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The Rockridge News

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

RCPC Seeks Change In Public Notice Procedure

Oakland's procedures for public notice of development proposals have been questioned by the Rockridge Community Planning Council.

In a letter to the Mayor, City Council, Planning Department and Planning Commission, RCPC Boardmember Richard Smith compared Oakland's public noticing requirements with requirements of neighboring local governments. He noted striking differences in procedures for notification of owners of property around the affected property, required noticing time in advance of the public hearing, supplemental and newspaper postings, and noticing requirements on appeals to the City Councilor Board of Supervisors. Specifically:

–Notices are sent to owners of property within a 300 foot radius of the affected property in Alameda County, Berkeley, San Francisco and San Leandro.
• Oakland only notifies adjacent property owners;
–Noticing time required in advance of the hearing is10 days for Alameda County, 12 days in Berkeley, 30 days in San Francisco, and 6 days in San Leandro.
• Oakland requires only 5 days;
–Newspaper notices are published in Alameda County, San Francisco and San Leandro.
• Oakland and Berkeley publish no newspaper notices, but Berkeley notifies non-owner occupants;
–When a Planning Commission decision is appealed, Alameda County, Berkeley, San Francisco and San Leandro give notice as if for a public hearing.
• Oakland notifies interested and involved parties only.

Writing on behalf of the RCPC Board, Mr. Smith urged revisions in the Planning Code to give Oakland citizens fuller opportunity to participate in decisions regarding their Neighborhoods.

(See **Public Notices**, Page 3)

U.C. Grad Students At Work

Rockridge Specific Plan Underway

Basic field work and data collection necessary for the preparation of the Rockridge Area Specific Plan started late last month.

Approving a motion made at a January meeting by Vice-Mayor Marge Gibson, the Oakland City Council authorized the Planning Department to work with a University of California graduate planning class studying Rockridge growth and development issues. Ms. Gibson, aware of the Rockridge Neighborhood's concern over increasing urban pressures and its interest in defining overall goals and objectives for the Rockridge Area, suggested the University's resources might be helpful to the City and the Neighborhood.

In last month's **Rockridge News**, RCPC Chair Barbara Anderson discussed how a Rockridge Area Specific Plan could strengthen the ability of the community to protect and enahnce the character, quality, and vitality of College Avenue and surrounding residential Neighborhoods.

The field work, a first step toward developing the Plan, will define the present land use, traffic, and commercial patterns and analyze the forces that forged them. See page 4 for a map showing current zoning.

According to Elizabeth Deakin, J.D., U.C. Professor of Planning, class members of the Advanced Studio/Seminar On Land Use and General Plan Topics have been in the Neighborhood making preliminary surveys and observations. In addition to their own observations, the students will talk with merchants, residents, and City staff. The findings will be presented at the end of the semester.

Ms. Deakin said the class will focus on several areas including traffic and parking, a land use inventory, buffering, and mixed–use zoning. The Studio's final presentations will be used by the Neighborhood and City staff in the

(See **Specific Plan,** page 3)

Dates Calendar Events Calendar Dates Calendar Events

Wednesday	**Feb 18**	**1:30 pm**	**Planning Commission** Room 115 City Hall: Public Hearing on **Yoshi's** Parking Use Permit.
Wednesday	**Feb 18**	**7:30 pm**	**RCPC February General Meeting,** College Avenue Presbyterian Church. Presentations by Rockridge Café and Zachery's Pizza concerning their respective proposed expansions. **Street sweeping** report by Jon Gabel. Discussion of **Wilson Associates** Market Hall parking proposal.

Community Service: Engine 19

A Look At The Rockridge Firehouse

by Andrea Gabriel

At the turn of the century as Oakland's neighborhoods expanded, so did their need for city services, including fire protection. In 1912, Fire Station #19 was put into service on College Avenue at Birch Court "to provide fire protection to the exclusive residential district of Rockridge and the growing businesses along College Avenue". Initiation of this service coincided with the growth and development of the Rockridge area promoted by professional developers. In 1924, the Station was relocated on College Avenue near the 1912 site and there it remained until 1962 when a new firehouse was built at 5776 Miles Avenue behind Claremont Junior High and Middle School.

On a sultry February day, destined to be one of the hottest of any season, I walked down to the Station to interview Captain Steve Bernard about fires and the men who protect this Neighborhood from them.

Emergency Services

The area serviced by Engine #19 includes most of lower Rockridge almost to Telegraph Avenue; to the South about to 51st and Broadway; to the North almost to the Berkeley line, and to the East almost to Tilden Park, including Hiller Highlands. It's one of the largest districts in the City, according to Capt. Bernard, and responds to about 60 calls a month. Many of these are medical emergencies — heart attacks, strokes — affecting elderly residents. Firemen, trained in advanced first aid and CPR techniques are first on the scene. Ambulances follow, usually within three to five minutes, depending on the location. Other "typical" calls are car fires on the freeway and calls to the Claremont Hotel which, Bernard says, has an all wood frame. According to Bernard, most businesses in the area do not present much hazard, but he said Dreyer's stores ammonia in two 10,000 gallon above-ground tanks. Though not flammable, ammonia can be toxic if leaked into the atmosphere. The fire engine company is equipped to fight chemical fires and to contain industrial emergencies. Other hazardous situations are BART fires, specifically tunnel fires that can trap fire fighters.

Because much of the area covered by Engine #19 is wildlands, where in late summers dry fuel is abundant, the firehouse is equipped with a smaller brush wagon -- an off-road vehicle capable of traversing rugged terrain. In the devastating hill fire of 1970 when almost 3,500 homes were destroyed, Engine #19 was first to respond. The fire was so intense that all other Oakland and some San Francisco stations responded.

Facilities and Equipment

Captain Bernard, stationed in Rockridge for two years, took me on a tour of the firehouse, explaining schedules and duty tours. Engine #19 is staffed by twelve firemen; four men cover a 24 hour shift and each shift is rotated daily. In the centrally located main office, a computerized dispatch system sounds a loud alarm when a call is routed to the firehouse. All four men on duty go on a call. Behind the main office is the Captain's office and quarters. On the other side of the main office is a kitchen with a large industrial oven, table and chairs, and a fully stocked cupboard. Behind the kitchen is the "recreation" room where one tired fireman on his second 24 hour shift is trying to enjoy a television program. (All amenities, including the TV are supplied by the men at their own expense.) A large garage separates the main house and the dormitories and showers where other firemen sleep. A small room behind the bunks holds large metal racks where the heavy cotton firehoses are placed for drying.

The large garage houses the fire engine and smaller brush wagon. Both are painted "lime green" -- easier to see at night. Bernard is quick to add that companies are returning (thankfully) to the traditional red. The fire engine is equipped with a 1,250 foot hose and 500 gallons of water, oxygen masks and tanks, resuscitation equipment, power saws, axes and a smoke ejector to remove smoke from houses. As I climb into the cab and sit behind the large, flat steering wheel, I am impressed with the skill and presence of mind it must take to drive this heavy rig through pouring rain enroute to saving somebody's life. I pick up an axe, the head of which alone weighs seven pounds, and try to imagine how it would feel to swing it for twenty minutes with other equipment on my back. (There *is* reason, I suppose, for the weight training equipment I spotted in the bunkhouse.)

But perhaps the most beautiful and impressive piece of equipment in the garage is the old, shining red 1949 fire engine with an open cab so characteristic of that era. Its shiny silver grill and gold leaf trim on the gleaming red body show successful restoration efforts. The vehicle, bought by someone at auction, is now owned by the International Association of Fire Fighters (Local 55) and is driven in parades. It is a grand machine.

Residents Prevent Closure

In the past few years, the Oakland Fire Department has seen tremendous budget cuts, but the most recent plan by Oakland's City Council in the Fall of 1986 called for the closure of Engine #19. The Union obtained an injunction while negotiations began. That's when local residents got involved.

"We received stacks and stacks of letters and telegrams," Bernard said. Public involvement in favor of keeping the Station open was enough to sway Rockridge Councilwoman Marge Gibson. She proposed a delay in renovating City Hall offices, so that the money could be used to keep the firehouse open. Because of the tremendous support shown by Rockridge residents, Station #19 remained open. That incident paved the way for stronger community relations between residents and firemen. At last, Rockridge residents were able to give something back to the men of Engine #19 who serve and protect them!

Tours of the firehouse are available to individuals and groups when requested in advance. For further information call the Oakland Fire Department at 444-3322 and ask for Engine #19.

Upper Telegraph Avenue Seeks Zoning Changes

by John Wagers and Jo Ellis

A coalition of Neighborhood organizations met with Alvin James, Director of City Planning and Tom Doctor of the Planning staff on Thursday, January 29, as part of an effort to halt the proliferation of automotive repairing and servicing facilities and fast food restaurants on Telegraph Avenue between 51st Street and Alcatraz Avenue.

More than forty residents and business owners presented their arguments for the creation of a new zone which would maintain the provisions of the existing C-30 zone and exclude the activities cited above.

A petition to the City requesting the zoning change and affirming the desire of the Neighborhood to "maintain the compatible mix of residential units, professional office, and retail or service businesses on upper Telegraph Avenue, ...and prevent the development of those uses which would downgrade the character of the Neighborhood" has been signed by 90 of the 107 businesses and professional people on Telegraph Avenue from 51st Street to the Berkeley line. Petitions being circulated in residential areas of the Neighborhood are also coming in with overwhelming support for the zoning change. (See map on page four for current zoning on Telegraph Avenue.)

The Neighborhood felt their plan was adequate, but Mr. James was unwilling to consider the zoning change as presented. His response was "...we know what you don't want, but we need to know what you do want". He suggested the community develop a comprehensive plan for Telegraph Avenue. Asked if his department would assist the Neighborhood, he answered that although his staff was limited, help would be available.

Vice-Mayor Marge Gibson, also at the meeting, suggested the community consider a plan with a central theme such as College Avenue's emphasis on pedestrian–oriented and Neighborhood–serving uses.

Additional proposals were made at the meeting:

–Buildings over two stories or 25 feet in height should be subject to Design Review;

–Develop specific landscaping requirements for paved parking areas and setbacks;

–Limit frontage of paved parking areas on Telegraph Avenue to 50% of the total lot width;

–Require a 10 foot minimum set back for landscaping for residential and office buildings;

–Require street tree planting;

–Parking requirements for multi-residential buildings should be one space for every three habitable rooms with a minimum of one space per unit; and,

–That the City Council place a moratorium on Conditional Use Permits for automotive–oriented businesses and fast food restaurants.

At the meeting in addition to the business and property owners on upper Telegraph Avenue were residents from the Neighborhoods on both sides of Telegraph Avenue representing organizations in the Coalition Advocating Rezoning of Telegraph Avenue (CARTA). These groups include the Telegraph Area Neighborhood Group (TANG), North Oakland Neighborhood Improvement Association (NONIA), the Ayala Avenue Block Club, the North Street–Alcatraz Neighborhood Association, Alexandria Homeowners Association, the 63rd Street Block Group, and the 62nd Street Neighborhood and the Peralta School Parents.

Also present were Bill Lowe, Chairman of the North Oakland District Council and Administrative Assistant to Ms. Gibson, and Don Kinkead, Rockridge Community Planning Council. Both organizations have offered their help and support to the coalition.

Nicolas Sakkis, President of the Telegraph Merchants Association (TMA), said his group also supports the coalition's proposal and will work with the Neighborhood to be a part of the planning and the future of Telegraph Avenue. "There is an obvious and renewed interest in this part of the city," he said, "and we are giving our support and effort to help develop this plan."

Mr. Sakkis said the Merchant Association's area of interest on Telegraph runs from 51st Street South to at least 27th Street.

Volunteers are invited to work with the committee developing the new plan. Contact John Wagers at 653-1871 or Jo Ellis at 653-3210.

Specific Plan, *Continued from Page 1*

planning process leading to a Rockridge Area Specific Plan.

An important part of the process will be a dialogue between the Studio, the Neighborhood, and the City staff. Ms. Deakin asked people to call 642-3559 to share their ideas and points of view.

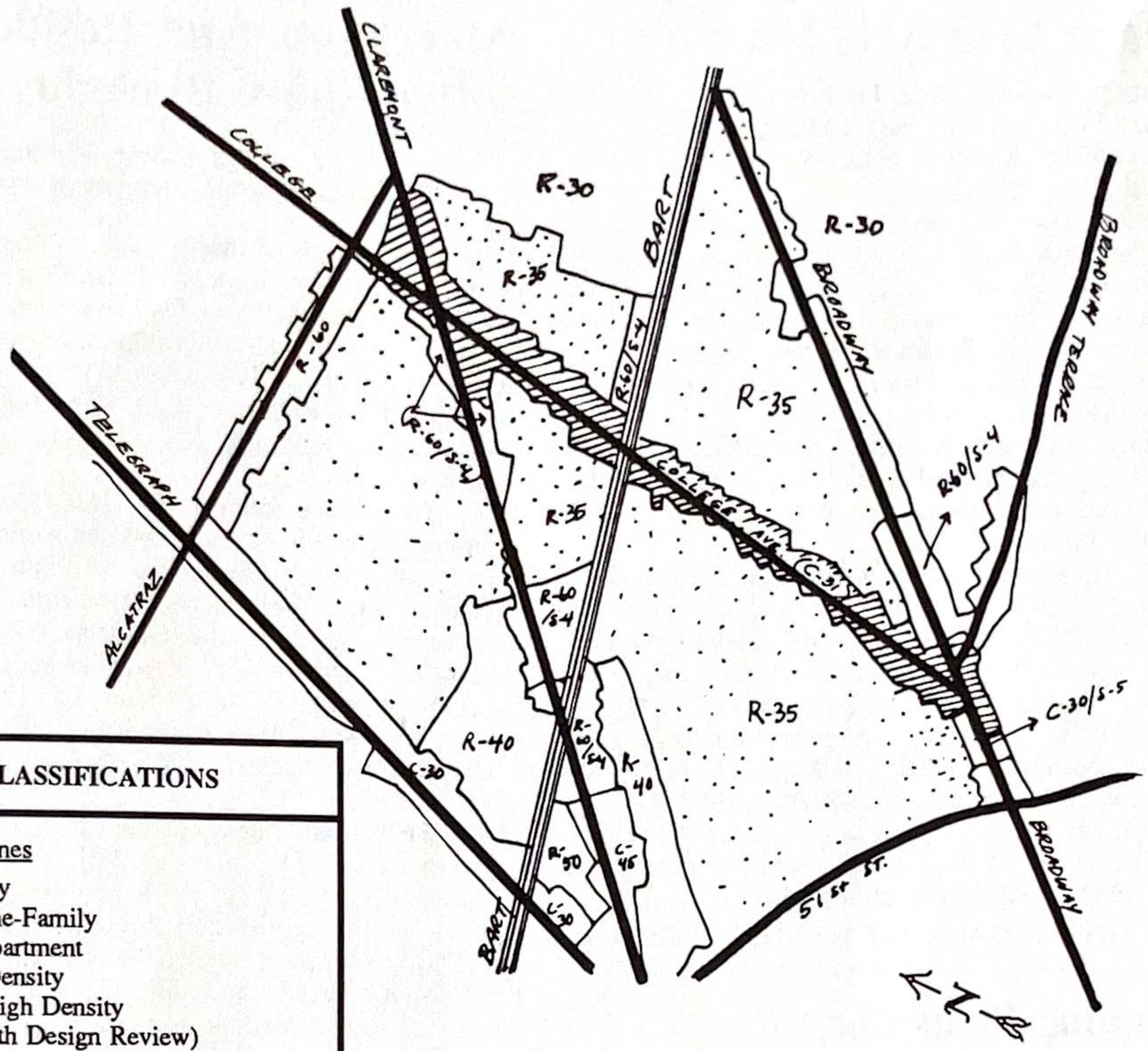
Public Notices, *Continued from page 1*

The Planning Commission discussed RCPC's letter at its February 4 meeting. José Arce, Chairman, said he felt there *was* a problem and a public hearing might reveal the best way to solve it. Commissioner Bruce Black suggested that development applications which fall in the Design Review category – not currently requiring public notice – be included in notice requirements. Planning Director Alvin James cited the potential costs involved in expanding Oakland's procedures.

Contacted later by telephone, Mr. Arce said he felt the RCPC position was good, and he added that Planning Department staff has started a review of the noticing procedures following the problems the City encountered during the proposed Popeye's development at West Grand and Telegraph Avenues.

The 38th Street Neighbors and Mosswood Park Association have been fighting that proposed fast–food restaurant for a year and a half. The Neighborhood contends that the City's procedure for posting notices of filings, hearings, and appeals failed to notify residents of meeting times and places. The courts recently agreed and instructed the City to re–notice the Neighborhood in a 300 foot radius around the proposed project.

The City did so.



Zoning Classifications

Residential Zones

R-30 One-Family
R-35 Special One-Family
R-40 Garden Apartment
R-50 Medium Density
R-60 Medium/High Density
(S-4 = with Design Review)

Commercial Zones

C-30 District Thoroughfare (Telegraph Ave.)
(S-5 = with Travel Accommodations
C-31 Special Retail (College Avenue)
C-45 Community Shopping

Rockridge Zoning Today

The Rockridge Neighborhood encompasses an area characterized by two specific zoning classifications: R-35 and C-31. Oakland Zoning Regulations describe the classifications:

R-35 Special One-Family Residential Zone "is intended to create, preserve, and enhance areas containing a mixture of single- and two-family dwellings in desirable settings for urban living, and is typically appropriate to areas of existing lower or lower-medium density residential development." Minimum lot size is 5,000 square feet; one dwelling unit is permitted on each lot. A duplex or two dwelling units may be built on a lot after a public hearing and the determination that the proposal meets specific criteria. Maximum building height is 30 feet and there are minimum requirements for side, rear and front yards. Other zoning ordinances for the R-35 zone regulate permitted uses and facilities, signage, open space, buffering and parking requirements.

C-31 Special Retail Commercial Zone "is intended to create, preserve, and enhance areas with a wide range of retail establishments serving both short and long term needs in attractive settings oriented to pedestrian comparison shopping, and is typically appropriate along important shopping streets having a special or particularly pleasant character." The regulations specify permitted uses or activities and restrict certain uses (i.e., food sales, parking and loading, non-retail activity, sidewalk cafés) within the front 20 feet of the ground floor except upon granting of a Conditional Use Permit, a public hearing procedure. All new construction and alteration of existing structures are subject to Design Review, and there are additional restrictions on signs, marquees and awnings. Other regulations in the C-31 zone category refer to maximum building height (35 feet), minimum yards, open space, buffering, parking and other issues.

Baroque Comic Opera Opens Rockridge Live Arts Forum

On Saturday, March 28th, **Rockridge Live**, a forum for the arts, will present the OPERA PICCOLA of OAKLAND performing its first program of the 1987 season, Pergolesi's The Maid Mistress.

The first important comic opera, The Maid Mistress delights children and adults with its slapstick humor, heated dialogue, and disguised identity. The cast includes Rockridge residents Paul Tavernier, bass-baritone, as the befuddled gentleman, Uberto, and Susannah Wood, soprano, as the upstart house-maid, Serpina. Tenor Eric Morris appears as the lively servant, Vespone.

Musicians Elizabeth Blumenstock, baroque violinist, and Phoebe Craig, harpsichordist, members of Philharmonia, the nationally acclaimed baroque orchestra, provide musical accompaniment for the performance.

This is the second year of **Rockridge Live**, a forum for the arts, hosted by the ROCKRIDGE UNITED METHODIST CHURCH at College and Hudson Avenues. This performance by Opera Piccola of Oakland, which performs for schools and family audiences, begins a three–concert series. Another local opera company, the Five Penny Opera, performs Saturday, April 25; the Rockridge Ramblers present a bluegrass concert Saturday, May 23.

Children and families are welcome at all performances, which take place at 7:30 p.m. at the Rockridge United Methodist Church, College Avenue at Hudson.

FOR TICKET INFORMATION: 420-0255 658-0967

Sweeping Plans For Rockridge Streets

by Jon Gabel

On January 27, the Oakland City Council adopted a plan presented by Director of Public Works Terry Roberts for street sweeping in the City. This plan is responsive to the needs of the Rockridge district as delineated in a letter from the RCPC Board to Mr. Roberts. Signs will be installed on Rockridge streets specifying sweeping days. Parking will be prohibited on one side of the street during either the morning or afternoon of a sweeping day. The sign installation timetable will be determined, as the amount of funding available for this project becomes known. However, the tentative schedule Public Works proposed would have the vicinity of the Rockridge BART station signed very early in the program.

At the council meeting, some concern was voiced by Vice-Mayor Marge Gibson, our Councilmember, and by some Rockridge residents over adequate enforcement of street sweeping parking regulations. The penalty for illegal parking in a sweeping zone is a $19 ticket. This may not be enough to deter commuters unable to park in the BART lot. Public works is considering a graduated parking fine system with increasing penalties for repeat offenders. A heavy fine for first offenders is thought to be too harsh for residents who might occasionally forget to move their car.

Attend the RCPC General Meeting Wednesday, February 18, 7:30 p.m. at the College Avenue Presbyterian Church for a full report on current and future streetsweeping plans.

C.A.M.A.

Merchants And Residents Can Often Share Rockridge Goals

by Bill Chung, President
College Avenue Merchants Association

The College Avenue Merchants Association – CAMA – is an organization with one hundred merchant members in College Avenue between Broadway and Alcatraz. Its main purpose is to provide information and promote business on College Avenue. The CAMA Board of Directors meets monthly at the Rockridge Café. The full membership meets every three months to discuss issues and conduct Board business.

Though the interests of CAMA and RCPC may not always be exactly the same, we can work together to achieve the goals that are beneficial to both the Neighborhood residents and to business. One example is that CAMA sent its representative to the Oakland City Council meeting recently to support the efforts to save Fire Station #19. Another example is the parking lot issue at the Art Stone property in which CAMA and RCPC are working together to address mutual concerns and to be sure the City understands our interests.

RCPC has been concerned about College Avenue development that will preclude Neighborhood businesses like stationery or hardware stores and shoe repair shops. We should let property owners know how much we would like that type of business on College. On the other hand, the type of business already saturating the marketplace will have to prove its viability under current economic conditions.

RCPC Vice–Chair Floystrup Resigns To Run For Council

Annette Floystrup, RCPC Vice–Chair, submitted her resignation from the Neighborhood organization's Board of Directors late in January to pursue her bid for public office.

Ms. Floystrup, a long–time resident of North Oakland, is joining a recent surge of grass roots activists running for the City Council. She will challenge incumbent Marge Gibson for the District 1 seat. Ms. Gibson is also being challenged by Ms. Cassie Lopez.

Another Oakland City Council seat sought by activists is that of Councilmember Aleta Cannon, District 3, being challenged by Mr. Chapell Hayes and Mr. Clinton Killian.

Got something planned you'd like to have the Rockridge News tell about? Call Don Kinkead at 655-7474 or write to 5626 Oak Grove Avenue, Oakland 94618 (of course!) and let us know. Deadline for the March issue is March 8.

A Church For All People: College Avenue Presbyterian

by Rev. Bill Beatty, Pastor

College Avenue Presbyterian Church represents a cross–section of the Neighborhood, increasingly dominated by younger adults and families.

Should you be looking for a church home which is not too big, where there is a spirit of love and acceptance, where worship is exciting, where a concern for the Neighborhood and world is emphasized, and where you would find many offerings to nurture your faith, then College Avenue Presbyterian is at your service. There is programming for all age levels.

In addition, there is a Wednesday program for Senior Adults, as well as a weekly Wednesday Dinner (at 6:00 p.m. for $2.00 per person) for both the church and the community.

We look forward to your "browsing", as well as to responding to your needs (whether you are a member or not!) Worship at 10:30 a.m.; Sunday School at 9:15 a.m.

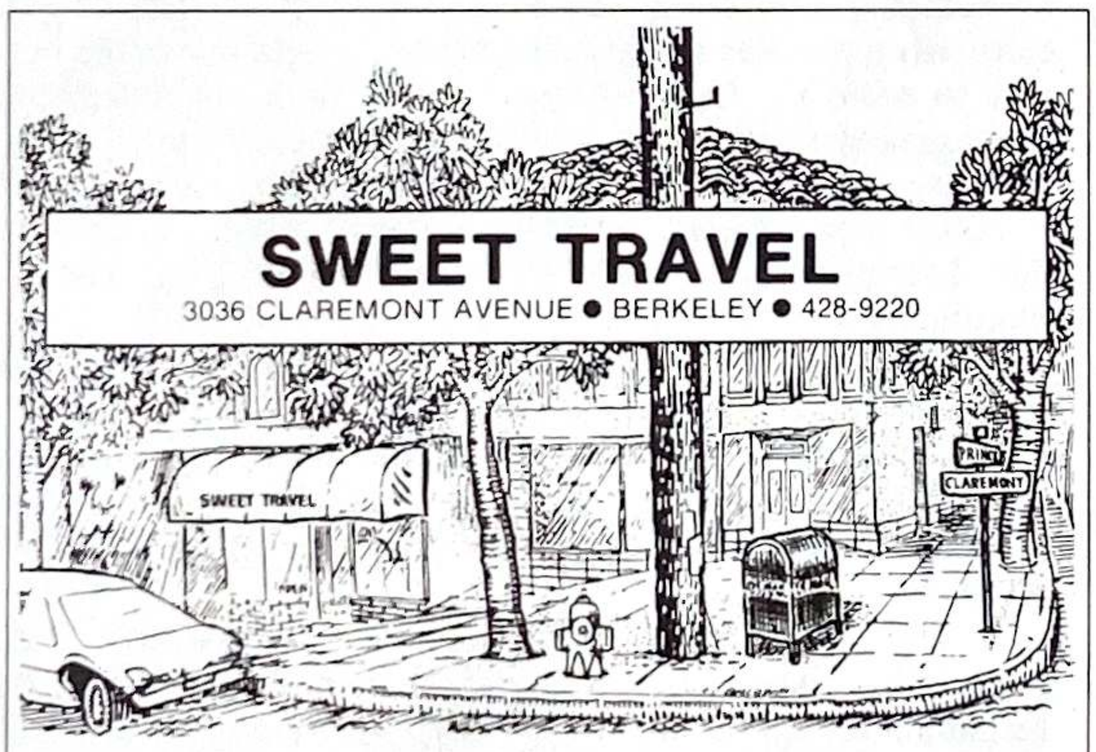
The best to you, fellow Rockridger!

Commission Denies CCAC Permit

The Oakland Planning Commission denied CCAC's application for a Major Conditional Use Permit to place a portable classroom on the triangular parking lot located at Clifton and Broadway.

Planning staff recommended denial because the proposed use does not conform with adjacent residential uses, the use took up parking spaces, and the College has failed to meet conditions established by the Commission when the parking lot was approved in 1982.

RCPC submitted a letter of support concurring with the recommendation to deny the application. No representative from CCAC was at the hearing.



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Neighborhood School Events Open To The Public

Chabot School Holds Science Fair

The public is invited to view approximately 200 individual and group student science project exhibits that will be on display in the Chabot School Auditorium February 26, from 4 p.m. to 7:00 p.m.

About 20 of the exhibits will be selected for District level exhibition at the Chabot Science Center in March. This exhibit will also be open to the public.

Tech High Hosts Sports, Dance Events

Sporting Events

Basketball
Feb 20 Men's/Women's Jr. Varsity - at Tech
Feb 24 Men's/Women's Jr. Varsity - at Tech
Feb 27 Women's Varsity/Jr. Varsity - at Tech
Mar 3,5,6 Oakland Athletic League Basketball at Henry J. Kaiser Convention Center
Mar 11,12,13 Tournement of Champions; Northern California at HJK Convention Center.

Dance Programs

Mar 20 Dance Concert Tech Auditorium 7PM
The Tech-Niques Dance Club presents an exciting and innovative dance program with Modern, Jazz, and Ballet
Mar 27 Lip Synch Contest Tech Auditorium 4-8PM
Call 658-5300 for more information.

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