

MIRALOMA LIFE

Issue No. 1

Celebrating, Informing, and Strengthening the Miraloma Park Community

miralomapark.org

Jan. 4

MPIC Board Meeting

Call 415-322-0211 to request placement on the agenda

7pm

Jan. 13

Clubhouse Clean-Up

Second Saturday of the month at the MPIC Clubhouse.

10am-noon

Jan. 25

Battalion 9 NERT Training

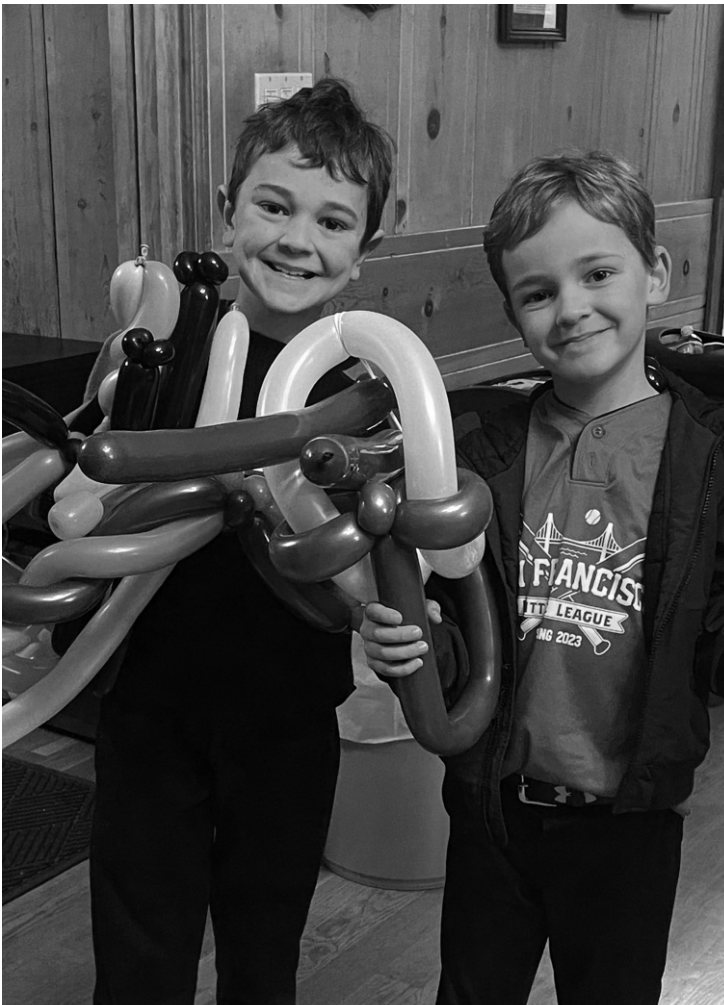
MPIC Clubhouse

6-8pm

FEATURE

MPIC Party Rings In the Holidays

by MPIC



The MPIC Holiday Party was held on December 10 celebrating the holidays and our community. It was great to see so many neighbors who regularly attend as well as those neighbors who came for the first time since the beginning of the COVID pandemic in 2020. It was also wonderful to meet so many first timers to the party as well as many new residents to Miraloma Park. This annual holiday party is MPIC's gift to the community.

We had wonderful music by the Merry Miralomans and Mr. Shap returned again this year with his magic and balloon art for kids. Even adults enjoyed special balloon bracelets!

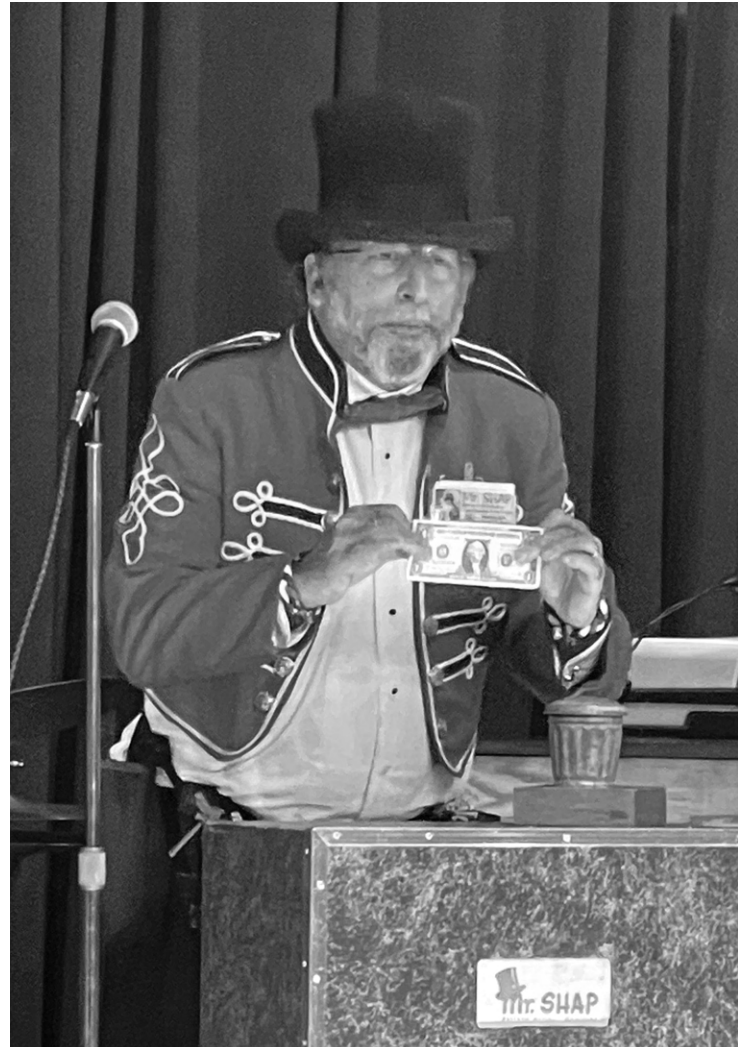
A huge thank you to all our volunteers and MPIC Board Members who helped organize and shopped for the event,

MPIC Party Rings In the Holidays *continued*

decorate, serve food and refreshments and especially helped with the fastest after-party cleanup. A special thank you to Todd Siemers for cooking the huge kettle of Jambalaya then jumping on stage to lead the band!

A raffle drawing was held for those who brought desserts. We want to thank and acknowledge our generous donors of raffle prizes and wine:

- Papenhausen Hardware on West Portal
- Creighton's Bakery
- MPIC Board member for other gift certificates
- MPIC Board Member Cary Matthews for the donation of wines from Cowgirl Winery





President's Message

by Joanie van Rijn,
Acting President

Happy New Year to all Miralomans! I hope you had a wonderful and safe holiday season and were able to enjoy the time with family and friends both near and far.

I have volunteered again to be the Acting MPIC President for January and February. I previously served as President for two years and always look forward to the challenges and opportunities to work on new community issues, meet more neighbors and engage with new volunteers and residents who recently moved into Miraloma Park. I welcome our newest Board Member, Daniel Louie. Daniel is interested in the Safety Committee and will be joining them.

We continue to rotate Acting Presidents until we identify someone who is willing and has the time to serve the full two-year term. It's not easy to serve as President when you are still working or have children or other responsibilities. But having a rotating assignment does give our Acting Presidents an in-depth opportunity to gain knowledge of all aspects of MPIC that they may not necessarily experience working on some committees.

I'm ready for 2024. One of my personal goals is to tackle our garage. We just joined "Buy nothing," a group in Miraloma Park and I'm hoping to organize and clean out items we don't need or use. Wish us luck!

We begin the year with our annual campaign: Please become a member of MPIC and/or renew your annual membership!

I want to thank all of you who have supported the MPIC by becoming members last year as well as the generous support

of our residents who made special donations.

In 2022 the MPIC adopted the following Mission Statement: *Celebrating, Informing and Strengthening the Miraloma Park Community.*

Please join our 800+ members and support our mission, our volunteers and Board Members who work tirelessly to ensure that we have a great community to live in and be safe. We have included an envelope in this newsletter for you to use to send in your membership. The MPIC is a qualified 501(c)(3) tax exempt organization. Your membership donation is tax-deductible to the extent provided by law.

During the last four years, the MPIC principally focused our efforts on responding to COVID. We've also advocated with the City on many issues including safety, resiliency, disaster preparedness, representation by our city supervisor, block champions, community building, housing, transportation, traffic issues as well as seeking grants for different projects.

Your membership dues and other generous donations also support publishing this newsletter, maintaining our Clubhouse built in 1943, where we host activities as well as the programs, initiatives and engagement opportunities which significantly affects our ability to serve the Miraloma Park community.

Since 1954, the MPIC has published this free 12-page newsletter delivered monthly, 10 months per year, to 2,200 homes and businesses in Miraloma Park. We are one of the few neighborhoods in the City that still distributes a neighborhood newsletter. We also post our newsletter on our website and share it on social media. Our newsletter's purpose is to promote neighborhood identity, strengthen community and raise community awareness of relevant issues and activities, such as disaster preparedness; to make available articles about the City's governmental and political processes and plans and promote individual participation in the development and implementation of these plans; to disseminate information about crime and safety and programs being offered such as our senior community connectors; to provide community preservation and public resources; to provide information about local events, provide articles on the history of Miraloma Park and Mt. Davidson, articles on lifestyle, conservation of resources, residential waste reduction, environmental protection, local nature and wildlife.

I close with expressing my appreciation to our former Membership Chair, Thomas O'Brien, for his efforts in growing our membership. Thomas has served the Club for many years and has stepped down. If you are interested in this position, please reach out to me at miralomapark@gmail.com. I also thank Karen Breslin for her continued presence serving an important role as Chair of our Zoning and Planning Committee (ZAP) that works on the review of project applications and promoting quality design and preserving, as much as possible, the neighborhood's architectural character.

Each new year gives each of us a chance to renew our goals and start afresh. MPIC wishes you and your family a healthy, joyous and fun new year.

We look forward to receiving your membership and thank you.

The MPIC Gets the City to Finally Repair the Broken Sidewalk on Bella Vista Way

by MPIC



If you walk along Bella Vista Way, you probably have encountered this patch of broken sidewalk shown in the picture. The sidewalk was completely uprooted and was a serious tripping hazard for pedestrians as well as disabled persons who use a cane or walker. In fact, residents have submitted 7 311 tickets since early 2021 to report the broken sidewalk. The City took no action on the 311 tickets until the MPIC recently contacted Supervisor Melgar's office asking for her assistance in making the repair a high priority.

Only an hour after MPIC submitted the request to Supervisor Melgar did she in turn contact the DPW Interim Director, Carla Short, for a timeline on the sidewalk repair. The DPW Interim Director immediately instructed her team to make the sidewalk temporarily safe and to prioritize it for repair. MPIC was informed that the repair was previously assigned to a contractor but for some reason the work was never done.

Early the very next morning, a DPW crew was out temporarily patching the sidewalk to make it safe while they marked the sidewalk for underground utilities. Then "No Parking" signs went up shortly thereafter as DPW returned to remove the damaged sidewalk and placed barriers. A week after, DPW installed a new cement sidewalk. Total time from MPIC request to completion: 11 days!

MPIC would like to thank Supervisor Melgar and DPW Interim Director Short for their rapid response to our request to fix this badly damaged sidewalk. MPIC also thanked the DPW crew and let them know that their work is important for all residents. It's the fix-it items that when completed show residents that the City is responding to their needs. The City is at its BEST!

Miraloma Park NERTs Get Ready for Training!



You are invited to join your fellow NERTs (Neighborhood Emergency Response Team) from throughout SFFD Battalion 9 at the MPIC Clubhouse on Thursday, January 25, 2024 at 6 pm for a workshop on "cribbing" presented by Gene Lee. Cribbing is the use of temporary wooden structures used to support heavy objects during urban search and rescue. Our NERTs are always training so that we can be prepared to help our neighbors.

If you are not a NERT but are curious as to what NERTs do, you are welcome to join us and learn more!

Disaster Preparedness for Pets Workshop



February 8, from 6-8PM, the MPIC Clubhouse will be hosting a workshop on preparing for your pet/s in the event of a disaster. Pet disaster expert Jaime Ross will be providing tips and handouts on what to do under extraordinary circumstances. All pet owners are welcome to attend. This is a people only event, leave your furry friends at home, please.

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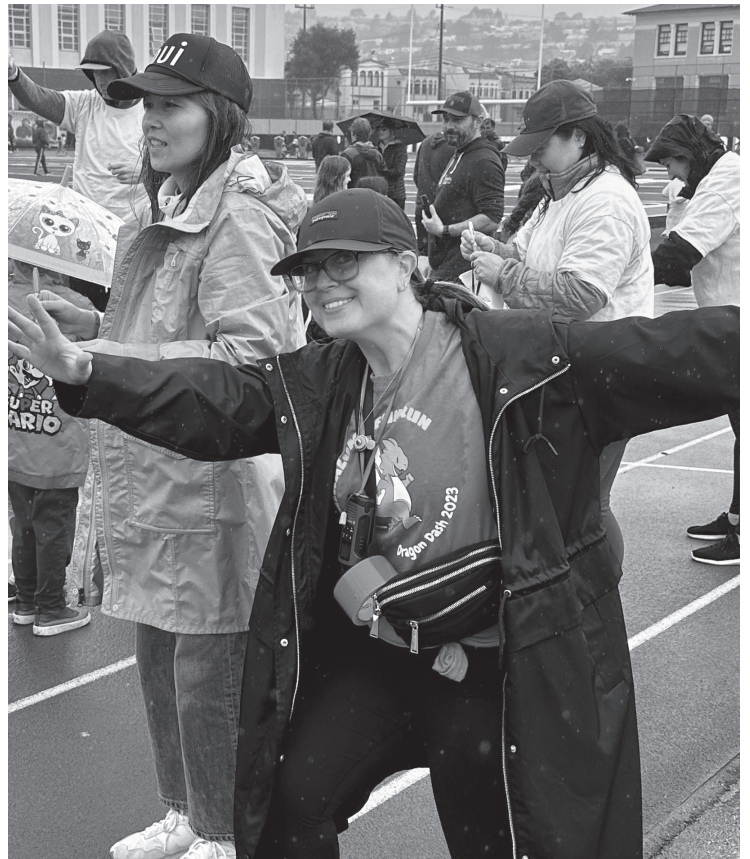
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Rain or Shine the Fun Run Was a Success!

by Joanie van Rijn



Stephanie Boudreau-Ma

Rain could not dampen the excitement of the Miraloma Elementary School Fun Run on October 22, 2023. The Fun Run is an annual fundraising event. MPIC is a sponsor of this event. Stephanie Boudreau-Ma, MPIC Recording Secretary, was the co-chair of this year's event.

It may have rained but the children and their parents ran around the Balboa High School track with energizing rock 'n roll music moving them along. It was a fantastic day! The event raised \$50,000 to support programs for the kids such as dance, art, music, and cover the cost of teachers, such as the PE teacher.



by Kate Clements

The 988 Suicide & Crisis Lifeline (formerly known as the National Suicide Prevention Lifeline) provides free and confidential emotional support to people in suicidal crisis or emotional distress 24 hours a day, 7 days a week, across the United States. When people call, text, or chat with the 988 Lifeline, they are connected to trained counselors that are part of the existing 988 Lifeline network, made up of over 200 local crisis centers. These counselors connect callers to resources.

A very comprehensive website of 988 Lifeline is available at www.988lifeline.org. It answers any questions you may have about privacy concerns, as well as general knowledge, contact information and opportunities to volunteer and donate.

- To call the hotline, **dial 988**.
- To start a text conversation with the 988 Lifeline, send a text directly to 988.
- For TTY users, use your preferred relay service or dial 711 then 988.

Clubhouse Clean-Up



The next Second Saturday Clubhouse clean-up takes place on **January 13 at 10am to noon**. Join your Miraloma Park neighbors and tidy the grounds around our historic Clubhouse. The plants (and weeds) are thriving, as we've been experiencing warmer weather. The first of the winter rains have begun, and we are expecting a wet winter due to El Niño. Please consider volunteering two hours of your time – it's a great cause, and an opportunity to connect with neighbors. Rain cancels!

BECOME AN MPIC MEMBER OR RENEW YOUR MEMBERSHIP!

ONLINE AT: 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!

The Latest on Housing Legislation – Update No. 4

by Robert Gee

Introduction

In the June, September and October 2022 newsletters I wrote about the latest housing laws and the potential impacts to Miraloma Park. The most notable legislative change at that time was Governor Newsom signing into law Senate Bill 9 (SB 9) allowing homeowners to convert their homes into duplexes on a single-family lot or divide the parcel in half to build another duplex for a total of four units. The law went into effect at the start of 2022. SB 9 effectively eliminated single family zoning in California.

My article this month brings you up to speed on two more housing laws that were recently passed in the City.

Sup. Mandelman’s 4plex Law

In October of 2022, the SF Board of Supervisors passed a 4plex law sponsored by Sup. Mandelman by a vote of 10 -1 and Mayor Breed signed into law. The 4plex law includes a density limit exception that allows 4plexes to be built in all neighborhoods zoned as RH (Residential, House - which includes Miraloma Park) and up to six units permitted on all corner lots. This law technically keeps the existence of single-family zoning in the City so that SB 9 is still effective as an option for homeowners who want to expand their properties. Expanding property under this law requires (1) that the property be owned for one year, (2) that the owner enters into an agreement with the City to make new units subject to rent control, (3) at least one of the units should have two or more bedrooms, (4) residential design guidelines are still applicable, (5) existing building height and bulk limits are still in effect and (6) there is no prohibition on discretionary review or elimination of public notice.

Sup. Melgar’s Family Housing Opportunity Act

Then in January of 2023, Sup. Melgar introduced her housing law that creates a Special Use District mostly on the Westside of the City including Miraloma Park, to make it easier for homeowners to add up to four units on their lots. The stated goal of the law is to allow homeowners the opportunity to expand their homes with less process to support multi-generational living, downsizing, or for a rental unit.

“This legislation will give homeowners options to age in place or growing families to expand by adding more private units on the same lot,” Melgar said in a statement. This law unanimously passed the Board of Supervisors and was signed into law by Mayor Breed in September 2023.

Melgar’s legislation (1) authorizes up to four units on individual lots in RH (Residential, House including Miraloma Park) zoning districts and group housing in RH-1 districts for eligible projects, (2) exempts eligible projects from certain height, open space, dwelling unit exposure and rear-yard requirements, (3) **removes conditional use authorizations, neighborhood notifications and public initiated discretionary review and allows for demolition** (except for units subject to rent control) (4) requires new dwelling or group housing units constructed pursuant to the density limit exception to be subject to rent control.

In general, the incentives in this law are available only to persons who have owned their properties for one year prior to the date of their application, if the lot contains one or fewer dwelling units or a single-family home with an illegal unit.

Interestingly, the Planning Commission stated that Melgar’s law would not have a negative effect on housing or neighborhood character and would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

The Planning Department stated that in conjunction with rezoning efforts to implement the City’s Housing Element, they are working on moving away from subjective design review such as residential design guidelines (that currently exist in the City as well as unique design guidelines for Miraloma Park) and instead review housing projects against objective design standards which would supposedly expedite approval of housing projects.

On September 7, 2023, Sup. Melgar’s aide, Jen Low, made a presentation to the MPIC board on the details of Melgar’s law. Low confirmed that the Planning Dept provided no estimates on housing units that could result from this law or the potential cost of developing such units.

Will any of these recent housing laws impact Miraloma Park? We are aware there is at least one new, multi-housing project being proposed on Marietta Drive - a new three-story residential building that will contain a two-car garage, a one one-bedroom/one bath apartment on the ground floor and a three-bedroom/two-bath house on the upper floors. The existing single-family home on the lot will be maintained.

Next month, I’ll provide an update on the newest housing law to just pass- Mayor Breed’s Housing Constraints Ordinance.

Community Connectors Annual Holiday Cookie Exchange and Potluck

by Darlene Ramlose



On December 7th the Miraloma Community Connectors celebrated our annual holiday cookie exchange and potluck. The food prepared was scrumptious and we had cookies, cookies, cookies! Joanie brought her lemon bars, Michael brought his wonderful rum cake and we can't forget Ann as she brought her beautiful basket of gingerbread men.

It was a fun time for all who attended. The Community Living Campaign provided 2 beautiful gift baskets for raffle. Truly a great time for all.

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In 2022 we helped quite a few neighbors buy and sell their homes:

- 990 Monterey Blvd \$4,150,000 Buyers**
- 966 Teresita \$1,510,000 Sellers**
- 453 Teresita Blvd \$1,630,000 Sellers**
- 1 Brentwood Way \$2,100,000 Sellers**
- 263 Staples St \$1,360,000 Sellers**

2023 Looks like it will be a busy year as well. We have several listings coming soon (please call for more info) in the neighborhood.

We also offer some very creative options to buy before selling and/or to renovate and stage your property quickly, affordably and pay for it at close of escrow through our Aethos Revive program. Please call or email for more info.

We are also excited to offer you our new Aethos Real Estate Search app free. And we never sell your info! *Just scan to download*

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Miraloma Park Seniors Community Connectors Senior Program



Tai Chi on Tuesdays
Always Active on Thursdays
 10:30am at Cornerstone Church
 If you are interested in attending, please contact Darlene Ramlose: 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 Senior Walks in San Francisco
 Contact Darlene Ramlose at Darlene@sfcommunityliving.org

Ukulele 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
sfcommunityliving.org
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Also visit us on our Facebook page:
Miraloma Park Community Connectors



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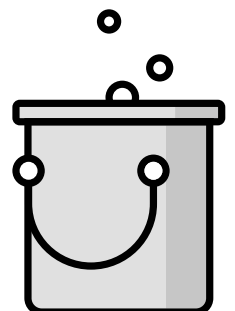
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Melinda Atta

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MPIC Safety Committee Update

Crime Stats from November 1, 2023-November 30, 2023

| Date | Time | Intersection | Description |
|------------|---------|---------------------------------------|--|
| 11/9/2023 | 4:30 PM | EMIL LN \ CRESTA VISTA DR | Burglary, Residence Under Constr, Forcible Entry |
| 11/11/2023 | 5:30 AM | MOLIMO DR \ DORCAS WAY | Theft, From Locked Vehicle, >\$950 |
| 11/13/2023 | 9:00 PM | UNNAMED 039 \ JUANITA WAY | Burglary, Hot Prowl, Unlawful Entry |
| 11/17/2023 | 7:00 PM | JUDSON AVE \ FOERSTER ST | Vehicle, Stolen & Recovered |
| 11/20/2023 | 2:50 AM | TERESITA BLVD \ STILLINGS AVE | Driving, Stunt Vehicle/Street Racing, Vehicle, Recovered, |
| 11/21/2023 | 7:00 PM | OMAR WAY \ MYRA WAY | Vehicle, Stolen, Auto |
| 11/23/2023 | 1:58 PM | SYDNEY WAY \ FOWLER AVE \ PORT | Officers Scott and Hardy responded to a report of a large group of subjects shoplifting at a store. The store manager stated that a group of approximately ten or more subjects entered the store, began loading bags with store merchandise, and then fled the store with the unpaid items. Another employee attempted to stand in the way of the fleeing suspects, at which time one of the suspects threw an item at the employee, resulting in an injury to the employee. The officers were provided with security camera footage of the incident, which remains under investigation at this time. |
| 11/23/2023 | 7:50 AM | TERESITA BLVD \ JUANITA WAY | Battery |
| 11/22/2023 | 9:00 PM | FOERSTER ST \ LOS PALMOS DR | Theft, From Locked Vehicle, >\$950 |
| 11/24/2023 | 5:30 PM | TERESITA BLVD \ SEQUOIA WAY | Theft, From Locked Vehicle, \$200-\$950 |
| 11/26/2023 | 2:00 PM | EMIL LN \ BURLWOOD DR \ LOS PALMOS DR | Vehicle, Stolen, Auto |

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Programs at the MPIC Clubhouse

Jazzercise

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

Changs International Folk Dancing

7:00–10:00pm Friday
One hour lessons on the first and second
Fridays of each month.
changsdancers@aol.com

Fort Mason Artists

Learn to sculpt, paint and draw
Monday 6:15–10:15pm
Friday 10:00am–2:00pm,
2:30–5:30pm
Konrad Dunton; 650 868 6336
Fortmasonartists.org

Ukulele Class

Tuesdays 2:00pm–3:00pm
Bawheeler46@yahoo.com

Mary L. Harden Botanical Drawing

Monday 10:00am–1:30pm
maryharden@me.com

Figure Drawing from the Live Model with Linda Hope

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

Grace Community Church

Sunday 11:00am–1:30pm; Pre service
coffee followed by community lunch
415 753 9931

Guide Dogs For The Blind

2nd/4th Wednesdays 7:00 – 8:30pm
info@gdbsanfranciscopuppyraisers.com
or 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

Contact: miralomapark@gmail.com
(415) 322-0211

| | |
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| Editor | Rober Gee |
| Advertising | Kate Clements |
| Graphics/ Layout | Butler Looney |

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.

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:
miralomapark.org/neighborhood/design-guidelines