# The Rockridge News

Sponsored by ▪ The Rockridge Community Planning Council ▪ 5856 College Avenue #130 ▪ Oakland, California ▪ 94618

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## BART Directors Hear Rockridge Station Development Proposals

BART Board members reacted strongly when four commercial and residential development proposals for the western section of the Rockridge BART parking lot were presented to the Public Affairs, Access, and Legislation Committee for discussion Friday, April 5.

In a slide show review of the proposals, Mr. Kerry O'Banion and Mr. Terry Margerum of BART's Joint Development Division described developer qualifications and preliminary development concepts for the strip of land running down the west side of the parking lot between the freeway and Miles Avenue.

**BART Board Responds**

Responding to the proposals, Director Wilfred Ussery said development discussion for this site violated a process the Board established to consider only proposals for stations with a BART General Plan. The Rockridge station has no such plan, he said. Director Robert S. Allen said there should be no residential uses on BART stations at all because people are put too close to

*See Rockridge Station..., Page 2*

***It's On The Agenda...***

### General Membership Meeting To Feature Anti-Drugs Handbook, Just Say Go

Oakland neighborhoods have banded together in recent weeks for a hard-hitting frontal attack on the drug scene.

Growing out of a project sponsored by SPAGGIA, residents in the San Pablo area have published the self–help pamphlet *Just Say Go: A Handbook to Move Drug Dealing Out of Your Neighborhood.*

This practical guide proposes concrete ways for Neighbors to organize and work with various City departments to harass and ultimately drive out the criminal connections from our community.

A representative from SPAGGIA, the San Pablo Avenue–Golden Gate Improvement Association, will be the featured speaker at the **April RCPC General Membership meeting, next Wednesday, April 20, at 7:30 pm**, at the College Avenue Presbyterian Church, next to Dreyer's.

***Endorsement On Hold***

## RCPC Board, Dreyer's Unable To Resolve Chabot Road Properties

After four meetings between Dreyer's representatives and a committee of the RCPC Board, RCPC's Board of Directors remains unable to give Dreyer's the desired "100% endorsement" of their revised plans for expansion on College Avenue. When questioned April 8th about the Board's position, RCPC Chairperson Barbara Anderson stated, "In many ways, we are very close to reaching an understanding...we basically are *for* Dreyer's new concept... we already are making a big concession by not opposing an international company headquarters in a residential neighborhood with a small commercial strip, but we're unwilling to give up residential property for twenty-two parking spaces."

Anderson explained that the Board is opposed to that portion of the proposal which calls for demolition of two homes on Chabot Road and conversion of residentially–zoned land to commercial use (parking). In the Board's view, to endorse the revised concept in its present form would be contrary to the goals and principles of RCPC which have guided the organization for the last 15 years.

**Houses at Risk**

Dreyer's presented their new concept to the RCPC general membership on March 16th and responded to questions from the audience. The main feature of Dreyer's "new concept" —the removal of the ice cream manufacturing plant— was received favorably by the community. The neighborhood also was generally accepting of Dreyer's plans for a new three–story office building totalling 65,000 square feet with retail frontage and parking for 100+ cars.

Community members attending the March 16th meeting filled out questionnaires surveying individual concerns and opinions of the revised concept. Overall, the responses supported the Board's preliminary position that the new concept holds promise and is fundamentally workable. But Rockridge residents urged the Board to meet with Dreyer's to seek alternatives to the proposed demolition of two homes (4 units) that would provide an additional 20+ off–street parking spaces next to Chabot Road.

The community also expressed concerns about traffic, circu-

*See Dreyer's, Page 3*

## Dates Calendar Events Calendar Dates

| | | | | |
|---|---|---|---|---|
| **Tuesday** | **Apr 19** | **7:30 pm** | **City Council Meeting** | Council Chambers, City Hall. |
| **Wednesday** | **Apr 20** | **1:30 pm** | **Planning Commission Meeting** | City Hall, Room 115. |
| | | **7:30 pm** | **RCPC General Meeting** | **Dreyer's, City Tax, Drug Pamphlet** |
| **Tuesday** | **Apr 26** | **7:30 pm** | **City Council Meeting** | Monroe Street Conversion Appeal, **See page 4.** |
| **Thursday** | **Apr 28** | **7:00 pm** | **Alameda County Solid Waste Authority** | Draft County Hazardous Waste Management Plan Public Hearing, Oakland Public Library Main Branch, 125 Fourteenth Street, **See page 5.** |

# RCPC Committee Organization

*RCPC's work and achievement on behalf of the Rockridge Neighborhood is accomplished by a number of volunteer –staffed committees working with the RCPC Board of Directors.*

*In this brief description of RCPC committees and their activities, you may find a place to put some time and energy.*

*For further information, call the Chair of the committee(s) that interests you. For more general information, call RCPC Chair Barbara Anderson at 655-3499.*

### Zoning

Monitors applications before the Planning Commission and works with potential developers to ensure that the spirit as well as the letter of our C-31 Zoning is respected. Recent activities include working with Broadway area neighbors opposing conversion of residential to commercial use at Monroe Avenue.

**Chair:** Ms. Brooke Levin 653-7522

### Design Review

Considers the aesthetics of new development projects on College Avenue as well as exterior changes (including signs) to existing projects. Most recently, the committee reviewed three new retail spaces to be built by Wilson Associates on the College Avenue "cement boat" property near Kales.

**Chair:** Mr. Glen Jarvis 654-5953

### Legal Advisory

This group of attorneys and other concerned Neighbors views judicious application of the law as a serious tool effective in advancing the interest of the community.

**Co-Chairs:** Mssrs. Mark Aaronson 655-5211, Peter Goldsmith 655-3031

### Specific Plan (RASP)

Directs efforts to plan for the future of Rockridge through a reexamination of our neighborhood's goals and objectives. Recently boosted by a Community Development grant from the City, the committee is about to launch a survey of residents, merchants, and commercial property owners.

**Chair:** Mr. Kerry O'Banion 658-1608

### Parking And Circulation

A brand-new committee to deal with "old concerns," such as speeding on residential streets, blocked driveways, off-street parking deficiencies, commuter parking burdens, and other street-oriented issues. Committee members will look into the Residential Permit Parking program and other ways to deal with the pervasive driving machines.

**Chair:** (Available)

### Art Stone

A joint committee of merchants and neighbors interested in the future of the former Art Stone property at College and Manila Avenues. Current proposals call for a mixed use development with a new Rockridge Branch library as the showpiece.

**Chair:** Mr. Marc Beyeler 654-6787

### Outreach:

Opens and maintains dialogue with other Oakland Community and Neighborhood organizations. Members of this committee have met frequently with City Councilmembers to discuss RCPC and citywide concerns.

**Chair:** (Available)

### Newsletter Production And Distribution

Designs, implements and maintains communication in the RCPC/Rockridge area neighborhood. **The Rockridge News** is supported by donations and paid advertising. Flyers and newsletters are distributed by 120 Block Captains to residences and businesses from the Berkeley border to 51st Street.

**Chair:** Mr. Don Kinkead 655-7474

# Rockridge Station Development

*from page 1*

freeway noise. Director Margaret K. Pryor asked if the Oakland City Planning Department was aware of the proposals and said the most important entity to satisfy is the community affected by such development. Director John H. Kirkwood said he felt BART was short on development close to stations, but did not feel the Rockridge station was the place for high density residential development.

**The Proposals**

According to Mr. O'Banion, the proposals were submitted on the initiative of each developer and not as a Request For Proposal from BART.

He said each of the proposals made by local developers Wallace–Olson (Orinda Theatre project developer), Sprincin–Smith, Inwood, and Wilson Associates (developers of the Rockridge Market Hall) calls for office/retail development on the corner of College and Miles, zoned C–31/R–70. Three proposals would also put up to seventy–five residential units built over underground parking on the balance of the property, zoned R–35. The fourth development proposes surface parking only on the balance of the site to serve the office/retail space.

One developer also proposed to lease but not develop a second parcel of land (the one with all the Redwood trees) at Forest and Shafter Avenues.

BART staff said development would take 100 parking spaces of the current 840 available in the lot, 70 of which would be regained by restriping spaces and paving over the ivy patch at the corner of Miles and Forest Avenues. The net loss of spaces, 30, would be replaced when the second deck of BART parking now under study is completed. BART would receive approximately $3 million from development of the site.

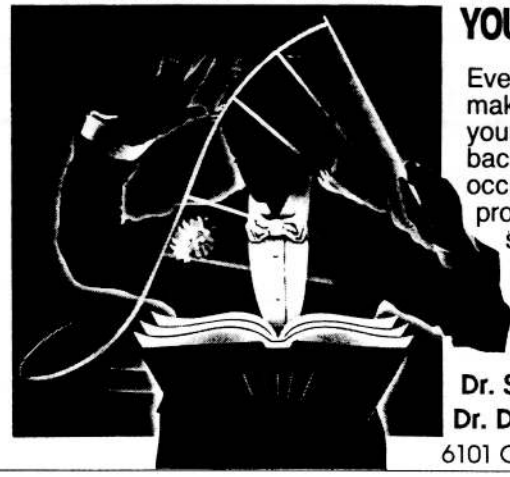
**RCPC Point Of View**

RCPC Chair Barbara Anderson spoke to the committee to emphasize the need for a process that would give BART guidance from the community in considering any development option. She also pointed out that a BART General Plan for the station could be combined with current planning for the Rockridge Area Specific Plan (RASP).

Rockridge Neighbors Mr. Steve Belcher, Mr. Marc Beyeler and Mr. Don Kinkead were also present at the meeting.

*— Don Kinkead*

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# Dreyer's

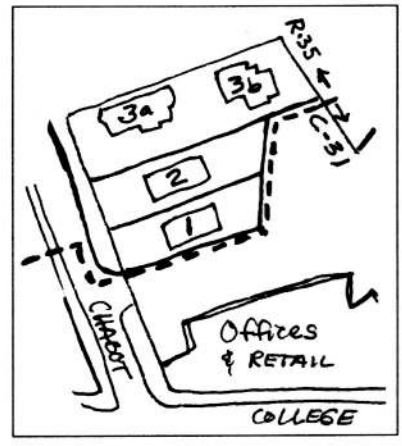
*from Page 1*

lation, buffering, building size and bulk, shadowing of the Church, and viable retail spaces.

**Unresolved Issues**

So far, Dreyer's has agreed to offer the threatened houses for sale and to cooperate in their relocation to new sites. However, three remaining issues regarding land use still had not been addressed by Dreyer's in discussions through April 8th with the RCPC committee:

1. Conversion of two residential parcels on Chabot Road to parking (*See Insert*: Parcel 1, immediately next to Dreyer's property, and Parcel 2, adjacent to Parcel 1 to the West, and Parcel 3, adjacent to Parcel 2 to the West);
2. Concern that the surface parking lot will be used to bootstrap future commercial development; and,
3. Concern that this project will be a precedent for other conversions of residential parcels to commercial use next to the C–31 district.




**Dreyer's Position**

Dreyer's continues to insist that they must be able to use all of the first two residential parcels on Chabot Road for their parking lot (22 spaces) and other non–residential uses.

Dreyer's would agree to leave Parcels 1 and 2 as "landscaped buffer or greenbelt" (no houses), if the City or someone else would build them a parking garage (at no expense to Dreyer's) either on the Claremont side or under their new office building.

Dreyer's has also suggested that they would be willing to leave the house on Parcel 2 if they could remove the rear house on Parcel 3 and put part of the parking at the rear of Parcel 3, as long as no net square footage of property was lost.

**RCPC Alternatives**

The RCPC committee has explored the following ideas with Dreyer's as ways to address the primary concern of preserving viable housing stock and the residential character of Chabot Road:

1. Locate House 1 at the rear of Parcel 2, and support zoning clearance to use Parcel 1 only for parking, leaving Parcel 2 as is;
2. Remove and relocate Houses 1 and 2, leave Parcel 2 as a 'greenbelt' buffer, and use Parcel 1 for parking;
3. Remove and relocate House 1 and rezone Parcel 1 from R–35 to C–31, and retain Parcels 2, and 3 as is;
4. Retain House 2, remove and relocate House 1 and re–draw the C–31 zone boundary, merging the rear part of Parcel 1 with Parcel 2;
5. Retain houses on Parcels 1 and 2 and reconfigure the design of the surface parking lot to gain more spaces on the C–31 parcels only;
6. Retain houses on Parcels 1 and 2 and pursue joint development with the City or a private developer of a parking structure which would be within the C–31 boundary and acceptable to the community, to address anticipated parking needs.

Thus far, none of these suggestions has resulted in any solution.

**Looking Ahead**

Further talks between RCPC and Dreyer's are still a possibility. If Dreyer's decides not to pursue the new concept and to go ahead with the original proposal, the next step in the planning process will be publication and public review of the Environmental Impact Report.

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***Thank you,*** *friends and Neighbors, for your timely and generous response to the recent envelope fund–raising drive.*

***Thank you,*** *volunteers, for your time and effort in behalf of our Neighborhood.*

***Thank you,*** *readers, for your comments and observations about the newsletter.*

***Thank you, all.***

*Call For Fiscal Controls*

# *RCPC Board Votes Support For Tax Measure*

The Board of Directors of the Rockridge Community Planning Council voted April 4 to endorse the ballot measure known as the "Neighborhood Services Retention Act of 1988" (NSRA) and prepared a draft letter for review at the April general meeting.

Passage of the NSRA would mean a tax of $90/year for 1 – 4 unit residential properties and a tax of 5¢ - 15¢ per square foot for commercial properties. Apartments of five and more units would pay $40/unit.

The tax measure expires after four years, establishes a citizen's advisory committee and calls for the City to create a five year financial plan.

In addition to those items, the RCPC Board proposes that the tax measure should be fortified by Oakland City Council passage of the following measures, as binding resolutions, before June 7, 1988, to improve fiscal accountability:

1. That the City will begin long–term financial planning immediately;

2. That the Citizens Advisory Committee, in addition to meeting and advising the City Council regarding expenditures of revenues raised by the tax, will sit as a Finance Commission to review and advise the Council on the overall budget process; and,

3. That the City will utilize private managers and auditors to review each City Department's performance and will implement the recommendations of the auditors for each Department, including the Finance Department.

Plan to attend the RCPC General Meeting Wednesday, April 20, 7:30 pm, at the College Avenue Presbyterian Church for a more complete discussion of this tax issue.

**Applicant Appeals To City Council**

# Planning Commission Votes To Deny Monroe Street Variance

On March 23, the Oakland Planning Commission voted 3 to 1 with one abstention and one member absent to deny the request of Mr. Aubrey La Brie for a Major Variance to use the residence at 6000 Monroe Street as a law office.

This vote was in accordance with the recommendation of Planning Commission Staff who acknowledged the testimony, letters and 176 petition signatures of Rockridge Area residents opposed to granting the requested variance.

The following Rockridge Neighbors attended the March 23 meeting: Mr. Stan Booth, Ms. Lillian Delcre, Mr. Gary Lippman, Ms. Judith Musante, Mr. Steve Parmelee.

Mr. La Brie appealed the decision to the City Council who will hear the matter at City Hall on April 26, 7:30 pm.

Broadway area Neighbors are coordinating the reponse to this proposal. Call Mr. Parmelee at 653–6020 for additional information about letter writing, phone calls and car pools to the hearing.

*— Steve Parmelee*

Production and distribution of the **Rockridge News** is all a voluntary effort. There is, however, a substantial monthly printing bill. Your donations to RCPC help meet that cost. Thank you for helping.

# City Finances: Where Does Oakland Get Its Money?

**City Manager Discusses Three Sources**

Recently, Mr. Henry Gardner, Oakland City Manager, and members of his staff held a series of meetings with neighborhood organizations to discuss Oakland's current financial situation and to describe how Oakland gets and spends its money.

Discussion at the presentations frequently turned to which sources of funds the City can use to run its day–to–day business.

According to the City Manager, money for the City's operation comes from three principal sources:

1.The General Fund;

2. Oakland Redevelopment Funds; and,

3. City Bond Funds.

How the funds are collected and spent is guided by Federal and State legislation.

Here is a brief overview of each funding source and its limitations:

**The General Fund**

Money for the General Fund comes from locally collected taxes: property tax, business license tax, sales tax and utility consumption tax.

Money from the General Fund pays for City–wide municipal operations: police, fire, parks and recreation, public works, libraries, museum and general government expenditures.

The City's projected budget deficit problem is with the General Fund.

**Oakland Redevelopment Fund**

The Redevelopment Fund is created from property tax revenues collected in the Central District. Two–thirds of the Redevelopment Fund comes from Central District property tax revenues that would ordinarily be retained by the State of California and the County of Alameda.

A portion of the Central District property tax, as well as business tax and sales tax, is collected by the General Fund.

Redevelopment Fund money may only be used for economic development projects in the downtown Central District and to increase low and moderate income housing in the City.

By law, the Redevelopment Fund **may not** be used to pay for municipal operations normally funded by the General Fund.

**City Bond Funds**

City Bond Funds are monies the City borrows to pay for capital improvements such as street repairs, light fixtures, street cleaning equipment, or rehabilitation of public facilities such as the Oakland Auditorium (Henry J. Kaiser Convention Center). Bond funds are repaid annually by the General Fund.

The City issues bonds when there is a financial benefit: by borrowing the money at low tax exempt interest rates, the cost of the capital improvement project is reduced because the City invests the money it would otherwise have to spend.

The City benefits when the investments yield a higher return than the interest the City pays for the bonds. This investment income is used to help the General Fund.

Many complicated federal regulations govern the use of City bond funds. For example, City bond funds **may not** be used to pay for municipal operations normally funded by the General Fund.

*The foregoing derives from information prepared and distributed by the City Manager's Office: "Outline for Community Presentations; January 4, 1988." Call 273–3301 for further information.*

# Hazardous Wastes? N.I.M.B.Y!

Not In My Back Yard (N.I.M.B.Y.) is said pejoratively to be the rallying cry of the gentrifying yuppies seeking exclusionary lifestyles, but no one can be accused of self–serving concerns when it comes to toxic wastes! Not In My Back Yard suddenly is only a sensible response to a deadly problem.

If it doesn't go in my backyard and you don't want it in yours, where *can* we put it?

A public hearing for Oakland residents is scheduled Thursday, April 28, 7 pm, at the Main Branch of the Oakland Public Library at 125 Fourteenth Street, to review and comment on the Draft County Hazardous Waste Management Plan. The Plan, submitted by the Alameda County Solid Waste Authority to the State last month, analyzes current patterns of hazardous waste accumulation and projects these patterns to the year 2000. Special emphasis is placed on small business wastes, and on ways to achieve overall hazardous waste reduction.

Also included in the Plan are maps highlighting potential locations for future facilities. Types of facilities include: transfer stations; a hazardous waste incinerator; oil and solvent recovery and recycling; a stabilization facility; and mobile systems for carbon adsorption, precipitation, and neutralization.

Alameda County residents also have the opportunity to review and comment on this draft Plan at three other public hearings scheduled in other cities in April and May. Copies of the Plan are available in public libraries, the Oakland City Clerk's office at 1 City Hall Plaza, and the County Planning Department.

For further information, contact Ms. Betty Croly, Alameda County Planning Department at (415) 670-5400.

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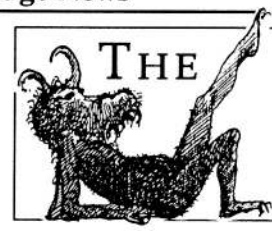
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## THE ROCKRIDGE MUSE

Rockridge residents Raquel Lopez and her husband Augustin Quintero perform traditional Andalusian and flamenco dances with the flamenco dance troupe El Cuadro Flamenco on Saturday, April 30, 8:30 pm, at La Peña Cultural Center, 3105 Shattuck Avenue, Berkeley. 849–2572.

Lopez and Quintero are directors of the group as well as performers. They will be joined by internationally recognized gypsy flamenco guitarist Augustin Rios. *Tickets*: $9. at the door.

***And the Muse sez***: Check out these College Avenue art exhibits the next time you're out and about...

*Hudson Bay Café*: Photos by Ron Atwood. Mr. Atwood began his photographic career twenty years ago as a documentary film maker in tropical Africa. (All photos signed and available for purchase.)

*Rockridge Café*: A bright and thoughtful collection of color photographs by Judi Wehrman.

*The Edible*: Acrylics and oils by Linda VanDeWall in a collection of "Pantheistic Nudes". According to the artist, it is "...an expression of the will to dissolve into the forces of nature."

Send brief announcements of artistic events including names, addresses and phone numbers to: Margret Elson, 5425 College Avenue, #2, Oakland, CA 94618, not later than the end of the month preceding publication.

*The Muse* only promises to be as accurate as possible!

# Drugs In Rockridge??
# *NO DEAL!*

Drug activity in the Rockridge Area appears to be increasing. Neighbors report "drug houses" and transactions on streetcorners and in parking lots. Many have asked about the best way to handle the problem.

**Prevention: What can we do?**

We are the "eyes and ears" of our Neighborhood and we must stand together as a Neighborhood and as a city to eliminate drug dealers from our community. How can we help as individuals? What we see, hear and report *can* make the difference! The following information is provided by the Community Services of the Oakland Police Department Home Alert Program. (Call 273–3066 for program information.)

**What are some of the indications of drug activity?**

One indicator is large numbers of people beginning to stand on street corners making brief contacts with passing motorists. Another indicator might be a great deal of vehicle traffic associated with one house, with the vehicles making stops at the house for brief periods at odd hours. You might also observe drug paraphernalia and packaging materials which have been dropped on the street.

**What should I do if I suspect drug activity near my home?**

Contact the Oakland Police Department:
**273–DRUG** (the 24 hour Drug Hot Line) or
273–3481 (non–emergency number).
In emergencies, call 911. You don't have to give your name.

**What information should I give the Police Department?**

–names and addresses of possible suspects
–the time and locations of suspected drug activity
–description of people and vehicles (LICENSE NUMBERS).

## Of General Interest:

### Community Discussion, Support Important For Tax Proposal

**Marge Gibson–Haskell**

I know that the proposed City parcel tax is something I have discussed before, but it is important that, prior to the June election, there be full community discussion.

The issue is now joined! The Chamber of Commerce has come out in clear opposition to the proposed tax but neighborhood groups either are in support or have not yet taken a position. The Oakland City Council has coalesced in support of the tax recognizing that service cuts are not consonant with what our constituents wish.

Integral to Community support of the tax is the Council's commitment to involve the Community in a long range financial plan for the City, which would be possible now with a secure source of funds.

Proposition 13 did more than just reduce property taxes. By reducing the amount of income that the City could count on each year to set its budget it forced us to rely on uncertain federal and state grants. A revenue stream constantly subject to flux cannot provide a basis for long range planning.

Long range planning for the provision of services with strong citizen involvement has been something that we have discussed for a long time — but that has been it! A little discussed portion of the proposed tax measure mandates that: "The Council will appoint a fourteen person advisory committee (two individuals from each Council District) to advise the Council on spending the revenue raised by the tax". This body will devote itself to the long range financial planning that this City so desperately requires. Thus, with a more dependable revenue stream we will have more control over our futures and we can remove the seeming bump and lurch appearance of our financial planning process. The benefit to our citizens is clear; for instance, they will know that fire stations will not suddenly be designated for closure.

The benefits are real — what is needed now is the Community's commitment.

*RCPC and* ***The Rockridge News*** *present this column to assist regular communication from local officials. Give some thought to what you read here, then give a call:*

**Marge Gibson-Haskell – 273-3266 • Henry Gardner – 273–3301**
City Council District 1 City Manager

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*Chabot School Traffic*

## Neighbors Notch Win For Kids' Safety

School children walking to and from Anthony Chabot School now have a safer route thanks to the persistence of the Chabot PTA Traffic and Safety Committee and the responsiveness of the Oakland Office of Public Works.

As detailed in the January issue of **The Rockridge News**, traffic conditions were very hazardous for pedestrians at Keith and Broadway, Patton Street and Miles Avenue, and along Chabot Road. Accidents with injuries and too many near misses involving school children prompted a long list of specific demands from Chabot School parents which Public Works personnel have promised to implement by the end of April:

- Repaint crosswalks and other pavement markings near the school;
- Paint a new limit line on Chabot Road approximately 10 feet north of the existing crosswalk at Patton Street;
- Relocate the school warning sign on Patton Street to provide better visibility of the sign;
- Paint 20 feet of red curb in advance of the crosswalk on Miles Avenue near Patton Street;
- Install a stop sign on Patton Street at Miles Avenue;
- Paint a crosswalk across Keith Avenue at Presley Way and install appropriate signing; and,
- Increase pedestrian clearance time for pedestrians crossing Keith Avenue at Broadway.

Parents' requests for additional stop signs on Chabot Road and to prohibit right turns on red from Keith Avenue onto Broadway were rejected by the Office of Public Works. The City's analysis concluded that Chabot Road traffic did not warrant more stop signs, and that limiting right turns on Keith Avenue would create more congestion.

Special thanks for all their work and time and congratulatons for their success are due Neighbors Ms. Yvonne Dwyer, Ms. Chris Winnicki, Mr. John Geltmeyer, Ms. Kathy Hagerty, Mr. Jim Acker, Mr. Mike Dolan and Mr. Mike Pickering of the City.

If you have questions about the traffic study and improvements around Chabot School , please call Mr. Kevin Cummings, Office of Public Works, at 273-3466.

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# Letters To The News

*Editor:*

It is my understanding that a segment of Rockridgians would like a specific library tax to pay for a new library structure.

Of course we would all like a new library. However, I question the precedent that this proposed action sets. If neighborhoods finance their own libraries we may eventually be asked to help out with police services or fire services, etc. Perhaps we should secede from Oakland and form the City of Rockridge. This tax will only increase the already existing dichotomy in Oakland between those neighborhoods that can afford to tax themselves and those that cannot.

Before we so generously decide to tax ourselves and bail out our city government it is essential that an investigatory group be assembled to determine where money has been spent in the past and exactly how much, by our development–loving, anti–neighborhood city council. When our city council can justify the appalling hand–outs they make to developers then perhaps they can justify the lack of funds for our library.

David Self, a former city official and currently an attorney for Oakland developers was recently quoted as saying his client "had better things to do with his money than pay taxes".

Well, so do I.

Sincerely,
*Ronnie Polonsky*

## Open House At College Avenue Senior Activity Center

If you are 55 or older, you are are invited to attend an open house on Wednesday, May 11, from 10 am to 1 pm at the College Avenue Senior Activity Center, located at College Avenue Presbyterian Church, 5951 College Avenue, Oakland. Besides a great lunch, there will be music by the terrific College Avenue Combo, displays of activities available at the Center, and lots of fun and friendly people.

The Center meets every Wednesday from 9:30 am to 2 pm. Besides activities, lunch, and music, there are programs on health care and consumer information, free diagnostics, and information and referral services.

The nonsectarian Center is co–sponsored by Bay Area Community Services, College Avenue Presbyterian Church, and Pleasant Valley Adult School.

The Wooly Mammoth



One of the very few items that will not be available at the Peralta School Auction and Chocolate Extravaganza

Friday, April 22 -7pm
at Peralta School
410 Alcatraz, Oakland

For Information: 654-8385

## CAMA Notes

# *Merchants Elect Officers, Plan Spring Festival*

At its March General Meeting, the College Avenue Merchants Association (CAMA) elected Officers and Directors for 1988–89. Terms of office run from July 1988 to June 1989:

| Office | Name | Business |
|---|---|---|
| President: | Eddie Zeidan* | Chimes Grocery |
| Vice–President: | Kevin Brown* | Better Homes Realty |
| Vice–President: | Alan Mac* | Stanley Smith Insurance |
| Treasurer: | Gerry Watson | Bank of America |
| Directors: | Bill Chung* | Rockridge Café |
| | Jean Astrinsky* | Orb Weaver |
| | Joyce Seuss* | Rockridge Rags |
| | Mike Wheeler | McNally's Irish Pub |
| | John Gelinas | Chimes Pharmacy |

* Incumbent

We welcome your comments and suggestions. Please feel free to contact any of the CAMA Officers or Boardmembers with your ideas.

## College Avenue Spring Festival

CAMA will hold its Spring Festival on Saturday, May 7, 1988, from 11 am to 5 pm!

Special events include: Free Cable Car Shuttle from Alcatraz to Broadway with stops every block, a Clown, Music, Balloons, Sale Prices, Food and Prize giveaways, and much more!

## Housing And Service Station Conversions Opposed

CAMA's Board of Directors voted to oppose the proposed conversion of a house on Monroe Street into a law office because there is a shortage of housing in Rockridge and plentiful office space available in Oakland. The Board also voted to oppose conversion of the Shell station at Broadway and Taft Avenues to a mini–mart. We feel that since the parcel is zoned for residential use and the neighborhood is opposed to any expansion, another site should be used. (***Ed. Note***– See story below.)

*— Eddie Zeidan 428–9256*

## Mini–Mart Idea Resurrected

The Planning Commission denied a use permit application for a mini–mart at the Shell station at Taft and Broadway Avenues in November 1986. **The Rockridge News** learned recently that Shell Oil Company has retained Mr. Mitch Hardin to pursue approval for a revised proposal.

In January 1988, Mr. Hardin contacted the RCPC Board and some Neighbors living near the station to discuss a resubmission of the proposal. He was reminded of the substantial Neighborhood opposition to the mini–mart and encouraged not to reapply.

On April 11, he made a presentation to a North Oakland District Council meeting, saying a survey showed new support for the idea from the Rockridge Neighborhood. Mr. Hardin was advised by the Council they would take no position without hearing from the Rockridge Neighborhood first.

In addition to representing Shell Oil, Mr. Hardin is a member of the Off–Street Parking Commission of the City of Oakland.