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The Rockridge News

Sponsored by the Rockridge Community Planning Council, 6225 Ross Street, Oakland

Planning Commission Sets Restaurant Conditions

College Avenue Fish Co. restaurant proponents came to a last minute agreement with RCPC concerning odor control and limiting take-out sales to 50% of gross receipts during a Planning Commission hearing held January 6. The Commission then adopted RCPC recommendations for use permit conditions.

The Commission previously had denied the application for the Major Conditional Use permit necessary to open the restaurant planned for 5346 College Avenue after hearing the strong concerns of immediate Neighbors and of RCPC. The restaurateurs appealed the decison to the City Council.

At the Council meeting, held December 9, the restaurant proponents announced they would eliminate a controversial rear deck seating area in an attempt to meet Neighborhood objections. The Council directed the restaurateurs to meet again with RCPC and referred the application back to the Planning Commission.

The restaurant partners presented their revised plans at the December RCPC General Membership meeting, and discussed Neighborhood concerns. Later, the applicants agreed to comply with a City odor control ordinance that otherwise would not have applied to the operation of the business in College Avenue's C–31 Special Retail Commercial zone. All items of agreement were listed in an RCPC draft letter forwarded to the applicants and also presented to the Planning Commission for inclusion as conditons of operation in the use permit.

The Commission voted to accept the items of agreement as presented by RCPC and to recommend that the Council approve the restaurateur's appeal.

remember! third wednesday

RCPC meetings are held the *third Wednesday* of each month in the first floor meeting room behind the sanctuary of the College Avenue Presbyterian Church at 7:30 p.m. This change enables RCPC to provide wheelchair access.

Yoshi's Neighbors Upheld

ABC Director Affirms Liquor Sales Denial

Yoshi's application for a license to sell alcoholic beverages in the Nightspot has been denied by the Alcoholic Beverage Control Board.

Acting on the recommendation of an Administrative Law Judge who listened to Yoshi's owner Kaz Kajimura and Neighborhood protestors state their positions at a November hearing, the Director of the ABC upheld the protestor's position and refused to permit the sale or consumption of alcoholic beverages in the nightclub. Service in the restaurant, the upstairs lounge, and the sushi bar are not affected by the ruling.

The Director accepted a "proposed decision" presented by the judge who found that "Yoshi's has failed to establish that normal operation of the (nightclub)... would not interfere with the quiet enjoyment of their property by residents living within 100 feet of the (nightclub)".

In his Certificate of Decision, the judge noted the protestors' contention that normal operation of the nightclub brought parking problems, patron noise and noise from the club itself.

The judge also noted that Mr. Kajimura was agreeable to the conditions of operation previously arrived at in discussions with RCPC, but found "it was not established (by applicant) that the conditions proposed would be effective".

According to a report in the Oakland Tribune, Mr. Kajimura does not intend to appeal the decision and is considering reapplying for the license in about a year.

Dates Calendar Events Calendar Dates Calendar Events

Wednesday	**Jan 21**	**6:30 pm**	**Special Planning Commission** evening meeting concerning Popeye's Restaurant application at 38th and Telegraph. (38th Street Neighborhood Association.)
Wednesday	**Jan 21**	**7:30 pm**	**RCPC January General Meeting.** College Avenue Presbyterian Church.
Monday	**Jan 26**	**TBA**	**Meeting of Joint CAMA/RCPC Parking Committee.** Call Marc Beyeler, 654-6787 for time and address.
Thursday	**Jan 29**	**7:30 pm**	**Planning Commission Evening Meeting about Telegraph Avenue.** Bananas – 6501 Telegraph.

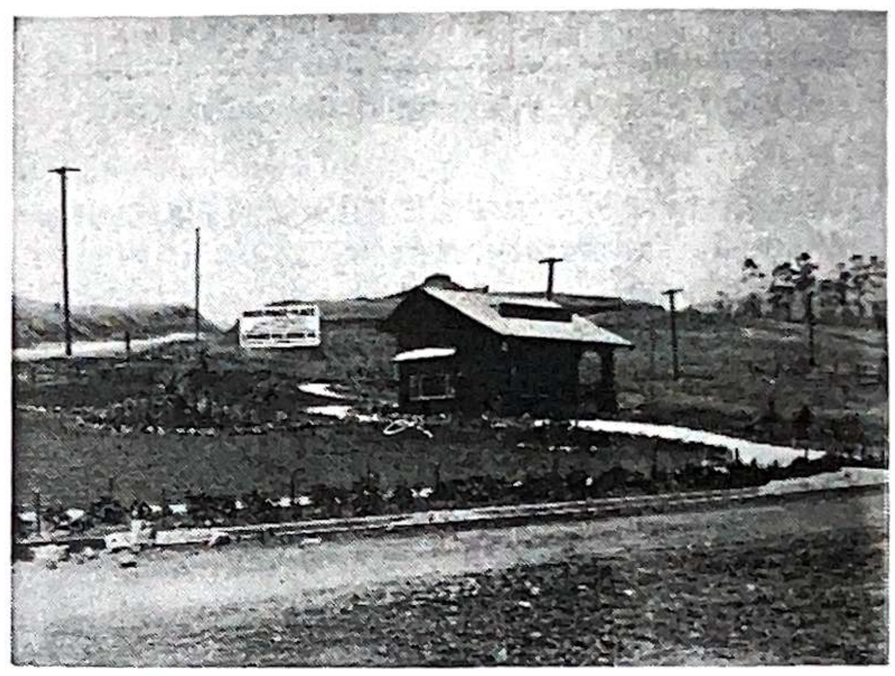
A New Year's Glimpse of Dreams Old and New

Rockridge: Past...

by Andrea Gabriel

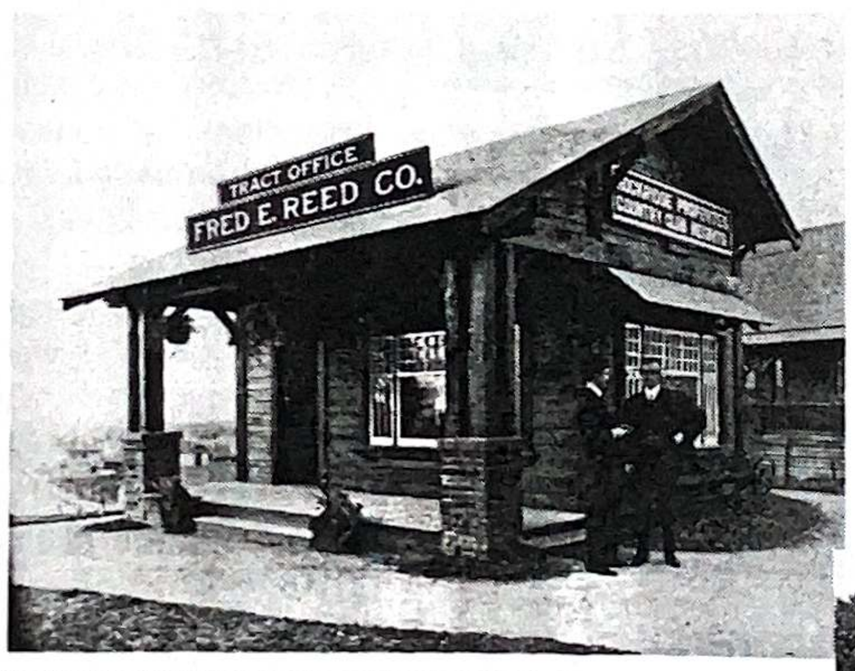


Constructing Oakland "streets", Rockridge, c. 1910-1919.



The beginnings of Rockridge, c. 1910. The sign on the hill reads "Rockridge Place", the lower section of Rockridge bordering Broadway.

Lots sold from $3,500 to $10,000.



Two unidentified men outside of Fred Reed Real Estate Offices, c. 1910. Reed conceived of and developed Rockridge neighborhoods.

The sign on the side of the building says, "Rockridge Properties, Country Club Heights".



Chabot Road, above College, c. 1931.

These photographs depict early scenes of Rockridge. These and other photographs of historic Rockridge and other parts of Oakland are part of the Oakland History Collection, Oakland Public Library. The Oakland History Room is open Tuesdays and Thursdays from 12:00 - 8:30 p.m.; Wednesdays and Fridays from 10:00 a.m. - 5:30 p.m. and on Saturdays from 1:00 p.m. - 5:30 p.m. Thanks to William Sturm, Librarian, for the use of these photographs.

—A.G.



College Avenue,
c. 1930.

Looking North toward Shafter Avenue.

Signs for a hardware store, Piggly Wiggly market, shoe store, snack and smoke shop, and the Uptown Theatre indicate a thriving commercial district.

The banners across the street say, "Merry Christmas".

Present...



College Avenue,
January, 1987.

The above scene as it appears today, viewed from close to the same location.

Many of the same buildings are here but shops have changed dramatically.

Still a thriving commercial district!

photo by Don Kinkead

Out of the Mouths of Children

...And Future!

by Barbara Anderson

Last month, Oakland Public Schools teacher Mrs. Joann Fuller asked each student in her fifth and sixth grade class at Anthony Chabot Elementary School to write an essay on "How We Can Make Oakland a Better Place". Representative excerpts from the students' essays follow, arranged according to important issues facing Oakland and the Rockridge Area in the New Year:

Environment

"We could try and have everyone pick up in their own neighborhoods... Neighbors can get together and have big block garage sales to raise money to buy garbage cans for their street... We should pick up a bag of trash once a week."

"If everybody helps to make their block a better place to live on, then the whole city will be a better place to live in."

"We can cut down on pollution by walking short distances and not driving them and using public transportation more often."

"Teaching children about their environment and how to care for it better is a start. Teach them respect for laws and about drugs. Then, hopefully, when they grow up, they will continue to care about their friends and the earth around them."

Community Services

"We should find homes... and jobs... for the homeless and not have them on the street where they don't have good food to eat and where some people are afraid of them so they don't have a lot of friends."

"Help the homeless... by having shelters and soup kitchens... lower prices for housing and rent... "

"Get better facilities for the elderly so when they get to be eighty and can no longer take care of themselves, they can have somewhere to stay and feel comfortable."

"Kids need a good place to hang out where people are nice. They can do what they want to do without getting into trouble. They might be able to talk to their friends about their problems without feeling uncomfortable."

"One way... is by having more police on the street so there will be less crime. Longer and better penalties can reduce crime also."

Community Resources

"Bring back the Oakland Symphony."

"Oakland would be better... if we had a professional football team... the football stars would make excellent role models for the children."

"To improve schools, Oakland should find better teachers and pay them higher salaries and we should also give the existing teachers better salaries."

"The classroom size should be limited to no more than 23 students so we can get a better education."

Neighborhoods

"We could install more parks, playgrounds and maybe even more schools."

"We could put away some land for a park... where there are benches and garbage cans... if you wanted to sit down you could on a moss bed. It would be nice to have a place to picnic."

"We should set aside space... for safe, lighted supervised playgrounds so children can play at night."

"Less junk food places would be better for the city. They create bad eating habits. They also contribute to littering because wrappers are dropped all over the streets."

"We should all work together to get rid of the street gangs and drug gangs and dealers because all they do is cause trouble."

The Students

Grade 5

Allison Anderson
Benjamin Barber
Micah Cohen
Allegra Da Silva
Forrest Emory-Gomez
Joey Ferlatte
Daniel Freeland
Luisa Grillo-Chope
Schuyler Harrison
Eric Hatcher
Jameelah Hodge
Nick Kiele
Dajasha Love
Roxanne Masters
Miriam Nakamoto
Ariana Reguzzoni
Kayley Rhett
Aliza Rood
Peter Schreiber
Charles Taylor
Rachel True
Mariah Zeisberg

Grade 6

Jason Boykin
Dedra Goodson
Donald Grisafi
Amy Halvorsen
Rachel Sanchez
Christen Tortorice

ROCKRIDGE AREA SPECIFIC PLAN: ITS TIME HAS COME

By Barbara Anderson
RCPC Chair

In the July issue of the *Rockridge News*, Andrea Gabriel examined the origins of the Rockridge Community Planning Council dating back to 1970 when cooperation between RCPC, College Avenue merchants and the Oakland City Planning Department resulted in new land use policies for Rockridge as well as the R-35 and C-31 zoning controls still operative today.

The R-35 and C-31 zoning regulations were a major improvement over past controls. They contributed much to the vitality of our commercial district and adjacent residential areas. However, these new controls did not fully anticipate the major growth pressures that would occur on College Avenue, especially around BART. Nor did they anticipate the consequences of these pressures on the increasingly attractive residential livability of Rockridge.

Inadequacy of R-35/C-31 Zoning

Especially during the past five years, many residents and merchants have questioned the adequacy of the R-35 and C-31 controls for Rockridge. They are finding current zoning laws inadequate to address pressing problems such as traffic congestion, parking shortage, noise and litter. Current controls have not prevented the excessive proliferation of eating and drinking establishments. Nor have they slowed the increase of large-scale and franchise outlets which are displacing the small-scale, independently-owned and neighborhood-serving retail uses so typical of College Avenue.

Existing zoning controls also have failed to address the inappropriate conversion of dwelling units to commercial uses, the demolition of residential properties to make way for commercial use, provision of sufficient public noticing procedures, off-street parking requirements (especially within 600 feet of BART), and regulation of business signage and removal of billboards.

Most of the development proposals for new uses or new construction on College Avenue in the past four or five years have been treated as "conditionally permitted" activities. That is, the activity is allowed if special conditions are imposed on the applicant which mitigate potential adverse effects on surrounding areas. Often, however, the community finds that the use permit criteria are subject to personal judgments and interpretations. It seems that the use permits, even with conditions, get approved at the expense of the adjacent residential areas.

Need for a Rockridge Area Specific Plan

During the past year, Rockridge community members, design and planning professionals, RCPC Board members, Vice-Mayor Marge Gibson and City staff have voiced growing interest in conducting nothing less than a comprehensive re-examination of the overall goals and objectives for land use in Rockridge. One product of such a re-examination could be a Rockridge Area Specific Plan. Such a document would become an amendment to the Master Plan for Oakland. A similar document, the *North Oakland Hills Area Specific Plan*, was recently adopted after many months of hard work and cooperation between the community, City staff and elected officials.

A Rockridge Area Specific Plan would identify the unique qualities, specific concerns and major needs of Rockridge now and in the future. It would promote the long-range stability and vitality of the College Avenue commercial district. It would help to define specific mixed-use development opportunities compatible with surrounding residential uses and ground-floor retail activity. It would provide a precise tool to assist in maintaining the delicate balance between commercial activities, essential economic and community services, and an attractive and livable environment for residents and businesses alike.

A Rockridge Area Specific Plan (RASP) also would provide the legal rationale for a new set of zoning regulations which would replace the R-35 and C-31 controls. The new controls would be more comprehensive, and yet tailored specifically for Rockridge. The new regulations would strengthen further the ability of the Rockridge community to enhance and protect the neighborhood character, environmental quality, and economic vitality of College Avenue.

Preparation of the Rockridge Area Specific Plan

Anyone who has followed the progress of the *North*

See ***Specific Plan,*** **page 6**

RCPC Registration – Donation Form

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
I have checked off:

Name:_____
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Phone:_____

Suggested minimum; $10 per category

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☐ $_____ Rockridge News Donation
☐ $_____ Legal Fund Donation

Mail to:

Don Kinkead
5626 Oak Grove Avenue
Oakland, CA 94618

Thank you!

Parking Committee To Consider Art Stone Option

All Rockridge Neighbors are invited to the next RCPC/CAMA Parking Committee meeting to present their views on the proposal to develop the Art Stone property for parking.

Marc Beyeler, Chair of the Joint Parking Committee of the Neighborhood and merchant groups, asked interested Neighbors to attend the January 26, 1987, evening meeting of the committee at his home. "We will discuss the work plan the Bay Area Partnership is developing in its role as consultant for the project," he said. "We want to give them as much information about community interests as we can."

Plan to attend this important meeting! Call Mr. Beyeler at 654-6787 for meeting time and address.

Initial findings and recommendations of the Committee and the Bay Area Partnership will be presented at the February RCPC General Meeting.

What About Telegraph?

Three Neighborhood associations are banding together to work for the downzoning of Telegraph Avenue from MacArthur to Alcatraz Avenue.

RCPC Vice-Chair Annette Floystrup met recently with some members of the nearby associations and reported that the Telegraph Avenue Neighborhood Group (TANG), the 38th Street Neighbors, the Mosswood Association, and the Telegraph Avenue Merchants Association (TAMA) want to develop a plan for Telegraph that will bring a whole new appearance to the street.

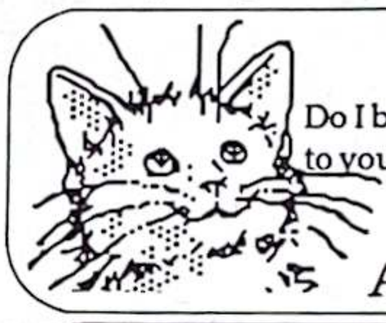
The Planning Commission has scheduled a public meeting for January 29, 7:30 pm at Bananas, 6501 Telegraph, to meet with interested residents to discuss the plan.

Specific Plan from page 5

Oakland Hills Area Specific Plan is aware that a long decision-making process is involved. First of all, funding for the project must be secured. Also, local resources must be identified: we would need residents with backgrounds in planning, zoning, law, environmental assessment, economics, design, community affairs, etc. who would volunteer some of their time and expertise. Then, many committee meetings, study groups, community surveys, initial studies, environmental reviews, public hearings and multiple revisions of draft proposals would pave the way to the final document. The process is certain to be arduous. However, we are fortunate that others have gone before us. We can draw upon the experience of the North Oakland Hills community and the San Francisco City Planning Commission, which currently is in the final review stages leading to adoption of the Neighborhood Commercial Rezoning ordinance to be implemented in 210 neighborhoods in San Francisco.

Rockridge residents and merchants who are interested in helping to get the RASP ball rolling should get in touch with Barbara Anderson, 655-3499, or Richard Smith, 981-6076 (work).

Information for this article was drawn from a detailed report prepared by staff of the San Francisco City Planning Commission as background material for the proposal to rezone the city's neighborhood commerical areas.



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Annette Floystrup 652-6794

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