pet preparedness and will contact them.



It is also important for all neighbors in Miraloma Park to have an emergency supply of clean water, 1 gallon per person/pet per day (at least a 5 day supply). It is also important to have a battery operated light so that when the power goes out you will not trip as you navigate your home.

We are looking for volunteers who have cooking skills and first aid training. These will be needed in the care and shelter areas. Please contact Darlene Ramlose at dramlose@aol.com if you are interested.

All of us thank our volunteers for their dedication to the Block Champion program, for Emergency Radio Operators for attending their bi-monthly radio drills, and to the NERTS who keep their training fresh.

Miraloma Park is one of the only neighborhoods in San Francisco who have made these investments for their emergency response to disasters. It is these resources that will be there when we need them.

PRESIDENT'S MESSAGE

Patti Moran - Acting President



**Sunday, Dec 11 from 5pm
– 8pm MPIC Holiday Party!
All residents and families
are invited.**

During this holiday season, I ask you to keep in mind our wonderful neighborhood and local businesses and retailers for your shopping choices.

As so much shopping went

online during the pandemic out of necessity, I encourage the Miraloma community to consider some wonderful local businesses for your holiday and gift time shopping. We have some retail here in Miraloma, and wonderful stores and shops in our neighboring areas of West Portal, Glen Park and Noe Valley, a short drive or muni ride away. Shop Local! Shop SF!

Wishing you all a peaceful and healthy holiday season.



Scenes from our 2019 neighborhood holiday celebration

**ALL MIRALOMA PARK
RESIDENTS ARE INVITED!**

THE MPIC Holiday Party RETURNS!

SUNDAY, DECEMBER 11, 2022

5:00 PM - 8:00 PM

MPIC CLUBHOUSE

350 O'SHAUGHNESSY AT DEL VALE

MPIC is Providing Dinner

Jambalaya, Mac 'n Cheese, Salad
Beverages for Children & Adults

Bring a Dessert to Share to be Entered in a
Raffle for Prizes from Local Businesses.

Entertainment:

Mr. Sharp, SF Balloon Artist & Magician

The Merry Miralomans: Miraloma Residents

Todd Siemers (sax); Paul Clanon (bass)

Joined by: Ken Chou (piano); Jim Mar (drums)

\$10 donation per family is appreciated

COVID precautions: Windows and doors will be open somewhat and two large HEPA air cleaners will be in use. We'll also monitor the CO2 levels and adjust ventilation if necessary.

happy holidays!

MIRALOMA PARK SENIORS

COMMUNITY CONNECTORS

upcoming events:

First Cocktail/Mocktail Adventure with Appetizers

Friday, December 2, 2022
5:00pm-7:00pm at 820 Detroit

Annual Cookie Swap and Potluck

Thursday, December 8, 2022
11:45am-2:00pm at Cornerstone Church

Perry Sings Sinatra: Sinatra Music with Spaghetti Dinner

Sunday, January 15, 2023
3:00pm - 5:30pm at MPIC Clubhouse
Reservation ONLY Event - Limited Seating

Tai Chi Exercise on Tuesdays

Dance Exercise on Thursdays

10:30am at Cornerstone Church

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

Thursdays at 1:00pm We mask & social distance

Ukelele Class

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

MPIC HOSTS THE RESILIENT NEIGHBORHOODS MEETING

Robert Gee, MPIC Resiliency Committee

On October 20, the MPIC hosted an in-person Neighborhood Empowerment Network (NEN) Resilient HUB leadership meeting- our first in person meeting since 2019. Since the beginning of COVID, we have been holding our weekly meetings on Zoom. I previously wrote about the MPIC's collaboration with other Resilient neighborhoods in the February and March 2022 Miraloma Life.

Our guests at this meeting were Adrienne Bechelli and Kim Bowman from the San Francisco Department of Emergency Management (DEM) leadership and planning teams. We were joined by our Resilient neighborhood leaders from Diamond Heights, West Portal, Golden Gate Heights, the Sunset, Merced Extension Triangle, Greater Excelsior, and Oceanview Merced Ingleside.



We began the meeting with a potluck meal and then MPIC's Robert Gee gave a tour of our NERT supplies in the outside storage container and the new Care and Shelter supplies we recently acquired. Many of the Resilient neighborhoods are starting to build a cache of emergency supplies and launch their own Block Champion programs like we have here in Miraloma Park. All the participants were very impressed with our cache of emergency equipment as well as our NERT, Block Champion, and Emergency Radio Operator programs. We followed the tour with a meeting led by Miraloma Park's own Daniel Homsey of the City's Neighborhood Empowerment Network, with the goal of educating the DEM. Each of our Resilient neighborhood leaders took turns discussing how we use the HUB model, the HUB's pandemic assessment report, a review of our priority populations, risks and hazards, and the impacts each of our neighborhoods face. We then discussed some of our expectations of the DEM. We will have a follow-up meeting with DEM to continue to

advocate for our neighborhoods and district level resilience goals. We especially plan on discussing the DEM's development of the City's Emergency Support Function 16 (ESF 16) plan on how our Resilient neighborhood members will be involved in the development of ESF 16. We will also be reaching out again to our District 7 Supervisor Melgar as well as the District 8 and District 11 Supervisors to have them join us in supporting our Resilience priorities.

REMINDER TO PACK YOUR 'GO BAGS'

MPIC

Thanks to everyone who took the time to post their OK/ Need Help sign this past October. As past experience shows, we should all be prepared for emergencies. What's in your "Go Bag"?

Here are the bare minimums:

- ❑ 72 hour supply of non-perishable food and water (approximate 3 gallons per person per day)
- ❑ A 5-gallon bucket and trash can liners to use as an emergency toilet
- ❑ A change of clothing
- ❑ N-95 masks, or similar
- ❑ Flashlight, radio (battery or windup), and spare batteries
- ❑ A first aid kit, and a whistle to signal for help
- ❑ A multipurpose tool
- ❑ All medicines, prescription and OTC medications you use often, and supplies for contact lens wearers
- ❑ Sanitary supplies for women
- ❑ Sleeping bags or blankets
- ❑ Waterproof tarp
- ❑ Child-care supplies and special-needs items for seniors or the disabled
- ❑ A waterproof container with copies of prescriptions, and other important documents
- ❑ List of emergency contacts and meeting places and a local map
- ❑ Credit cards and *cash*
- ❑ House keys and car keys
- ❑ Pet supplies

There are many resources online to help you plan for your own specific needs.



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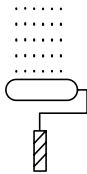
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I am also a Miraloma Park resident, so you can trust I know what you need!



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SECOND SATURDAYS CONTINUE AT THE MPIC CLUBHOUSE

Our November Second Saturday turnout was phenomenal! Eleven Miralomans showed up to help get the garden in shape for the coming rainy season, pruning, weed whacking, and tidying. The grounds look great, just in time for our Holiday Party in December.

A big thanks to all, including two new volunteers who helped with the heavy lifting: Todd, Tazi, Guido, Joanie, Matt, Tim, Chris, Robert, Matt and Kate.



Want to volunteer?

- Sign up here: <https://www.signupgenius.com/go/10c0d48a9a82da2fb6-mpic> You can also access this link by visiting the MPIC website <https://miralomapark.org/> and clicking on the "Volunteer for Second Saturday at the MPIC Clubhouse".
- If you have difficulty signing up electronically, send an email to miralomapark@gmail.com or leave a message at 415-322-0211.

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DID YOU KNOW?

San Francisco Public Library

With the advent of shorter daylight hours and (maybe!) welcome rain, you may be inside more. Do you have a library card? Tired of Netflix, Hulu, etc., but aren't prepared for more challenging activities at the moment? Welcome to free and delightful alternatives: Libby, Hoopla, and Kanopy; three digital resources.

Libby is the app the San Francisco Public Library will be using exclusively for their own content come January 1, 2023. This app allows you to borrow both printed books,

CDs, DVDs from their own collection. In addition, many books are available to stream or download as audiobooks, for those car rides and general listening, whether you are exercising, cooking or listening intently to something new.

<https://libbyapp.com/>

Hoopla allows you to borrow and enjoy audiobooks, eBooks, comics, movies, TV, magazines, or music everywhere you have a screen. Hoopla syncs across all your devices, so you can stream titles immediately or whenever you're in the mood. Most titles can also be downloaded to your phone or tablet. Hoopla offers more content than any other digital library platform and it's free thanks to our San Francisco public library. Titles may vary based on the library's catalog.

<https://www.hoopladigital.com/>

Kanopy allows you to stream thousands of films for free, thanks to the support of our public library. Kanopy does not charge you because the public library covers all associated costs, allowing you to watch for free with no ads. There are documentaries, foreign films, and award winning movies. Kanopy Kids is curated for the younger set.

<https://www.kanopy.com/en/>

Selections change over time. Happy watching, reading and listening, courtesy of the SFPL!

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13

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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**, and a person to **oversee the delivery of the newsletter to our carriers**.

Join our fun group of neighbors celebrating our community! Please send a message to: miralomapark@gmail.com.

We look forward to hearing from you.

[continued from cover]

Phoenix Day Block Parties in Miraloma Park...

The MPIC thanks all the hosts for their fantastic efforts in planning their block parties, getting the word out to their neighbors, and most importantly fostering community building which leads to a stronger and more connected neighborhood. We also appreciate the generosity of the hosts in providing food and drinks. MPIC also thanks our partner, Livable Cities, the nonprofit that coordinates the citywide Sunday Streets. Livable Cities managed all of the administrative tasks for all block party hosts such as applications, developing guidelines and procedures, securing permits, raffle prizes, insurance, and securing street closures. These administrative costs were funded by City grants.



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NEW LAND USE POLICIES ON THE HORIZON

2022 DRAFT HOUSING ELEMENT POLICIES 20, 21, 25, 26, 30, 31

MPIC Zoning and Planning Committee

Recent articles in Miraloma Life discussed new State and San Francisco housing legislation and policies, including those in the 2022 Draft Housing Element of the City's General Plan. Here we focus on some of the specific policies being proposed.

California law requires that San Francisco, as a Charter City, update the Housing Element of its General Plan every 5 years (<https://generalplan.sfplanning.org>). General Plan provisions are policies, not laws. But new laws must be consistent with applicable sections of the General Plan. In other words, policy precedes law. The City's 2022 Draft Housing Element (HE) is currently under consideration by the Board of Supervisors.

Given the documented decline in San Francisco's population (<https://www.census.gov/quickfacts/sanfranciscocountycalifornia>) and the relocation of businesses out of the City (<https://www.bizjournals.com/sanfrancisco/news/2022/10/26/headquarters-leaving-california-migration-taxes.html>), the need for 82,000 new housing units has not been demonstrated.

It is far from evident that so-called "streamlining" of planning processes will provide more equitable access to low-income communities and to communities of color: the modified planning processes will benefit chiefly developers. As the Racial Equity in Planning (REP) Coalition has previously pointed out, streamlining or other strategies disempower low-income communities and communities of color, while empowering for-profit developers.*

Planning underwent an extensive community input process in developing the Draft HE and yet has come up with a set of policies that do the opposite. As you'll see below, the policies proposed in the 2022 Draft exclude the public—all San Francisco communities, including low-income communities and communities of color—from the planning process. Even so, decisions made by Planning Staff and Commissioners will powerfully impact all of our lives.

Below are some examples. MPIC Zoning and Planning Committee comments are *italicized*.*

POLICY 20: Increase mid-rise and small multi-family housing types by adopting zoning changes or density bonus programs in Well-resourced Neighborhoods and

adjacent lower-density areas near transit, including along SFMTA Rapid Network⁴⁷ and other transit.

"Streamlining" and other top-down planning strategies disempower low-income communities and communities of color and have the potential to exclude all communities from planning decisions impacting them. Is this the real goal of the 2022 Housing Element? Sweeping changes of the kind envisioned in Policy 20 (Actions a, b, and c) are rightly determined by the voters.

POLICY 21: Prevent the potential displacement and adverse racial and social equity impacts of zoning changes, planning processes, or public and private investments especially for populations and areas vulnerable to displacement.

It is an irony that accountability to the public—to all of San Francisco's communities—will be eliminated by these policies. The Actions stated for this policy do not—and probably cannot—address prevention of displacement due to dramatically increased new construction. Building to accommodate increased density inevitably will displace existing residents and will disrupt their communities. A reasonable inference here is that all of the planning for displacement prevention—including funding for displacement prevention strategies—will follow, rather than precede anticipated wide scale building of new construction and thus will make displacement inevitable.

POLICY 25: Reduce governmental constraints on development in Well-resourced Neighborhoods to enable small and mid-rise multi-family buildings providing improved housing choice and affordability.

This policy, like the others in the Housing Element 2022, excludes the public from planning decisions. Action c establishes "a ministerial pathway for project applications that provide 20% affordable housing on site..." In other words, these ministerial pathways accommodate projects that are 80% market rate. And again, elimination of Commission hearings (Action d.) on any code-complying project in the Well-Resourced Neighborhoods ends public involvement in the public process and benefits chiefly market-rate housing developers.

POLICY 26: Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting State- and local-required timelines, especially for 100% affordable housing and shelter projects.

Action e

- Remove Article 12C of the San Francisco Health Code Non-potable Water Ordinance requirements for 100% affordable housing projects. (Planning, Mayor/BOS; Medium)

[continued on page 10]

New Land Use Policies on the Horizon ...

What is the justification for elimination of Sec 12C from the SF Health Code, whose purpose is to protect public health? Are affordable housing dwellers second-class citizens for whom the City has lower public health and safety standards?

Elimination of Conditional Use Authorization—a time honored process of community involvement in public dialogue concerning land-use issues—would give government unchecked power, an outcome that is incompatible with the fundamental principles and traditions of a democratic society.

In addition, the stipulation that the planning process will be streamlined and simplified, "Especially for 100% affordable housing and shelter projects" is another indication that the chief beneficiaries of this policy will be the builders of market-rate housing.

POLICY 30: Support the reduction of non-governmental challenges that enable affordable housing and small and mid-rise multi-family buildings as a prominent housing type.

Action a

- Reduce building code or jurisdictional conflicts to enable cost-efficient construction types and materials such as cross laminated timber⁵⁷, cassette⁵⁸, or modular⁵⁹ construction, especially where local jobs are supported. (DBI, Medium)

Degradation of building code standards creates unacceptable safety risks, especially in earthquake-prone San Francisco and, because degraded standards would

apply to low-income communities and communities of color, this provision can be viewed as in environmental racism.

POLICY 31: Facilitate small and mid-rise multi-family buildings that private development can deliver to serve middle-income households without deed restriction, including through adding units in lower density areas or by adding Accessory Dwelling Units (ADUs).

Imposition of the proposed massive reconfiguring of the City mandated in Policy 31 will destroy the special character of SF's residential areas of all income levels. This is a fact to which developers and their servants in Sacramento and elsewhere are indifferent.

The San Francisco Residential Design Guidelines state: San Francisco is known for its neighborhoods and the visual quality of its buildings...These neighborhoods are in large part what make San Francisco an attractive place to live, work, and visit. In order to maintain the visual interest of a neighborhood, it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.

<https://sfplanning.org/resource/residential-design-guidelines>

***The full Draft of the 2022 Housing Element is online at <https://www.sfhousingelement.org>.**

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

BEST PRACTICES IN MIRALOMA PARK

MPIC

It has come to the attention of the MPIC that residents have been reported for leaving compost, landfill and/or recycling bins on the sidewalk. We do not know who reported these violations, and hope that in the future, Miralomans will try communicating with the offender personally prior to contacting the DPW.

In addition, property owners and residents are reminded that everyone is responsible to keep sidewalks in front of their home free of weeds and debris. Non-toxic, homemade weed-killing solutions are easily found on the internet. A spray bottle with one of these solutions works wonders, and takes very little time. Responsibility extends from the building to the curb. Municipal Code 34/Public Works Code 174 states, "Litter/debris, grease, grime, stains and weeds shall not accumulate or remain upon the sidewalk." Please be a responsible neighbor and help us avoid tripping hazards and unsightly debris. If you have a neighbor who has difficulty maintaining their section of our shared sidewalks, please consider helping them at the

same time. And thank you for being a good neighbor.

Our thanks to the Merced Extension Triangle Neighborhood Association, which has encountered similar problems, and followed up to make sure all neighbors were informed of codes.

A GENTLE REMINDER

City streets mean public parking. As much as you may wish to park in the spot directly in front of your home, all streets in Miraloma Park are owned by the City, with the exception of one block on one street. That means anyone is entitled to park their vehicle in any open space, whether or not you have traditionally used that spot for yourself without any hindrance. Should someone overstay their welcome after 72 hours, you may report the vehicle to the DPW.

As always, there is construction and remodeling, new neighbors who may also need parking, and visitors to our area. Please do your best to be part of the community and abide by City codes.

For more information: <https://www.sfmta.com/getting-around/drive-park/how-avoid-parking-tickets>



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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

PROGRAMS AT THE MPIC CLUBHOUSE

JAZZERCISE

9:00am Wednesday and Saturday
5:00pm Monday
650-888-6129
sbjazzercise@comcast.net

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2:30pm – 5:30pm Friday
Konrad Dunton; 650-868-6336
Fortmasonartists.org

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maryharden@me.com

LINDA HOPE - FIGURE DRAWING

11am – 2:30pm Saturday
(415)334-3603
Lindahope.art@gmail.com

GRACE COMMUNITY CHURCH

10:00am (coffee/tea) – 2:00pm
11:00am Service, followed by
community lunch
(415) 753-9931

GUIDE DOGS FOR THE BLIND

7:00 – 8:30pm
2nd and 4th Wednesdays
info@gdbsanfranciscopuppyraisers.com
More info at: guidedogs.com/puppy

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

MIRALOMA LIFE STAFF

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Advertising	Kate Clements
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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 are the 12th day of the month prior to publication.

Submitted articles become the property of MPIC.