

MIRALOMA LIFE

Issue No. 3

Celebrating, Informing, and Strengthening the Miraloma Park Community

miralomapark.org

March 7

MPIC Board Meeting

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

7pm

March 9

Clubhouse Clean-Up

Second Saturday of the month
at the MPIC Clubhouse.

10am-noon

FEATURE

Participatory Budgeting Applications for 2024 Opened On February 12

by MPIC

On February 12 Supervisor Myrna Melgar began accepting grant applications for her District 7 Participatory Budgeting program for 2024. Our District 7 office is looking for bold and innovative ideas as well as necessary neighborhood improvement projects. Participatory Budgeting (PB) is a democratic process in which community members propose projects and collectively decide how to spend part of a public budget. All applications must be for projects within the district and submitted by a resident of District 7. Applications will be accepted until March 29, followed by a review period, and District 7 voting from May 31 to June 14. Winners will be announced between June 17 to June 21.

Successful applications will focus on activities responding to critical needs in the following areas:

- Public Safety & Resilience: security investments, emergency preparedness, disaster relief, crime prevention.
- Children and Seniors: programs, accessibility, and safety for young or elderly residents, etc.
- Vision Zero & Pedestrian Safety: pedestrian safety, traffic calming, bicycle safety, safety education programs, etc.
- Neighborhood Beautification: place making, public art, improvements to parks and playgrounds, etc.

All submitted individual applications must be sponsored

by an organization. That's where MPIC comes in! Do you know of an improvement that will benefit the neighborhood?

Miraloma Park has benefited from earlier Participatory Budgeting grants. Below is a selection of the neighborhood programs and projects funded by Participatory Budgeting. Some of these projects were proposed by MPIC and others were proposed by Miraloma Park residents like you!

- Redesign of MPIC Native Plant Garden – proposed by a neighbor and supported by MPIC
- Funding for resources for the Block Champions program – proposed by MPIC
- Obtaining essential disaster supplies for the NERT program – proposed by MPIC
- Hop, Skip and Play on Omar Way – proposed by MPIC
- Lighting on Avoca Alley – proposed by a neighbor and supported by MPIC
- Creation of the Community Connectors program – proposed by MPIC

Future issues of Miraloma Life will update you on the progress of 2024 Participatory Budgeting. As we have done in the past, we will notify you of Miraloma Park projects and ask that you vote to support the projects. To obtain a grant application contact the office of the Supervisor at: [sites.google.com/view/d7participatorybudgeting/home](https://www.google.com/view/d7participatorybudgeting/home)

Why Does the City have to Build 82,000 Housing Units by 2031 and More Housing News

by Robert Gee

The San Francisco Housing Element is the new blueprint for achieving California's mandate (some use the term "high pressure campaign") to the City to build 82,000 housing units by 2031 to remedy the housing shortage. 46,598 of the 82,000 units must be affordable to extremely low, very-low, and low and moderate-income households.

How did we get to an 82,000 number for the City? State Senator Scott Wiener authored a law that went under the radar but is now hugely impacting the state. That law is the 2017 Senate Bill 828 (SB 828) that amended how the State sets the required number of housing units each city needs to build. SB 828 changed San Francisco's previous requirement of 28,000 new units to 82,000 new units by 2031. The State makes cities plan for growth through a process which sets baselines for housing production to accommodate factors such as births, immigration, and jobs. Does that process also take into account periodic revisions that may be needed due to the impact of COVID, population movement, existing utility infrastructure, other infrastructure such as fire, police and transportation, existing vacant homes and the potential for converting office buildings into residential?

According to the SF Examiner (11/1 and 11/9/2022), Senator Wiener stated SB 828 is "the most impactful housing bill that I've ever passed". Math-heavy SB 828 changed the way the State calculates housing goals for cities. The new formula it imposed takes into account historic under production of housing, the share of overcrowded households and other new criteria. Annie Fryman, then an aide to Senator Wiener, spent months writing the bill, consulting with the "maybe 12 people in the entire State who actually understood" how Housing Element law worked. Following SB 828's passage, cities saw dramatic increases in the number of housing units they must plan for in their new Housing Elements. By all accounts, most state legislators (State Assembly Members Chiu and Ting voted for SB 828), local governments and housing advocates had no idea how big of an impact SB 828 would have. Ben Metcalf, director UC Berkeley's Turner Center for Housing Innovation and head of the California Department of Housing and Community Development from 2015-2019 stated "It was a technical change

to a methodology that demographers at the State were using to assign targets for a Housing Element cycle. It was really weedy and cryptic, and most people were not paying attention to it."

California is an expensive place to live. Home prices are high and consequently rents are high. Some people are priced out of the California housing market and are moving out of the State. This is a real problem. State legislators including Scott Wiener and Governor Newsom have passed bills that address just one aspect of the housing issue - streamlining or eliminating building costs related to local guidelines (such as neighborhood character preservation, permitting, density and zoning) to make it easier, faster and cheaper to build housing. The reasons for the shortage of affordable housing, however, are multi-fold and complex. They include:

1. Lack of Federal and State government investment in affordable housing. There is much consensus on this, including from low income housing advocates.
2. High cost of construction materials and labor, high mortgage rates and high cost of land.
3. Highly-paid workers who can out-bid other workers for rents and home purchases.
4. Local costs (permits, neighborhood aesthetic guidelines in regard to height limits, architectural style and neighborhood historical character) and finally zoning that limits the number of households permitted on a given lot.

The laws passed by our State legislators and Governor Newsom focus on neighborhood character items in #4 above and avoid dealing with the foundational economic issues in items #1-3 above. They scapegoat the easy target.

Part of the City's plan to meet the 82,000-unit requirement is the Planning Department's current rezoning proposal that impacts the west side of the City. It will allow for taller and denser development along main transit corridors and commercial areas. In Miraloma Park, the rezoning proposal would allow up to 6-story buildings on Portola where the existing commercial buildings are located. Most of the west side, including Miraloma Park, would be rezoned to allow 4-plexes, and 6-plexes would be allowed on corner lots.

But there is nothing in the rezoning proposal that guarantees, provides, or promotes affordable housing for low-

and moderate-income workers, such as teachers, healthcare workers, retail employees and first responders. It appears to promote more and denser high-end market rate housing, not affordable housing for essential workers. The rezoning plan which is to increase density, will present significant transportation challenges. The strain on infrastructure hasn't been considered and our roads, public transportation, water supply and sewage systems are not adequately equipped to handle the increased demand from increased population.

In addition to the Planning Department's rezoning plan, another housing ordinance called the Housing Constraints law sponsored by Mayor Breed was passed in December 2023 by the Board of Supervisors and signed into law. This new law is supposed to help the City reach the 82,000 unit goal by streamlining housing production.


Some key elements of this new Housing Constraints law:

- A. Eliminates RH 1 zoning - For example, the law ends Miraloma Park's single family RH-1 zoning allowing a maximum of 4 units and 6 units on a corner lot.
- B. Exempting specified housing projects from the notice and review procedures (informing neighbors)

- C. Removing Conditional Use Requirement Permit for several types of housing projects such as:
 - housing developments on large lots and building additional units in lower density zoning districts
 - senior housing projects
 - amending rear yard, front set back, lot frontage minimum lot size and open space requirements (front and rear yards in certain districts)
 - allowing additional uses on the ground floor in residential buildings, homeless shelters, and group housing in residential districts

Lastly, there's still more housing legislation in the Board of Supervisors pipeline. The latest pending legislation being considered would allow height increases at corner lots in the West Side including Miraloma Park to go as high as 6 stories though the Planning Commission has already provided feedback that 5 stories should be the maximum height so that the appearance next to 2 story homes won't be so stark.

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President's Message

by Robert Gee,
Acting President

The MPIC normally has a President and Vice President that serve 2-year terms. But since the beginning of the Covid pandemic in 2020, we are not living normal times. The MPIC hasn't been able to find volunteers to commit to serving as President and Vice President for the full 2-year terms. In the interim, MPIC board members have each taken turns serving as acting President and Vice President for 2 month rotations. This temporary arrangement has worked in the short run but is difficult for the MPIC to strategically plan and accomplish goals over the long term.

Therefore, I've decided to step back into the role of acting President until the upcoming MPIC elections in June 2024 where I hope members will elect me to serve a 2 year term. My fellow MPIC board member, Patti Moran has agreed to serve as acting Vice President as well for the same period. I have served on the MPIC Board since 2007. Many of you will remember that I previously served as MPIC President from 2012-2016. My fellow board members and neighborhood volunteers all have enthusiastic ideas and visions for how we can support and strengthen our mission of Celebrating, Informing and Strengthening the Miraloma Park Community. The Covid pandemic isn't over and these continue not to be normal times. Patti and I look forward to

leading the MPIC in continuing to accomplish not only our short-term goals but also strategically plan for the long term.

I want to announce that Joanie Van Rijn has decided to step off the MPIC Board as of March but she will continue to be very involved by taking over as the Resiliency Committee Chair and continuing to be a member of the Clubhouse Committee. Joanie has also served as MPIC president in 2018-2020.

Debra Estrin, our long time Safety Committee Chair, has announced her resignation. I want to thank Debra Estrin for all of her efforts to make Miraloma Park a safe neighborhood. Debra also previously served as an MPIC board member. During her tenure, Debra has maintained strong relationships with all of the different Ingleside Station captains, has served on the Ingleside Community Police Advisory Board and was an excellent community liaison. She was instrumental in planning the safety town halls at the MPIC clubhouse with SFPD, City Attorney and District Attorney's offices. Debra also provided timely and informative safety articles in the newsletter as well as helped the MPIC respond to different policing issues.

One of my first goals will be to appoint new committee chairs for the Safety, Clubhouse and the Zoning and Planning Committees. Maintaining strong relationships with the Ingleside Station police, informing our residents of crime stats, providing safety tips and helping neighbors to know their neighbors are safety priorities we need to continue our focus on. We also need to continue to maintain our 80+ year old clubhouse and grounds as well as strategically plan for needed capital improvements. Then there is the need to keep up with the speed and complexity of changes in state and city housing zoning, density and related public notification laws that may impact the character and quality of life in Miraloma Park over the long term. We need to pay close attention to these changes and inform our residents.

Lastly, if you are a resident who still relies primarily on your AT&T traditional wired landline phone service, you need to pay attention to the AT&T letter that you should have recently received. AT&T is informing its landline users that they are seeking permission from the California Public Utilities Commission (CA PUC) to stop offering landline service. Don't ignore this important notice. Traditional landline phone users may be seniors, homebound or disabled who have for a long time relied primarily on their AT&T landline phone service especially in emergencies when there is a power outage. According to Census data, over 90 percent of households in Miraloma Park have high speed Internet connection. However, cell phone service and Voice Over Internet phone service may go down during a power outage but landline phone service could still be working. If you want to maintain your AT&T landline phone service, you should write to the CA Public Utilities Commission Public Advisors Office to express your concerns at: 505 Van Ness Avenue, SF, CA 94102 or submit an email to public.advisor@cpuc.ca.gov. The CA PUC could make a decision in September 2024 if they will allow AT&T to discontinue landline phone service.

Miraloma Community Connectors Love to Celebrate!

by Joanie van Rijn

February is a month of many celebrations, and our Community Connectors had no shortage of events. The Miraloma Community Connectors celebrated Chinese New Year by inviting Sally, our tai chi teacher each Tuesday, to perform her tai chi Yan fan form. Watching Sally execute the flowing moves one forgets this is a martial art and even though it's a fan it could be deadly. Following the class and demonstration the Connectors enjoyed a New Year's treat of gok ji and peanut cookies.

The Tuesday ukulele group celebrated Chinese New Year and Fat Tuesday together on the 13th of February After

playing a full list of oldies and goodies, the group shared treats they had brought, and good conversation, too, including the story that the original "baby" in the King cake (which represented the Christ child) was a fava bean. Member Christine shared her vast collection of ceramic King Cake figurines, which included a soccer player, Luke Skywalker, a donkey and an astrolabe! The most popular figurine in the US is a plastic baby. Members Barbara and Jill brought a Mardi Gras King Cake to share. The cake was cut and each uke player got a slice. Was there a baby hidden? If so, who would get the baby? What happens if you find the baby? Some believe it is up to you to host the next party, although that might not be your idea of a prize. The baby was found! Marie was the lucky one.



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Discounted Rides on Public Transit

by MPIC

Do you, or anyone you know need help with transit costs? Transportation costs are a significant burden to many households in San Francisco. The Metropolitan Transportation Commission created START. Clipper START is an updated 18 month pilot program providing single ride fare discounts on a Clipper card to adults (ages 19-64) with a gross annual income at or below 200% of the Federal Poverty level. The fare gives users 50% off Muni and BART single ride fares, as well as on other Bay Area providers. The program has changed so that all participating transit agencies use the same percentage on discounted fares. Residents will need to provide proof of identity and income. A personalized Clipper card will be sent to the resident applying and meeting the standards. Any adults, ages 19-64, living in the Bay Area who meet the income limits qualify for the START discount. For more information, please go to: www.sfmta.com/fares/clipper-start



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Pets and Disaster Preparation Workshop

by Kate Clements



A small but enthusiastic crowd attended a presentation on the night of February 8th by Jamie Ross, an Animal Disaster Service Worker, a member of SF Neighborhood Emergency Response Team and CART (County/Community Animal Response Team). She has been deployed to more than a dozen wildfires to provide assistance with emergency sheltering of pets, evacuation, search and rescue, sheltering in place protocols, and reunification of pets with their owners. With such an extensive background, Ms. Ross was able to provide a good deal of insight into best practices when a disaster strikes.

Beginning with what people should expect from animal response workers during a major disaster, she led the group through a timeline that points to how important it is to be prepared in advance:

- The first 12 hours will be chaotic, as the magnitude of the disaster is uncovered. One

should assume no 911, no first responders*, no cell service or animal rescue.

- After 72 hours, coordination will begin to take shape. It may only be then that emergency shelters will be able to take in pets.
- 72 hours after that, outside teams may deploy to a site to help with pet triage.

Some circumstances which may hinder your pet/s rescue include: being out of town when the disaster occurs; being at work when the disaster occurs and not being permitted to re-enter your household; lack of suitable transit; and/or not being able to find a place which will accept both you and your pet/s if your residence is compromised, red-tagged, or destroyed. As an individual, you should prepare for both evacuation and shelter in place (SIP) scenarios. The ASPCA has a good website for information: [aspc.org/pet-care/general-pet-care/disaster-preparedness](https://www.aspc.org/pet-care/general-pet-care/disaster-preparedness)

Should your pet be left to shelter in place, Ms. Ross recommends leaving one week of food (minimum); water sources such as a toilet with the seat up and, if possible, a water filled bathtub or large open container; medications if needed; a pet ready crate with ID tag and photos of your pet and you to help with reunification. You should also plan for power loss, which might entail someone needing to break into your home to rescue your pet/s.

The bottom line is that you are the first line of defense for your pet. Friends and neighborhood groups follow. Following that are the City/County, First Responders, the State and any national entities which might help. Disaster preparedness saves far more animal lives than anything else in a major disaster event. By creating a plan, assembling go-bags, and finding a pet “buddy” to assist if you are unable to get to your pet in a timely fashion, your chances of a good outcome increase exponentially.

*According to Mission Local, in 2019, 71% of SF firefighters lived outside the city. At least one of every eight San Francisco Fire Department employees lived beyond the nine-county Bay Area.

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George Davidson, A Mountain of a Man, Part III

by Kate Clements



This will be the last installment of my series articles on George Davidson, a most extraordinary individual whose contributions to the sciences are simply remarkable. In the previous article, I wrote about his West Coast Survey of the contiguous United States, and then Alaska, as well as his war time efforts on behalf of the Union, and his observations on latitude, longitude, and azimuth observations. In the second half of his life, Davidson, increasingly well known and highly regarded by the government, was dispatched overseas on a variety of jobs, as well as conducting his own business as a consulting engineer. He also built the first permanent planetary observatory on the west coast, right here in San Francisco! Not to mention raising four children with wife Ellinor nearby on Washington Street. Let's delve into some of these events.

Before humans were able to harness the power of radar, trigonometry was used to determine the distances between objects. It was used extensively in Davidson's work on coast observations and geodetic lines. Astronomy goes hand in hand with trigonometry to make these determinations. Naturally, Davidson was keenly interested in using astronomy

for his work, and from the late 1860s onward, he was engaged in that work in Alaska, southern California and the Sierras, while later (in the 1870s and 1880s) he made trips to observe solar eclipses, the transit of Venus from Japan, and again in New Mexico. Although his preference was to be in the field with his fellow scientists and engineers, his health and the incredible effort needed to fund and carry out these trips may have been partly responsible for Davidson's building his own observatory in what is now Lafayette Park in 1879. It was the first permanent observatory on the west coast. The telescope that was housed in it was occasionally transported along on his astronomical jobs further away. He moved his family to Washington Street to be closer to the observatory. Whenever he was home, and the conditions were right, he went there to make celestial observations. It stood for 25 years, and during that time he maintained an open door policy for anyone interested in astronomy. After the earthquake of 1906, it was used as a refuge for women and children, and closed down the following year.

Another astronomical feat, and by far more important to those of us who live in California, was Davidson's role in

convincing James Lick, at that time the wealthiest man in California, to fund the costly development of the largest and most advanced observatory in the United States. Although Davidson was not convinced that atop Mt. Hamilton was the right site, without his persuasion at the beginning, it is doubtful the observatory would have come to fruition at all. Many knowledgeable people believe his finest work alongside the coast surveys was determining the base lines on which all of the distances in California are measured. In the 1870s he located the precise boundary between California and Nevada.

In 1873, President Grant appointed him a Commissioner of Irrigation for California. He and two others surveyed San Francisco harbor to make recommendations to improve it. In addition in his capacity as a commissioner, Davidson undertook a world- wide tour through China, India, Egypt and Italy to study irrigation and reclamation projects. He consulted with officials and engineers to assemble as much information as possible, knowing that agriculture in California would depend on water distribution. He was a member of the California Academy of Sciences as far back as at least 1869; by 1872 his enthusiasm and knowledge had him elected as President, a position he held for the next 16 years. The original Academy building (established in 1853) was quite small and unfit for purpose. In 1874, the Academy moved to a new home, funded by some of early wealthy residents such as Leland Stanford, who were well known at the time. George Davidson was partially responsible for their donations. Throughout the 1880's, he continued to be engaged by the government in astronomical and geodetic work. Overall, he wrote more than 150 papers, monographs and newspaper articles, and presented many at scientific conferences. One might think by the 1890's, Davidson would be considering a well-deserved retirement. Instead, he pressed on, continuing to engage with the world. In addition to his geodetic work, he was named president of a board of engineers to devise a sewer system for San Francisco; began observations for variations in latitude; presided over a Geodetic Conference in Washington, DC; was a founding member of the Sierra Club; opened an engineering consultancy office; was appointed a Professor of Geography at UC Berkeley...I could keep listing achievements, but you get the point. His wife Ellinor was said to be a gracious hostess to the constant stream of visitors who were attracted by her husband's vivid and magnetic personality. Elinor was much admired, and her opinion sought after by their guests. In 1905 his eyesight began to fade away, and despite operations to fix the problem, the outcome was not very successful. His beloved wife, Ellinor died in 1907. He gave up teaching and his beloved observatory, yet within his home he continued to research on the early navigators. In November of 1911, he caught a cold and physical frailty led to his death on December 2nd. A most amazing and admirable life came to an end at 86. There is so much more to know.

If you want to investigate further, I suggest reading George Davidson, Pioneer West Coast Scientist by Oscar Lewis.

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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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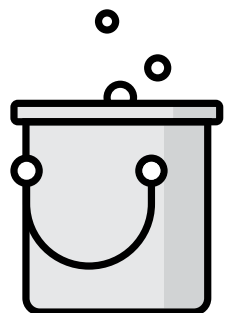
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References Available



MPIC Safety Committee Update

Crime Stats from January 1, 2024-January 31, 2024

Date	Time	Intersection	Description
1/5/2024	11:42 PM	TERESITA BLVD \ STILLINGS AVE	Theft, Other Property, \$50-\$200
1/5/2024	12:00 PM	LOS PALMOS DR \ BELLA VISTA WAY	Theft, From Locked Vehicle, >\$950
1/6/2024	2:01 AM	JUANITA WAY \ MARNE AVE	Theft, From Locked Vehicle, >\$950
1/7/2024	12:00 AM	FOERSTER ST \ MONTEREY BLVD	License Plate, Stolen
1/7/2024	8:00 AM	TERESITA BLVD \ FOERSTER ST	License Plate, Stolen
1/12/2024	8:32 AM	FOERSTER ST \ MELROSE AVE	Firearms, Seizing at Scene of DVU
1/12/2024	8:32 AM	FOERSTER ST \ MELROSE AVE	Disturbing The Peace
1/12/2024	5:40 AM	ROCKDALE DR \ ISOLA WAY	Theft, From Locked Vehicle, >\$950
1/15/2024	7:30 PM	CHAVES AVE \ DEL SUR AVE	Vehicle, Stolen, Auto
1/18/2024	2:30 PM	OSHAUGHNESSY BLVD \ PORTOLA DR	Battery
1/20/2024	3:41 AM	LOS PALMOS DR \ BELLA VISTA WAY	Officers Ramirez and Ahern responded to a call of a theft on the 400 block of Los Palmos Street. The victim informed the officers that someone had taken his lockbox from in front of his home. The victim went on to say that the lockbox contained the keys to his front gate and front door. The victim said he wanted to see what happened and viewed footage from his surveillance camera. The surveillance footage showed two suspects pulling up to his home in a suspicious vehicle during the early morning hours. The two subjects proceeded to use an electric saw to cut the lock box from his gate. The subject left but returned about an hour later and stole a garden hose. The subject left and returned a third time and tried to enter the home using the stolen keys but were unsuccessful and quickly left the scene. A copy of the surveillance footage was pro-vided to the officer to help aid in the investigation.
1/21/2024	3:40 PM	OSHAUGHNESSY BLVD \ PORTOLA DR	Vehicle, Recovered, Truck
1/23/2024	12:46 PM	OSHAUGHNESSY BLVD \ PORTOLA DR	Firearm, Possession By Prohibited Person
1/23/2024	6:30 PM	LAGUNA HONDA BLVD \ PORTOLA DR	Vehicle, Stolen & Recovered
1/24/2024	12:00 PM	ROCKDALE DR \ REPOSA WAY	Theft, Other Property, >\$950
1/29/2024	8:21 PM	TERESITA BLVD \ PORTOLA DR	Robbery, Comm. Establ., W/ Force

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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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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