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The Rockridge News

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Restaurateurs Appeal Planning Ruling

According to documents filed with the City Clerk, proponents of the College Avenue Fish Co., a fish restaurant planned for 5346 College Avenue, next door to McNally's Irish Pub, have appealed to the City Council to reverse the decision of the Planning Commission to deny a permit to establish the restaurant.

The Commission, in a regular public hearing held September 15, voted to deny the application for the Major Conditional Use Permit necessary to open a food servide establishment after considering the arguments of a group of surrounding Neighbors led by Ms.Karen Paulsell and representatives from RCPC.

The College Avenue Fish Co. proposal outlines plans to remodel the existing 750 square foot structure, formerly a single family home used as an office, to seat over 60 diners, 26 inside the restaurnat, and 30 to 40 on a rear deck. The deck is planned to extend to within six feet of the rear property line.

Neighbors voiced vigorous opposition at the hearing because of concern about increased traffic and parking problems, lack of cooking odor control devices, and the invasion of privacy and noise disturbance that would be caused by the proposed rear deck.

The City Council will hear the appeal at its meeting Tuesday, November 18th, at 7:30 pm. Neighbors concerned about this issue should write to the Mayor and the City Council prior to the hearing, and should attend the hearing. Phoned messages to Vice–Mayor Marge Gibson, our City Councilmember, at 273–3611 will also be helpful.

Call Karen Paulsell at 655–0818 for further information.

Night Spot Denial

ABC Sets Yoshi's License Hearing

Yoshi's application to permit the service of alcoholic beverages in the Night Spot has been denied by the California State Department of Alcoholic Beverage Control.

Citing the California Constitution, the Business and Professions Code and the California Administrative Code, the ABC found that "issuance of the applied–for transfer would be contrary to public welfare and morals..." and "would interfere with the quiet enjoyment of [nearby] residential property by the residents of [the] area."

Mr. Kaz Kajimura, Yoshi's owner, appealed the decision and a hearing is scheduled for 9:30 a.m., Monday, November 24, Room 1018, 1111 Jackson Street, Oakland. According to ABC procedure, a State Administrative Law Judge will hear Mr. Kajimura's petition for and any protests against issuance of the license.

Following the hearing, the judge may decide no license should be issued, or may recommend a license subject to specified conditions. The judge's decision is then ratified or modified by the Director of the ABC.

As reported in the September Rockridge News, the RCPC Board and Mr. Kajimura reached an agreement on conditions of operation for the Restaurant and Night Spot.

However, since the application has gone to hearing, that agreement is void.

RCPC BOARD ELECTION NEWS INSIDE, PAGE 3

Dates Calendar Events Calendar Dates Calendar Events

Tuesday	**Nov 18**	**7:30 pm**	**City Council** to hear **College Avenue Fish Co. Restaurant** appeal of denial by the Planning Commission of a Major Conditional Use Permit for a restaurant on College Avenue. **See Story page 1.**
			City Council to vote on funds for acquisition of **Art Stone** property. **See Story page 3.**
Thursday	**Nov 20**	**7:30 pm**	**RCPC November General Meeting**, College Avenue Presbyterian Church. Election of Board Members. **Board Elections**

Rockridge: An Oral Memoir of Mrs. Lora T. Scott

By Andrea Gabriel

Lora Toombs Scott, an elegant and refined woman whose lively brown eyes and enthusiastic conversation belie her age, was born in 1895 in San Jose, California. Raised in San Francisco, Mrs. Scott moved to the East Bay with her husband Verner, about 1940.

She began studying music and voice at the San Francisco Conservatory at the age of 16. Today, at age 91, she still gives music lessons in her modest home on Alcatraz Avenue.

Mrs. Scott's grandmother was a member of a Black pioneer family from Missouri who crossed the country to California in 1850.

Ethel Ruymaker moved to Rockridge about 1956 and became a neighbor and acquaintance of Mrs. Scott. When I expressed my interest in Rockridge history to Ethel, she arranged this interview with Mrs. Scott and accompanied me on my first meeting with her.

This excerpt from our interview reveals a bit of Mrs. Scott's story in Rockridge and of early days in North Oakland.

Some of my original questions have been rephrased in this version for clarity.

– A.G.

Gabriel: North Oakland and the Rockridge Area have changed quite a bit since your arrival. What did Alcatraz Avenue look like 45 years ago?

Scott: This was a quiet, restful street. It looked just about like it is, because these houses were all there. The people were well established and middle class and comfortable. These were very nice homes all up and down this street. Respectable homes, nothing magnificent. They were homes for families. Peralta School was just like the old fashioned schools – just an ordinary wooden structure, the old 1890's type. The school was called Peralta because this area had been the Peralta Farm. I suppose it belonged to the Spanish people in those early days.

At that time we had a street car [on Alcatraz]...; it went down as far as San Pablo.

Gabriel: Did you ever ride on the streetcar?

Scott: Oh, of course. It was very convenient.

Ruymaker: Well, I remember when we first came to the area, there was the old Key System, and I remember the streetcars running along San Pablo Avenue. We used to take the Key System [the old train system] all the way out to East Oakland. There were four, five, six cars and it was very comfortable and very nice; you didn't have to worry about traffic jams.

Ruymaker: What about College Avenue? What were shops and stores like there?

Scott: Where the restaurant is [Norman's], that was a five–and–dime. There was a streetcar on College Avenue and there was one on Telegraph Avenue because streetcars are what they used. The Safeway started there, and I think that was the original from which they started – a little hole in the wall.

Across the street from it was a large market called Hagstrom's. We always had a drugstore up there – Chimes. I remember going to [Dreyer's] occasionally. It was just a little ice cream parlor. There were a lot of little shops. I think there was a little shoe shop there where you had your shoes repaired. You don't have them repaired any more, they don't last that long.

Gabriel: You were both here when they put the Grove–Shafter Freeway through, weren't you?

Ruymaker: When I first went to work in San Francisco, there was no freeway here. I'm talking late '50's, early '60's, and I used to go to San Francisco by MacArthur Boulevard.

Scott: It tore down a lot of old homes, comfortable homes. [My friends who lost their homes] moved out toward Lakeshore.

Gabriel: What was Claremont Avenue like when you moved here, Mrs. Scott?

Scott: Claremont Avenue was rather special. Nice homes for that time. They were mostly wooden, maybe a few stucco, and then stucco became the material that people used as time went on.

There was always the Shell Station; I used to go there.

Ruymaker: They used to have a school there, too – College Prep School..There's a big office building now [Alameda County Medical Association building].

Scott: They would have concerts at the Claremont Hotel. Young singers and musicians got a chance to be listened to. We didn't have all the amusements that young people have now. Everything [now] is so exciting and so expensive. Well, you'd be surprised; a dollar or two, you were rich when we were young... Nickel car fare... When we had parties we had lemonade and high tea cookies. I can just imagine what these young people would think! [Laughter]

Gabriel: How did you select this house for your home?

Scott: This house was up for sale and we were looking for a place to be permanent; at that time, I had three teenagers. Out in the yard, there was a lovely, attractive artistic pool with gold fish in it.

Gabriel: What did your husband do?

Scott: He worked at the Post Office in San Francisco. I gave music lessons; piano and singing.

Gabriel: When you moved to this neighborhood, did you have a sense of being comfortable?

Scott: Well, yes. When we first moved here, neither my husband nor I were too noticeable at that time, and nobody questioned us. I had music students coming here, so they had a meeting to expel us from the neighborhood.

Ruymaker: Because you had a business?

Scott: That was not the reason – it was our color. They [the neighborhood] formed a meeting and they were going to expel us. Oh, yes! It was horrible. We were going to pollute the neighborhood. So anyway, no one showed up at the meeting. No one came! I guess they felt ashamed of themselves, but that was a long time ago.

Gabriel: Were you angry about that?

Scott: Not exactly angry. You know those things have been happening for years. A lot of places had [restrictive] covenants on them, you see.

See Memoir, page 4

Update: RCPC Board Election

Membership of the RCPC Board of Directors for the coming year will be determined by Neighborhood voters at the General Meeting to be held Thursday, November 20, 7:30 pm, at the College Avenue Presbyterian Church.

Voters will cast their ballots for a total of nine Board members from candidates selected by the nominating committee.

Current nominees are:

Mr. Mark Aaronson
Ms. Barbara Anderson
Mr. Marc Beyeler
Ms. Nancy Dutcher
Mr. Barry Epstein
Ms. Annette Floystrup
Mr. Peter Goldsmith
Mr. Don Kinkead
Mr. Jack Nunberg
Mr. Ray Perman
Mr. Richard Smith

Nominations may be entered until declared closed by the Chair prior to the time of the vote at the General Meeting.

Voters must be at least 18 years of age and will be asked to verify their residence in the Rockridge Area as defined in the By–Laws of the Rockridge Community Planning Council.

Planning Commission Rejects Shell Oil Mini–Market!

Voting 5 to 0 at its November 12 public meeting, the Planning Commission denied Shell Oil's request for a Major Variance to construct a mini–market at its station at Broadway and Taft Avenues.

Strong opposition by Upper Broadway area Neighbors helped convince the Planning Commission to follow staff advice recommending denial of Shell's request.

At an earlier hearing, Neighbors testified against the plan, citing problems of increased traffic, crime, litter and noise. They also noted that several neighborhood convenience markets already exist along College Avenue. In addition to their testimony, the Neighbors submitted numerous letters and a petition signed by 300 people opposing the project.

RCPC Vice–Chair Barbara Anderson delivered a letter from the RCPC Board to the Planning Commission and testified against the proposed variance on behalf of the neighborhood. Ms. Anderson also argued that Shell's plan met none of the requirements for a Major Variance.

Shop With College Avenue Merchants

College Avenue Parking ?

City Considers Art Stone Property Buy

The critical parking needs of the Rockridge Community continue to be the focus of discussions between RCPC, the College Avenue Merchants Association (CAMA), and the City of Oakland. The Art Stone property near Manila and College Avenue, considered a possible site for a surface parking lot in combination with other public uses (such as a park, library, neighborhood center, etc.), may play a part in meeting those needs.

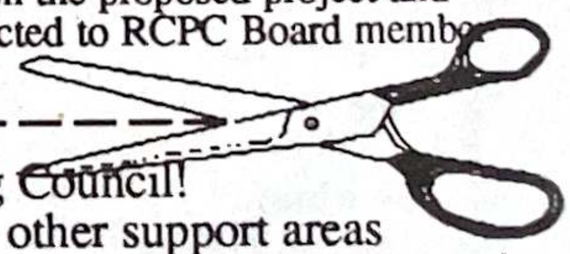
On Tuesday evening, November 18, the City Council will vote on a resolution authorizing funds to purchase the property for use as a parking lot. Passage of the resolution will also start the process by which the City staff and the community will determine the project feasibility and eventual development of the site.

The City of Oakland has engaged The Bay Area Partnership, under the direction of Mr. Steve Costa, to solicit community input and to coordinate the development of the project. The Partnership is "a non–profit Oakland–based organization involved with design, planning and development of innovative urban amenities in Oakland and other Bay Area cities".

Rockridge community members will have ample opportunity in the coming weeks and months to help determine the shape and content of the final project. Bryant Street Neighbor Ms. Sylvia de Trinidad has volunteered to conduct a door–to–door survey on Manila and Bryant to let residents know about the proposed mixed–use project, and to gather Neighbors' reactions, suggestions, and concerns. To share your thoughts, call Sylvia at 558–5104 (daytime, or leave a message).

As with any new development project on College Avenue, the proposed Art Stone property project will have to go through the full range of zoning applications, staff reviews, and public hearings. A preliminary Environmental Report prepared by the City – ER 86–87 – is available for public response. The preliminary "Negative Declaration" applies to the purchase only. According to Planning Director Alvin James, "Subsequent development of the site will be subject to further environmental review, including the preparation of appropriate environmental documents."

Your views and concerns on the proposed project and other parking issues may be directed to RCPC Board member Barbara Anderson at 655–3499.



Yes! **Enroll Me as a Registered Member** of the Rockridge Community Planning Council!
I have enclosed a check for my tax–deductible donation for a year's registration and other support areas
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Thank you!

Mail to: Don Kinkead
5626 Oak Grove Avenue
Oakland, CA 94618

A Clean Sweep For Rockridge?

The Oakland Street Sweeping program is underway! Funded by a surcharge on your scavenger company bill, the program provides for periodic machine sweeping of Neighborhod and business district streets.

Mr. John Gable, an Ocean View Avenue resident has discussed the program with Mr. Alvin Bashful of the City of Oakland Office of Public Works. According to Mr. Bashful, a report on the street sweeping program is in preparation for submission in January to the City Council.

The important step at this point, according to the City, is for Rockridge Area residents to decide what they want and to advise the City in writing.

Mr. Gable will present his findings in greater detail at the RCPC General Meeting, Thursday November 20, at 7:30 pm at the College Avenue Presbyterian Church. Please plan to attend.

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Sole Sunburst	750 ML.	$2.99 + tax
Vodka		
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J & B	Liter	$14.49 + tax
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A Stronger Demolition Permit Process

Changes in demolition notice posting, demolition permits issued simultaneously with building permits for a replacement structure, and a stronger penalty structure have been proposed by Public Works Director Terry Roberts. Those proposals are being studied by the Public Works & Capital Improvements, Land Use, and Environmental Concerns Committee of the City Council.

A stronger demolition ordinance with substantial penalties for violators will give Neighborhoods a more effective voice in the planning process. The Adams Point Preservation Society, 38th Street and Mosswood Neighborhood Associations, RCPC and other Neighborhood Associations agree on the necessity to strengthen the proposals to develop a meaningful Ordinance revision.

RCPC members are encouraged to write to these City officials at 1 City Hall Plaza, Oakland 94612, in suport of strengthening the demolition ordinance:

Vice–Mayor Marge Gibson, our Councilmember;
Director of Public Works, Terry Roberts;
Comittee Chairperson Mary Moore.

For details of the proposed changes, call Annette Floystrup at 652–6794.

Memoir, *continued from page 2*

Gabriel: We've talked about street scenes and store fronts that have changed. Has Oakland changed in other ways?

Scott: I used to go home to my mother and my aunt in San Francisco, and I'd come home on the last train around one o'clock [in the morning].

Gabriel: And you felt safe travelling at that hour?

Scott: Perfectly. Do you know I used to leave my door ajar? – leave my back door open and never think of closing it! It's really changed now... But we thought nothing of it, to take the last train home. We used to go over there [San Francisco] to concerts and good plays. Oakland was very primitive then!

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