www.rockridge.org

# THE Rockridge News

VOL. 24 ■ NO. 11 ■ ISSUE NO. 262 ■ December 5, 2009 ■ CIRCULATION: 5,100 RESIDENCES; 200 BUSINESSES

**Sponsored by the Rockridge Community Planning Council • 5245 College Ave. PMB 311 • Oakland, CA 94618 • 869-4200**

## RCPC is Looking for a Few Good People: R U Ready?

If you read each month's Rockridge News and feel like you'd like to be doing something more for Rockridge than just reading about it, here's your chance. The Rockridge Community Planning Council (RCPC) will be holding its annual election for seats on the board of directors in April. Six board seats (out of a total of 13) will be up for election.

The RCPC board meets once a month and makes decisions on RCPC's policies and its stance on current issues, ranging from development projects (like the College Avenue Safeway Shopping Center) to parking policy. Board members also sit on several RCPC committees, including land use, transportation, schools, parks, and public safety. Board members can expect to spend an average of 2-3 hours a week on RCPC business.

Opportunity knocks! To respond to the call, send your letter of interest to the RCPC, 5245 College Avenue, PMB 311, Oakland 94618, or by e-mail to chair@rockridge.org.

The deadline for applications is February 15, 2010.

## At the November Town Hall



**Speaking at the RCPC November Town Hall meeting, Chair Stuart Flashman describes the review timeline for the College Avenue Safeway Shopping Center EIR process. See Safeway report, page 7.** PHOTO: DON KINKEAD

**RCPC Town Hall Meeting**
**NO MEETING**
**December 2009**

## Narrowed EIR Scope for Safeway Center



**After listening to comments from more than 20 speakers who asked that topics beyond traffic, air quality, and noise be studied in the EIR for Safeway's proposed College Avenue Shopping Center, planning commissioners told staff to add... almost nothing.**

PROPOSED CORNER ROOF GARDEN, COLLEGE & CLAREMONT: WEB SITE, LOWNEY ARCHITECTURE.

## Residents Flood Planning Commission with Concerns About College Ave Safeway Center Plans

***by Stuart Flashman, Chair, RCPC board of directors***

Over 60 residents of the Rockridge, Temescal, and Elmwood neighborhoods recently squeezed into a City Hall hearing room to tell the Planning Commission their concerns about Safeway's proposed College Avenue shopping center.

The center, plans for which Safeway unveiled last spring, consists of a 50,000 square foot Safeway store and eight small shops totaling an additional 11,000 square feet. The complex would replace the current 22,500 square foot Safeway store, which dates back to the mid-1960s.

Held early in November, the hearing was called to hear about what environmental effects should be studied in the Environmental Impact Report (EIR) that the city will prepare for the project. The city had prepared an Initial Study of the project's effects that concluded only traffic, air quality, and noise needed to be considered. Hearing attendees, however, were nearly unanimous in their view that there were additional impacts that ought to be studied.

Friends and Neighbors of College Avenue (FANS), served as the organizing force for the public comments. FANS grew out of the group of "stakeholders" that Safeway convened more than a year ago to discuss plans for replacing its College Avenue store. In addition to RCPC, the stakeholders included Concerned Neighbors of the College Avenue Safeway, the Rockridge District Association (RDA), Berkeley's

**Planning Commission, page 3**

### Oakland Holds a Holiday Open House

**O**n Friday, Dec. 18, many Oakland stores will stay open until 8 p.m., offering food, music and fun and an opportunity for seasonal shopping close to home. Check to see if your favorite store will be participating in this event sponsored by the Oakland Merchants Leadership Forum (OMLF). Info: 510/663-0653.

# In My Opinion

## Rezoning Process Off the Rails?

*by Robert Brokl*

Oakland's flawed zoning update process lurches ahead, but it's now clear the Planning Commission and City Council will have their final say without much help from the general public. Citizen participation has been, at the least, misused, and has sometimes been frankly unwelcome.

That the process has been so problematic and opaque says a lot about the lingering damage inflicted (some deliberate, some perhaps inadvertent) by two celebrity mayors in a row upon the planning process in Oakland. The disregard by planning staff so far to community input and buy-in is so blatant that one sometimes forgets there was a time when Oakland, while never Camelot, actually experienced small "d" democracy.

The zoning process began with the creation of technical advisory groups (TAGs) for commercial and residential areas. It's something of a mystery how participants were initially selected for these groups. In any case, after several rounds of meetings, attendance is way down. And, there is a growing suspicion in some quarters that key wheeler-dealers have gone off to negotiate the outcome in private, away from the common rabble.

Another suspicion: the revisions are being revealed in stages so as to not raise alarm. New classifications for commercial and residential categories have been divulged, but the existing permitted uses haven't changed much. Simplification and updating are the justification provided for the changes; but, combined with the continuance of overlays, conditional use permits, variances, permitted nonconforming uses and so on, the new classifications only make zoning more confusing and open-ended. Yet one more hurdle for unpaid community organizers and citizens to master.

The confusion does, however, have its uses: it's difficult and unlikely for even the City Council to get a handle on it. It took years and an overheated development climate for citizens to learn the hard way what Oakland's general plan update allowed for density on transit corridors.

Far more contentious pending decisions relate to height limits, solar access, open-space requirements (do roof tops and balconies REALLY qualify?). Existing uses – residential and/or low-rise commercial buildings on transit corridors – could become "grandfathered in" if ground-floor commercial or three-story minimums for new construction are mandated. Three-story residences may be allowed in R-40 low-density neighborhoods.

This isn't scary upzoning, "just" upscaling.

The recent emergence of transferable development rights (TDRs) is baffling. This

**Rezoning Off the Rails?, page 12**

BEYOND the PALE
COLOR AND INTERIOR CONSULTATION
JODY STEVENS
w. 510.595.1587 m. 510.681.6035

Mon – Fri 9:30 – 6:00
Sat 9:30 – 5:00
CHIMES PHARMACY
Serving Rockridge Since 1909
3210 College Avenue
Near Alcatraz
652-1990

GARDEN CLEANERS
$5 FREE DRYCLEANING with garment orders over $25
or $3 OFF orders over $15
Dry Cleaning only • Present with incoming order
EXPERT SHIRT LAUNDERING!
Garden Cleaners
5808 College Avenue, Oakland
601-1188
Mon – Fri 7 – 7 • Sat 8 – 6
Across from Zachary's Pizza

**ROCKRIDGE BRANCH LIBRARY**

**5366 College Avenue**
**597-5017**
**HOURS:**
*Tues:* 12:30 – 8 p.m.
*Weds, Thurs, Sat:* 10 a.m. – 5:30 p.m.
*Friday:* 12 – 5:30 p.m.
*Sunday and Monday:* **CLOSED**
**Library program details: See Calendar, page 15.**

The Rockridge News

*The Rockridge News*, founded in 1986 by Don Kinkead, is published monthly in Oakland and is sponsored by the Rockridge Community Planning Council (RCPC), a nonprofit public benefit organization founded to: preserve and enhance the unique character of the Rockridge neighborhood; promote the health, safety and quality of life of its residents; furnish a forum for community involvement, and provide leadership and representation of neighborhood interests.

***Rockridge News* Production**

| | |
|---|---|
| Don Kinkead | Editor |
| Ortrun Niesar | The Muse |
| Barry Kaufman | Food |
| Jo Ellis | Advertising & Community Calendar |
| Theresa Nelson | Neighborhood Merchant |
| Susan Montauk | Business Manager |
| Don Kinkead | Graphics & Layout |

**RCPC Board of Directors, 2008-2009**

| | |
|---|---|
| Stuart Flashman | Chair |
| Andrew Charman | Vice-Chair |
| To be appointed | Secretary |
| Joan Martin | Treasurer |

Cesar Angobaldo, Annette Floystrup, Jonathan Gabel, Michael Kan, Jennifer Kaplan, William Kaufner, Don Kinkead, Doug Patton, Ronnie Spitzer, Katy Taylor, Ann Winterman

**Contact the Board:** chair@rockridge.org
**For information:** info@rockridge.org

**NEWSLETTER SUBSCRIPTIONS**

To subscribe to ***The Rockridge News***, send your check for $20, payable to *Rockridge News* Subscriptions, to: *Rockridge News* Subscriptions at the address below.

**CONTACTING *THE ROCKRIDGE NEWS***

- Are there community issues you'd like to see covered in ***The Rockridge News***?
- Do you have questions about newsletter distribution?
- Want to volunteer to be a ***Rockridge News*** block captain?
- Would you like to write a letter to the Editor?

Contact us at one of the following:
**Editor: editor@rockridge.org**
**www.rockridge.org**
***The Rockridge News***, 5245 College Avenue, PMB 311, Oakland, CA 94618
**RCPC Voicemail: 510/869-4200**

Articles submitted for publication may be e-mailed to the above address. Submissions are limited to 600 words; must include the author's name, phone number, e-mail address, and city or neighborhood of residence; and are subject to editing. To reprint a *Rockridge News* article, please contact the editor.

**NEWSLETTER ADVERTISING/DEADLINES**

**Publication date of the next issue is**
- **January 4, 2010**
- **January deadline is December 17, 2009.**

**Advertising rates are $26/column inch. Six-month pre-pay rate available. For display ads, call Jo Ellis at 653-3210 (after noon), or e-mail joellis1@hotmail.com. *RCPC reserves the right to refuse any display or classified ad that it deems inappropriate. (Classified ad contact, page 14.)***

**RCPC Land Use Committee**

**NOTE: Fall Land Use Committee meeting dates are revised, due to new library schedules:**
**Next meeting: December 23 (4th Wed)**
**Meeting starts at 7:30 p.m.**

# Land Use Update

*by Stuart Flashman,*
*RCPC Land Use Committee chair*

■ **College Preparatory School Facilities Master Plan (6100 Broadway)**

A group of neighbors on the streets surrounding the school have appealed the City's decision amending the school's use permit to increase enrollment and allow some additional buildings on the campus. The appeal will be heard before the Oakland Planning Commission on December 16. Commission meetings begin at 6 p.m.

Those wishing to comment on the appeal, either for or against, may appear to testify in person or send their comment to the assigned case planner Leigh McCullen (510/238-4977, e-mail lmccullen@oaklandnet.com).

■ **Citywide Zoning Update**

The next meeting of the zoning update commercial corridor Technical Advisory Group (TAG) will be on Tuesday, December 15 from 6 to 8 p.m. in hearing room number 3 at Oakland City Hall. The meeting will review citywide height limit and development intensity maps. There will be one more TAG meeting in January or February, followed by two more community workshops to review the full set of zoning proposals. Check the city Web site at http://oaklandnet.com/zoningupdate for further details.

■ **College Avenue Safeway Project**

See article, page 1.

**Land Use Meeting Agendas**

Contact Stu Flashman at 652-5373 or chair@rockridge.org for a copy of the current Land Use Committee meeting agenda.

# *Planning Commission*

**from page 1**

neighboring Claremont Elmwood Neighborhood Association (CENA), the contiguous merchants across College Avenue from the store, and the contiguous neighbors along Alcatraz Avenue behind the store. In addition, a group of local architects and planners came together to look at alternatives to Safeway's plans. While the stakeholder meetings collapsed over the groups' disagreement with Safeway's proposal, the stakeholders decided to stick together to unite the community around alternative proposals.

FANS had mounted an organized presentation involving 16 speakers to identify the environmental issues needing study. Those issues included, in addition to the traffic, noise, and air quality concerns raised by the city, impacts on land-use, aesthetics, cultural and historic resources, pedestrian and bicycle safety, sustainability, blight, shadowing, and cumulative impacts. The groups also proposed three alternative projects designed to be more consistent with the site's current C-31 zoning. Local group Urbanists for a Livable Temescal Rockridge Area (ULTRA) added a mixed-use alternative that would include senior housing.

Unfortunately, commission Chair Blake Huntsman initially would hear none of it. Prior to the meeting, he indicated he would limit FANS speakers to a total of 10 minutes. Safeway was given 15 minutes for its presentation. He also pointedly said that he didn't want to hear about any land-use issues, opining that he felt the project was totally consistent with the C-31 zoning.

In the end, faced with more than an hour of testimony even with speakers being limited to a minute each, Huntsman relented and accepted a compromise. Thirty-nine speakers agreed to relinquish their speaking time. In return, six FANS speakers were given a total of 20 minutes, and 15 other speakers (including one speaker supporting Safeway) were given two minutes each.

After the speakers had all finished, commissioners had the opportunity to give direction to staff about topics the commission felt should be added to the EIR. Commissioner Boxer stated that he wanted study of pedestrian and bicycle safety impacts and consideration of ULTRA's mixed use alternative. He also asked staff to study an alternative that would remove all the parking structure entrances from College Avenue, putting all garage access points on Claremont Avenue. None of the other commissioners added other impacts.

Peterson Vollman, the city planner handling the project, pointedly asked the commissioners whether they wanted to add land-use or aesthetics to the EIR topics, pointing out that while staff had screened these topics out, the audience comments appeared to support their inclusion. Commissioner Boxer's response was that the commissioners had already provided their opinion on what topics needed study.

The scoping period ended December 1. Once scoping has ended, city staff will give the EIR consultant direction on preparing the draft EIR. Depending on the final scope of the EIR, it will likely be between three to six months before the draft is released for a 45-day public comment period.

RCPC submitted a nine-page scoping comment letter to the City. That letter, and additional information on the project, is available on RCPC's Web site at http://www.rockridge.org.

# Comments on the Initial Study of the EIR for the College Avenue Safeway Center Proposal

Following is the text of a statement entered into the record by architect and Rockridge resident Richard Smith at the Planning Commission's recent EIR scoping hearing concerning Safeway's proposal to expand its College Avenue store. Smith is a former RCPC boardmember and a former chair of RCPC's Planning and Project Review Committee, now known as the Land Use Committee. The statement is Smith's assessment of the conformance of the proposal with zoning and permit requirements; it does not necessarily reflect the views of the RCPC or its board of directors.

*by Richard Smith*

RE: CASE FILE ER09-0006

***Good evening Chair Huntsman and Planning Commissioners:***

Each of the four Conditional Use Permit (CUP) applications and both Zoning Variance applications for the proposed project, identified in the Initial Study, will require extensive and rigorous Findings. In addition, the Planning Commission will have to make several other Findings ([Planning Code §] 17.134.050) including:

1) that the proposed project will be com-

**Comments: Safeway EIR, page 13**

# Letters to the Editor

*The Rockridge News welcomes letters to the editor. Your name, address, phone number, e-mail address and city/neighborhood must be included for verification. Only your name will appear with your letter. Letters may be edited for clarity and brevity.*

### Biking Around Rockridge

**Editor:**

In follow-up to Ortrun Niesar's excellent article about bicycling in Rockridge and Oakland, there is a relatively safe way to get to downtown Oakland on a bike. You take Shafter Avenue, which is two-way once you get away from the Rockridge BART station. This continues all the way to MacArthur Boulevard. At that point you notch over a couple of blocks to the left, to Broadway. There is a good bike lane all along Auto Row on Broadway. (Careful!: There are some places where there's no bike lane and heavy traffic.)

A helmet could be a lifesaver in the event of an accident, but to prevent an accident, there's nothing better than a yellow cycling jacket to maximize your visibility.

***— Lawrence Kolb***

### Bicycling Grows in Oakland

**Editor:**

Thank you for the biking piece in The Rockridge News (November, 2009). I am an avid bicyclist and greenie, and a member of the East Bay Bicycle Coalition (EBBC). I am heartened by the growth in bicycling, especially among young people, that Oakland has experienced over the years, albeit part of this phenomenon is economic (I know my stepson would prefer to have a car). When I first moved to Oakland in 1976, via bicycle from Los Angeles, I was one of the rare bikers riding up in the hills, and only the bike racks near campus were filled. Perhaps your article will coax more folks to join the ranks for both their daily needs and for recreation. We have only just begun to ride!

The EBBC is an effective organization promoting local and regional bicycling. Its Web address is: http://www.ebbc.org/

***— Jim Thornton***

### Group Cycling: Safety in Numbers

**Editor:**

The Rockridge Muse (Ortrun Niesar) had an excellent column on cycling in the November issue of The Rockridge News. I'm one who avoids "steep hills and long inclines" such as Tunnel Road, where I watch bicyclers in their multi-hued Spandex outfits peddling past my car.

Are there local groups of cyclists who gather periodically? Years ago I was in such a group and it somehow seemed like safety in numbers, especially when parked car drivers blindly flung open their doors.

I had not seen The Rockridge News in some time. It's very professionally done. Valerie Knight deserves an award for her graphics and design.

***— Burt Dragin***

**Editor's Reply:**

As noted in an accompanying letter, an excellent bicycling resource is the East Bay Bicycle Coalition (EBBC). Be sure to visit: http://www.ebbc.org/


Curves
Rockridge
Located on Market Hall's Lower Level
Entry on Shafter Avenue
510-655-8808
Open 7 Days
Mon- Fri 6:00 -7:30
Sat & Sun 8:00 - Noon
www.curvesrockridge.com
Free Parking!
Across from BART

$pend your holidays with us!
rockridge home
furniture accessories gifts
5418 College Ave. (510) 420-1928

SAFETY DYNAMICS ALARM
Only $8 per month — Easy 10 minute switch.
ACO 6779

Praying - Serving - Growing
St. Augustine Roman Catholic Church
400 Alcatraz Ave.
Oakland
(between Telegraph and College Avenues)
510-653-8631
Mass Schedule
Saturday: 5 p.m.
Sunday: 8 a.m.
& 10:30 a.m.
Weekdays: 8:30 a.m.
Reconciliation
Saturday, 4 p.m.
www.staugustineoakland.com

LOTUS CLEANING SERVICES FOR HOME AND OFFICE
Non-Toxic
Eco-Friendly
Housekeeping
Office Cleaning
Auto Detailing
Carpet Cleaning
(510) 452-0755
www.lotuscleaningservices.com
EXPERIENCED, LICENSED, BONDED AND INSURED


Ubiquity International, LLC
PO Box 21265
Piedmont, CA 94620-1265
CST: 2070359-40 WA SOT: 602-549-382
There is a lot of world to explore.
new discoveries - new friends - renewed life
Contact Us Today
Call Thomas Talboy
(866) 984-8687
or visit us online at:
www.UbiquityInternational.com
Family and Student Travel
School Travel • Pilgrimages • Special Interest
ISIC, IYTC, ITIC • European Rail

# Chabot Elementary Construction Projects Now in the Home Stretch

*by Polly Winograd Ikonen, communications consultant and Chabot parent*

With almost a year and a half of construction behind them, the families and neighbors of Chabot Elementary School can finally see the light at the end of the proverbial tunnel. The new two-story K-2 classroom building, the second of two new structures paid for by Measure B of 2006, is slated for completion in early 2010, possibly in time for occupancy during the current school year.

The other new structure, a "multi-purpose" building which serves as auditorium, lunch room, and indoor play space for the school's 500 students, opened in early October and is already a favorite: soaring ceilings, exposed wood beams, cheerful yellow walls and high-tech collapsible tables and garage doors offer the 82-year-old campus an accommodating space for its myriad group activities.

In addition to the new structures, Chabot's 1932 auditorium building has been beautifully renovated to serve as the school's library, with the former stage now a glass-enclosed media lab with 32 brand new computer terminals. Students in all grades visit the library weekly, and students in grades four and five began receiving weekly technology instruction in the media lab in mid-October.



**Chabot School's existing auditorium has been reconfigured as a library and media lab. This view is of the library area.** Photo: Chabot Way to Grow!

"This is such an exciting time for our school," says Chabot Principal Jonathan Mayer. "We are also very aware that this project has an impact on the Rockridge community at large. Our neighbors have been patient through the construction process; soon they will reap the many benefits our new campus has to offer."

Chabot Elementary grounds are divided into two areas—a lower play yard along Patton, which received some landscaping last summer, and an upper play yard, adjacent to the public baseball fields. The upper yard has housed a dozen temporary portable classrooms, which will be removed once the new K-2 classroom building on the lower yard is occupied in early 2010. Six brand new portables were given permanent footings along the upper stretch of Chabot Road, and will remain to house the fourth and fifth grades.

Further details on the Chabot campus construction project are available at www.chabotelementary.org.

# Chabot: Way to Grow! Fundraising Starts Final Push

## Special Capital Campaign aims to restore outdoor play areas

*by Polly Winograd Ikonen*

While substantial Measure B funds have funded the construction of Chabot Elementary's soon-to-be-completed new buildings, they do not extend enough to fully restore and upgrade the campus grounds, or to fully outfit the new facilities, once completed. To meet this anticipated shortfall, the school's PTA launched the capital campaign named Chabot: Way to Grow! in 2007.

With an ambitious goal of raising $300,000 by the end of the 2009-10 school year, the mission of Chabot: Way to Grow! is to bridge that funding gap in three phases:

■ **Phase One** (now completed): Furnishing and equipping the new multipurpose room, library, media and music room. Specifically, funds from Chabot: Way to Grow! paid for tables and chairs for the library; 32 Apple workstations and ergonomic computer chairs for the media lab; soundproofing carpet for the new music room.



**The new K-2 classroom building is expected to be occupied in early 2010.**

Photo: Don Kinkead

■ **Phase Two** – spring/summer 2010: Completing the upper yard. Measure B funds will re-grade and re-pave the upper yard, but will not replace playground equipment removed during the renovations. Chabot: Way to Grow! seeks funding to complete the playground with fixtures appropriate to the needs and interests of the upper-grade students who use this yard. These features may include:

■ Amphitheater seating for socializing and for use as an outdoor classroom;

■ An area of artificial turf (rather than grass, which deteriorates quickly in playgrounds);

■ Ball walls, basketball hoops and tether ball poles;

■ A climbing structure with appropriate safety surfacing beneath.

**Phase Three** – summer/fall 2010: Restoring the garden. Chabot's beloved garden was dismantled to make room for construction equipment. The new garden will provide space for multiple plantings, irrigation, pathways, and seating areas, so that the garden may resume its role as a centerpiece of Chabot's science curriculum, with a full-time garden specialist to hold weekly classes for all grade levels.

As of November 2009, the Chabot: Way to Grow! campaign has passed the halfway mark—around $180,000 has been donated by generous members of the Chabot community. But still more funding needs to be raised by June if the school is to implement all of the elements in its campus master plan.

"We are deeply grateful to those in our school community who have supported the

Chabot: Way to Go, page 10



# Rockridge Cornucopia

Barry A. Kaufman

## SANDWICHED IN

A recent N.Y. Times article reports that *bahn mi* (pronounced "bun mee"), the classic Vietnamese-French street food sandwich, has taken New York by storm. *Bahn mi* sandwich shops are springing up in Manhattan, Brooklyn and Queens. Introduced by the French, a typical Saigon style *bahn mi* consists of grilled pork, thinly julienned carrots, cucumber, diakon, sliced chili peppers, and a smear of liver paté served on a slim, crunchy baguette. Will the bahn mi ever replace New York's favorite bagel, cream cheese and lox combination?

Although always popular with Americans, the traditional sandwich has been transformed in recent decades by the influx of ethnically diverse immigrants. And in cities like New York, Los Angeles, and Chicago, with their long histories of street food and cart stands, ethnic sandwiches are making their mark on America's culinary landscape. Classic American sandwiches like the Reuben, Monte Cristo, and BLT are now joined by the Mexican torte, Greek gyro, and Italian panini as new American favorites.

School-children learn that the Earl of Sandwich "invented" the sandwich to avoid having to leave the gaming table to eat dinner. The Earl was probably not the first person to place food between two slices of bread, but in doing so, he launched a culinary revolution. By the mid-18th century, sandwiches had become the most popular food item in London. The British introduced sandwiches to early America as a handy food for people on the move. After the Civil War, sandwiches became standard fare at neighborhood taverns and bars. In the early 20th century, tavern owners and cooks began to name sandwiches after a particular style, such as the multilayered club sandwich, or after the chef-inventor, such as the Reuben.

As the popularity of the sandwich spread, regional and ethnic sandwiches began to appear. The po'boy and muffuletta were created in New Orleans and until recently were seldom available outside the Crescent City. The classic po'boy consists of French rolls stuffed with deep-fried shrimp or oysters and various condiments. The muffuletta was invented at the Central Grocery in the French Quarter. Still going strong, the Central turns out hundreds of muffulettas a day.

The muffuletta is composed of a round loaf of crusty Italian bread stuffed with layers of mortadella, salami, ham, provolone cheese, and a secret recipe olive salad. Although muffulettas are offered throughout this country, you can only get the real deal at the Central Grocery in New Orleans.

Perhaps the most regionalized sandwich is the classic Italian deli sandwich. Depending on where you live, the sandwich is alternatively known as a hero, sub (for submarine), hoagie, or grinder. Any combination of meats and cheese on an Italian roll is a hero. I am particularly partial to a meatball, cheese, and marinara sauce hero. A regional favorite from Philadelphia is the Philly cheesesteak sandwich. Have you ever had beef on wick? This sandwich is found only in Buffalo.

New ethnic sandwiches include the Mexican torte. Similar to a hero, a torte consists of traditional Mexican meats (beef, pork, tongue, or goat) and salsa served on a crunchy Mexican roll known as a bolero.

The Greek gyro is now found in many sandwich shops. Gryos consist of thinly sliced spiced lamb and yogurt sauce stuffed in a traditional middle-Eastern pita pocket.

Recently, paninis, Italian grilled sandwiches, have become the rage. Paninis are layered, but not over-stuffed like heros, with flavorful combinations of cheeses, meats, or roasted vegetables on Italian breads like focaccia or ciabatta. The sandwich is lightly grilled on a panini press. We once had a make-your-own panini party. We put out an assortment of cured Italian meats, cheeses, roasted vegetables and condiments. Guests chose their combinations and grilled their sandwiches on our panini press.

Barry Kaufman is a graduate of the California Culinary Academy. Barry is available for cooking classes or answering your culinary questions. His email is kaufman42@earthlink.net.

## BARRY'S RECIPE

This month's recipe is my favorite panini combination. For each sandwich you will need:

- 3-4 slices of prosciutto
- 2 slices of provolone cheese
- 1 roasted red pepper (jarred is fine)
- 1 marinated artichoke heart, thinly sliced
- Dijon mustard
- Ciabatta roll or focaccia bread.
- Prepare the bread with a smear of Dijon mustard on both slices.
- Place the ham, cheese, pepper, and artichoke slices on the bread.

If you don't have a panini press, a ridged cast-iron pan makes a great substitue. Grill the sandwich on the buttered pan. Place a weight (such as a brick wrapped in aluminum foil) on the sandwich. Grill for about 3 minutes; turn sandwich over and grill for another 3 minutes. Cut sandwich into a triangle and serve with lightly dressed, tossed greens or French fries.




**Me.** I've been an Allstate Agent for 10 years. And riding bikes for 17. That means I can talk all day about insurance features and discounted rates, but I'd just as soon talk about a new route you've found. Let's talk today.

**Susan Bernosky, LUTCF**
**(510) 450 9050**

5940 College Ave, #A
Oakland
susanbernosky@allstate.com

Allstate.
You're in good hands.
Auto Home Life Retirement

The Cupped Hands logo is a registered service mark of Allstate Insurance Company. Life insurance and annuities issued by Allstate Life Insurance Company, Northbrook, IL and Lincoln Benefit Life Company, Lincoln, NE. In New York, Allstate Life Insurance Company of New York, Hauppauge, NY. Property-casualty insurance products issued by Allstate Fire and Casualty Insurance Company, Allstate Indemnity Company, Allstate Insurance Company, Allstate Property and Casualty Insurance Company: Northbrook, IL. © 2007 Allstate Insurance Company

# Safeway EIR Hearing Unsettling

from page 1

In the wake of the Planning Commission's meagre response to the public's concerns about the proposed College Avenue Safeway project, a perplexed but feisty group of Rockridge residents gathered at the RCPC November Town Hall meeting to discuss a response.

Among the possibilities considered by the group was to begin fundraising for a possible legal challenge to the current EIR process. Since legal action is not a certainty, the group agreed that donations might go to a litigation reserve, refundable to contributors if litigation is not pursued.

*— Don Kinkead*

ANGELISSE KAROL
COLOR & DESIGN
510-658-2599
Hourly consultation
to fit the size
of your interior or exterior
home projects.
www.angelissekarolcolor.com

りきゅう
Authentic Japanese Cuisine
JAPANESE RESTAURANT
After 25 years of preparing authentic Japanese cuisine for exceptional restaurants such as Kiku of Tokyo, Mikaku San Francisco, Kirala, and We Be Sushi, Chef **Tatsuya Koyake** decides to have his own space to share his passion for cooking. Come join him for a taste of Japan.
ADDRESS 5335 College Avenue, Oakland, CA 94618
TEL 510 595 7388

BREAKFAST/LUNCH
tues-fri 7-3 / sat-sun 8-3
DINNER
thurs-sat 5:30-10
aunt mary's CAFE
510.601.9227
WWW.AUNTMARYSCAFE.COM
4307 TELEGRAPH AVE. OAKLAND 94609

Rockridge Dental™
rockdent.com 510.653.6677
3rd Floor
Market Hall
Ste. 312
Bruce D. Fong, D.D.S.
Rana Baroudi, D.M.D.
*Advanced Preventive, Restorative, Cosmetic Dentistry, and Periodontal Gum Care.*

HOME BUYERS!
FREE SPECIAL REPORT:
"HOW AND WHY TO BUY A HOME IN A BUYER'S MARKET" THIS REPORT REVEALS A STEP-BY-STEP PROCESS TO ENSURE YOU MAKE THE MOST OF YOUR INVESTMENT DOLLAR. CALL FOR A COPY TODAY!
PROVIDED BY ELISA URIBE OF WELLS AND BENNETT REALTORS (510) 485-7272
ROCKRIDGEDIGS.COM
OPENING THE DOOR TO OPPORTUNITY

Give the Gift of ART
Give someone the opportunity to express their creativity with a gift certificate for an Extended Education course at California College of the Arts.
Registration for winter/spring 2010 is going on now.
Courses are offered year-round in San Francisco and Oakland.
*Featuring a variety of evening classes and weekend workshops:*
Architecture
Ceramics
Computer Courses
Drawing
Graphic Design
Illustration
Interior Design
Jewelry / Metal Arts
Painting
Photography
Sculpture
Textiles
Writing
Courses for high school students
Visit **www.cca.edu/extended** to browse our course offerings.
To purchase a gift certificate or to register for classes, call **510.594.3710.**
CCA

94618
For the week of 11/30/09:
Median List Price: $795,000
Avg. Days on Market: 162
McGUIRE REAL ESTATE
Want all the facts?
Stop by and discuss 94618 weekly updates with a Rockridge McGuire agent.
510.622.8300
5327 COLLEGE AVENUE | ROCKRIDGE
mcguire.com

# Partnering to Bring Light to College Avenue and Birch Court

## Helping to make Rockridge a safer, brighter and better place for all takes a combined effort

*by Chris Jackson, Operations Manager, RDA*

Last spring, one of the managers from Zachary's Pizza asked this writer, operations manager of the Rockridge District Association (RDA), for help in placing a street light at the intersection of Birch Court and College Avenue, across the street from Zachary's and next to Great Harvest Bread Company. This was one of the darker corners on College Avenue; a new light would make the sidewalk and crosswalk safer at this busy intersection.

Now, as a result of the efforts of a number of Rockridge businesses, RDA staff, and RCPC representatives, a light has been installed.

Here is the back story of how our community made this happen. To begin, the RDA worked with the electrical services division of the Public Works Agency to learn what would be required for a new street lamp installation.

First was the approval process which required a lighting study. From the results of the study, public works determined that College Avenue at Birch Court would, indeed, benefit from increased illumination.

Next came the petitioning of the neighbors who would be directly affected by the new light. RDA surveyed the affected residents, and the majority gave their approval to the installation.

The approval process completed, money needed to be raised for materials and installation: $1,900 would pay for a 200-watt Cobra lamp fixture, the installation costs and, most interestingly, for 10 years of power.



**An electrician installs the new 200 watt Cobra lamp fixture. In right foreground is one of two brick pillars at the entrance to Birch Court. Plans are being made to restore their historic lighting, as well.**

Photo: Chris Jackson

End of story? Not quite. After the fixture had been installed on the lamp post, PG&E discovered that the transformer connected to the fixture would need either to be upgraded or replaced in order to handle the increased power requirements. This will take a few more weeks to complete.

For now, College Avenue has a new lamp but no new light. (Please do not report this light as being broken....)

Those of us who worked on this project think pedestrians on College Avenue and the residents of Birch Court will be pleased during the dark winter months with the new illumination. The following organizations and business worked together on the project and are to be thanked for their support. Because of their time and effort, College Avenue is a little safer as a neighborhood both for pedestrians and for drivers.

Thank you to:

- Rockridge District Association (RDA)
- Zachary's Pizza
- Trader Joe's
- Pharmaca
- Rockridge Community Planning Council (RCPC)
- Rockridge Cafe
- Great Harvest Bread Co.

Rockridge Optometry
Your neighborhood family eyecare providers since 1947
Warmest thoughts and best wishes for a wonderful holiday and a very Happy New Year.
5321 College Avenue, Oakland
510-655-3797
www.rockridgeoptometry.com

local sustainable residential architecture
BUTTRICK WONG Architects
Jerome Buttrick, AIA Tim Wong, AIA
www.buttrickwong.com 510.594.8700

Regency Antique Restoration
Professional and Experienced
ALL Furniture Repairs
In-Home Services
New finishes & waxing
FREE ESTIMATES
Pickup & Delivery
517-6280
Bruce Wagg
bruce@bayareaantiques.com

a cross-cultural congregation striving to partner with the Rockridge community in lifestyle and service.
College Avenue Presbyterian Church
5951 College Avenue, Oakland 510 658-3665
SUNDAY WORSHIP 10:30 AM • VISIT: CAPCCHURCH.ORG
OUR WONDERFUL COMMUNITY MEAL, FRIDAYS, 6-7PM
A GREAT OPPORTUNITY TO SERVE

# Gas Station Closing a Harbinger of Rockridge's Future?

## The Rockridge Muse

*by Ortrun Niesar*

It is a gorgeous clear fall day today in Rockridge. I walk down Claremont to the corner of College. A fence has gone up warning trespassers to stay out of the Union 76 gas station lot that now belongs to Safeway. The fence is bland beige, but the message is not bland at all.

### City Hall

The first hearing to consider the proposed Safeway expansion was held at City Hall before the Planning Commission on November 18. The question before the commission was what issues should be included in the EIR (Environmental Impact Report) study on the project. The answer was cut and dried: the study will be limited to evaluation of air quality, noise and traffic. Surprising to many neighborhood residents attending the hearing, aesthetics, community design ordinances, and cultural and social impact, all crucial issues affecting our quality of life in Rockridge, were not to be considered. I suspect that the disregard of these other qualities may be due to the fact that they are hard to define and quantify. Terms like "aesthetics" are difficult to understand. But, aren't they at the heart of what our real concerns are? How do we get our civic leaders to engage in dialogue with us on this level?

### College Avenue

I'm trying to imagine how the proposed plan for development will fit into this corner of our community that straddles Berkeley to the north and Oakland to the south. The parking meters switch loyalty in the middle of the block between Claremont and Alcatraz Avenues. Despite city boundaries, this area functions as one continuous residential neighborhood. Tree lined streets with historic 100-year-old Craftsman homes and large lush gardens extend in all directions from here.




**The orange "76" ball — so often sporting pumpkin garb at Halloween — is gone and the corner service station closed up and fenced off. According to proposed plans Safeway has filed with the Planning Department for its enlarged store, this wedge-shaped part of the property will have an open garden area above ground-floor commercial space.**

Photo: Don Kinkead

At any time of the day you can see kids running to dance class, joggers and bicyclists cruising by, old ladies carefully crossing the street and baby-sitters pushing enormous strollers.

There is a dog loose and a kid just got tangled in a leash. All traffic comes to a halt until we sort this out. Musicians strum away while college students are begging passers-by to support yet another initiative to save the planet.

There are flowers to take home for a loved one, medicines to be picked up at Chimes Pharmacy, a cup of espresso to be sipped at Cole Coffee and diners to view through open windows at Wood Tavern. Everywhere you look, people are happily going about their daily chores or just hanging out in this familiar place.

It is an economically viable, healthy neighborhood cherished by its inhabitants and often touted as an example of perfect balance between commercial and residential interests.

### Our Future

Things have not changed much here in a couple of decades. There are indeed some features that we need here, like senior housing and open space and a community center. We could also use a bit of a facelift on the Safeway side of the street where the signage and the fake stone wall still reflect a '60s sensibility. But 60,000 plus square feet of new mega-store? A huge underground garage to hold two to three times as many cars as there are currently in the Safeway parking lot? Eleven new stores? Isn't this project a bit large to squeeze into our existing neighborhood?

This is no place for a regional shopping mall. The City's general plan rating classifies Rockridge as a "maintain and enhance" zone; there are planning ordinances in place to assure that this happens. The development plan, if adopted as proposed by Safeway, will certainly reclassify Rockridge zoning status to "change and develop," far beyond what is appropriate for our community.

Wishing you and yours a warm and happy holiday season. Do support everything that's local and don't give up the fight.

Ortrun Niesar offers her views on art, culture and quality-of-life questions in this monthly column. She can be reached at oniesar@sbcglobal.net


*Welcoming boys & girls ages 5 and up*
(510) 547-4441 • www.piedmontchoirs.org
**PIEDMONT EAST BAY CHILDREN'S CHOIR**

# Chabot: Way to Go!

from page 5

school so generously," says Way to Grow! co-chair Danielle Bluey. "The momentum is building, but it is time to reach beyond the school walls for support. It is only as a larger community that we will be able to achieve our goals and provide a welcoming campus for all."

The Chabot campus serves as a neighborhood park and gathering place for many families. The landscaping enhancements on Chabot's lower yard—basketball hoops, seating walls, trees and even painted asphalt, have been enthusiastically received. With the community's support for the project, the larger upper yard can also provide a park-like atmosphere for neighbors, with a new play structure, refurbished garden, and other amenities.

Visit www.chabotelementary.org/waytogrow for more details on the Chabot campus master plan and the Chabot: Way to Grow! campaign.




Polly Winograd Ikonen is a communications consultant in the nonprofit arts sector, a Chabot parent and a member of the Chabot: Way to Grow! committee.

**The Greater Rockridge Neighborhood Crime Prevention Council's**

## Tips For Vacation and Holidays!

### Planning a Holiday Vacation?

**~ Think About Safety & Security ~ Take All Possible Precautions ~**

**Remember: Most crime in North Oakland is *Crime of Opportunity*! It is going to increase in these dismal economic times. Protect Yourself Now!**

### LIGHTING – Leave Front Porch & Back Yard Lights On

Get Timers for Lamps ~ Increase Bulb Wattage
Install Motion Detectors between Houses, in the Back Yard and Driveways near Vehicles.
Call in Street Lights that are Flickering or Out –510-615-5566.

### AUTO SECURITY – Use The Club and/or an Alarm

North Oakland has High Incidence of Stolen or Vandalized Cars –
Leave ***Nothing*** Visible – No Packages, No Groceries, No Change, No Clothing,
No CDs or Tapes, No Laptops, No Diaper or Gym Bags, No Cell Phones or their Accessories.
Never put anything in your trunk and then walk away from your car. ***Drive*** away!

### MAIL – Don't Be Vulnerable to Identity Theft

It is so easy for someone to get your mail and to use your identity fraudulently.
Deposit Mail in Postal Boxes rather than leaving it in your box for pick-up.
Get a Locking Mailbox or have a Mail Slot in your Front Door.
If you are away, ask a Neighbor to Retrieve Your Mail just after delivery and
Put Newspaper Deliveries on Hold.

### RECYCLING – Recycling Thieves Are Not Simply That

Police reports show that recycling thieves are often on probation, have warrants, and support their drug/alcohol addictions with ***crimes of opportunity*** while canvassing neighborhoods for recyclables, they have also been seen checking door handles and going into back yards.
**Make It Look Like You Are Home – Even When You Are Not.**
Destroy credit card applications/receipts, banking and personal information.
When possible - put bins out just before pick-up.
City Ordinance: Store Bins Out of View, In Garages, Backyards or Behind Secure Enclosures

**Neighborhood Watch (formerly known as Home Alert)**
**Be the Eyes and Ears on Your Block**
**To start a new Neighborhood Watch Group, call OPD 238-3091**

**Join your NCPC – RockridgeNCPC.com Tel: 510-373-NCPC (6272)**

**Emergency: 9-1-1 From a Cell: 510-777-3211 Non Emergency 510-777-3333**

Wonderful, ongoing, weekday classes for babies or toddlers
KINDERGYM
A Movement Program for ALL Families
Drop-ins or sign ups for ALL families: songs, slides, tunnels, parachute play, bubbles, a fab ball pit, rocking horses & more!
For 9 months up to 3 years with an adult
Dawn Margolin | 510.547.7726
Temple Beth Abraham
327 MacArthur Blvd., Oakland
(near the Grand Lake Theatre)
www.tbaoakland.org/kindergym

piedmont dental BY DESIGN
Dale Herrero, DDS & Jill Martenson, DDS
IMPLANT, AESTHETIC & FAMILY DENTISTRY

"Hi! Jenner and Erin here with mommy and daddy reminding you to take good care of your teeth!"
New Patient Special : $149
CALL TODAY!
INCLUDES A COMPLETE COMPREHENSIVE EXAM, FULL MOUTH DIGITAL RADIOGRAPHS & A SMILE EVALUATION.
a $300 value!
Dr. Jill Martenson : Rockridge neighbor since 1999
1331 GRAND AVENUE, PIEDMONT, CA 94610 T 510 652 2911
piedmontdentalbydesign.com

# RDA Brings Holiday Security to College Avenue for the Season

*by Chris Jackson, RDA operations manager*

The Rockridge District Association (RDA) is happy to bring ambassadors to College Avenue for the holiday season.

RDA has contracted with V.M.A. Security Services, an Oakland company, to provide two security personnel to be ambassadors during the holidays, helping to make an enjoyable time on the Avenue this season. They will not only help keep us safe but will be able to provide directions and information to assist visitors and shoppers.

We are also very pleased to have Officer A.J.Frye back once again as our walking officer. He will bring much to our community. Officer Frye worked on College Avenue in years past and is respected by many here in the Rockridge community. A big thank you to OPD Captain Toribio & Councilmember Jane Brunner for making this a reality.

We all will be working together. V.M.A. Security Services, Oakland Police Department, Market Hall security personnel as well as Chris Jackson, the RDA Operations Director to make this a trouble free holiday season. Our goal is to have as much coverage on College Ave as possible, seven days a week and into the evening hours during the month of December.




**Staff of V.M.A. Security Services stand ready to help shoppers and to keep College Avenue safe during the holiday season. From left to right are: Officer Melody W., Officer John M., Owner Vince Mackey, Officer Elizabeth C, and Chad.**

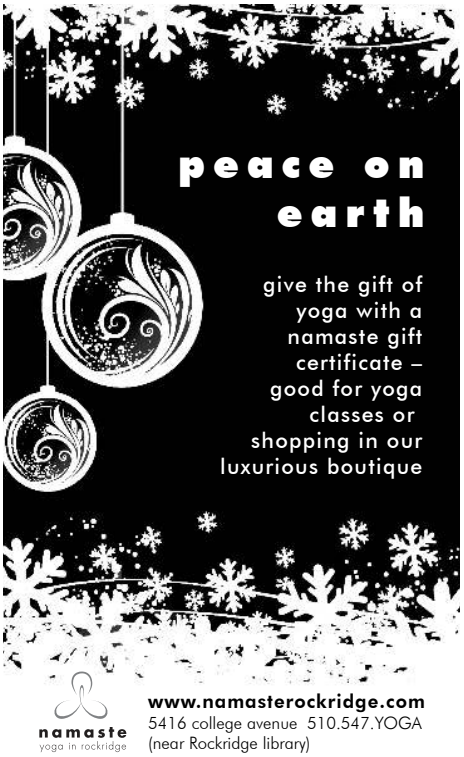
PHOTO: CHRIS JACKSON

**NCPC: 2010**

There will be no December NCPC meeting. Your NCPC wishes everyone a safe and happy holiday season. Please visit at our Web site for important safety tips. ► The new 2010 NCPC meeting schedule is the 2nd Thursday of each month, 7 p.m., at the Rockridge Library, starting on Thursday, January 14. ► Check it out: http://www.rockridgencpc.com/

**A great New Year's Resolution would be to attend your NCPC meetings!**

**NCPC: 2010**






*Realtor® Specializing in Rockridge*

Saraya P. Motley

510-280-2162

RED OAK REALTY

**Holiday Home Sales in Rockridge**

| Closing Date | BR/Bth | Address | Orig. Price | LP | SP | DOM |
|---|---|---|---|---|---|---|
| 11/4/2009 | 3/1 | 5238 Miles Avenue | $399,900 | $399,900 | $508,000 | 12 |
| 11/5/2009 | 2/2 | 5862 Virmar | $799,000 | $799,000 | $856,000 | 13 |
| 11/6/2009 | 4/3 | 5615 Masonic Ave. | $940,000 | $835,000 | $805,000 | 108 |
| 11/17/2009 | 5/1 | 5825 Colby Street | $825,000 | $750,000 | $750,000 | 41 |

• There is currently a 1.4 month supply of inventory in Rockridge. • The average market time in Rockridge is double what it was in 2008. • 50% of the properties Listed in Rockridge, Sold for OVER the asking price this November, compared to only 33% last year. • The average List to Sell price was 99% in November of last year and 98% in November of this year.

Visit my website at www.eastbayhouse.com!

*If you're thinking of buying or selling, give me a call for a free consultation.*

# Rezoning Off the Rails?

from page 2

concept has been lifted from San Francisco's Downtown use, where, given the scarcity of the most desirable high-rise parcels, developers have a clear incentive to pay the owners of low-rise or historical buildings for transferable rights that will facilitate higher-rise construction at the receiving location. But, in Oakland, with ample development opportunities and compliant planners, "harvesting" unused heights for taller buildings elsewhere, in someone else's backyard, seems fraught with controversy; neighbors pitted against preservationists, too-tall buildings shoehorned in, etc. How did this concept, seemingly vague to Oakland planners, get introduced at the 11th hour, anyway? The concept went over like a lead balloon when presented to the most recent meeting of the Landmarks Preservation Advisory Board.

In addition to the sporadic TAG meetings, six public meeting have been held. The Saturday, November 7, meeting at Peralta Elementary School was an eye-opener to the crowd of about 70 (along with the small army of planners) who attended. Colorful zoning maps decked the room, Deputy Planning Director Eric Angstadt and others made opening remarks and participants were told to study the maps and submit written comments. Angstadt, who earlier said the zoning would be finished next year, indicated that public questions and comments would be allowed at some future meeting. This did not go over well with the crowd, used to Councilmember Jane Brunner's Q-and-A format at her community meetings, but Angstadt was unmoved by the complaints. Later, after many participants (including this writer) had left, some questions were allowed to be asked of the planners.

Despite complaints to, and interventions by, Council staff, planning staff stubbornly adhered to the same format, with similar reactions, at another meeting held in the Fruitvale District on November 12.

These meetings resembled an earlier, frustrating meeting in West Oakland, where all the groups met in the same room, and where, given the lack of time, the general din, and an impractical format of rotation from group to group, meaningful participation was impossible.

But Angstadt's (and others) sullen authoritarianism is symptomatic. Former mayor Jerry Brown fired a pro-development but nuanced Planning Director, Leslie Gould, and hand-picked a planning commission that marched in lockstep, approving every project that came its way. (Turning Oakland into Perugia meant not having much use for what was already here.)

In the not-so-distant past, Oakland mayors – for example, Elihu Harris and even the autocratic Lionel Wilson – appointed many commissioners with meaningful ties to the community. RCPC member and architect Glen Jarvis and King Estate community activist Jean Blacksher come to mind. Beginning with Brown, only mid-level planners and City attorneys attend planning commission meetings, but rarely participate in the discussions. Community input has been marginalized, seen almost as an annoyance, and appeal fees approaching $1200 are purposely set beyond the reach of most groups. The new normal.

Ron Dellums is yet another mayor with a national reputation and little experience with the grass roots. He started out boldly with citizen task forces, but with the selection of administrators like Angstadt and planning commissioners, forgot about inclusion and consensus building. The rezoning process is par for the course. And planning staff certainly remember the contentious Temescal rezoning process initiated by Brunner. To her credit, she apparently wanted to hear from the community. Planning staff, bless their hearts, have apparently decided they know what's best for us.

The Planning Commissioners and City Council members must already be dreading the zoning battles that will land on their doorstep, once this flawed process thuds to its inevitable and disappointing conclusion.

---

Robert Brokl is a long-time North Oakland resident, artist, and community activist.


COLLINS ROOFING
Family Owned & Operated

482-2227 Seamus
www.collinsroofing.com
Quality Work • Free Estimates
Lic # 695711

The GRUBB Co. REALTORS

A New Year and a NEW DAY to help those in need.
Throughout 2009, I will donate 10% of my net proceeds to the charity of your choice whenever I represent you (or a friend) in the purchase or sale of a home. You pick the charity and I will promptly send a check after the close of escrow. So pass the news along and please send your referrals my way.
Together, we can truly impact some very worthy causes.
Julie Gardner
510.339.0400/245
jgardner@grubbco.com
JulieGardner.com


Sogno
Sogno Design Group

NEW HOMES,
REMODELS,
ADDITIONS,
KITCHENS,
BATHROOMS,
SUNROOMS,
DECKS
GARAGE CONVERSIONS,
SMALL SPACES,
HOME OFFICES,
OUTDOOR ROOMS,
GREEN BUILDING...
Kathryn A. Rogers Architect
1496-C Solano Avenue
Albany, CA 94706
tel. 510.526.2720
www.sognodesigngroup.com

Graphic Design
Marketing
FREE CONSULTATION
CANNING DESIGN
4-COLOR
Postcards
Brochures
Catalogs
Business Cards
Rockridge Studio
25 Years
www.canningdes.com
305-6660
Affordable Rates

# Comments: Safeway EIR

from page 3

patible with, and will not adversely affect the desirable character of abutting properties and the surrounding neighborhood:

2) that the development will enhance the successful operation of the surrounding area; and

3) that the proposed development conforms in all significant aspects to the General Plan.

I believe that these Findings will be impossible to make.

The General Plan land use designation for the College Avenue C-31 area is "Neighborhood Center Mixed Use." Given the scale of the project and the inclusion of massive amounts of parking, the proposed development would be a sub-regional rather than a neighborhood oriented project.

The General Plan's operational policy for this area is "Maintain and Enhance." The obvious questions are: Maintain what? Enhance what? The answer to both questions is to maintain the purpose and provisions of the governing zoning, and to enhance it by furthering its desirable effects. The proposed project does neither. Further, it will be retarding rather than maintaining, and destructive rather than enhancing. The proposal, at 67,701 sq. ft., is over nine times the size of facilities permitted in C-31 and will be more than 13 times larger than what will be permitted in CN-1, the City's proposed zoning that will replace C-31.

The proposed project is in fundamental conflict with the purpose of the governing zone ([Planning Code §] C-31 17.48.010). A proposed project requiring four CUPs and two Variances begs the question: At what point should a proposed project that is so out of step with the governing zoning and General Plan require a Zone Change application? The Planning Commission should reject the project permit applications. The applicant should be required to submit a Zone Change application, or submit a proposal that is compatible with zoning and conforms to the General Plan.

The EIR Initial Study is based on an inappropriate permit application. This Initial Study should be abandoned and a new one should be prepared based on a proper planning permit application.

*Richard W. Smith*

***Ed. Note:*** the project report prepared by planning staff may be viewed on-line at http://www.oaklandnet.com/government/ceda/revised/planningzoning/Commission/November-18-09/Item2/staffreport11-12-09.pdf

Peace of Mind Bodywork
*A touch therapy to relax the fabric of your being.*
Sharon Smith, CMT
6097 Claremont Ave., Oakland
www.peaceofmindbodywork.com
510-461-6431

Jeff Auen
REMAX ACCORD

■ Residential
■ Income Properties
■ REO Specialist
WWW.REO-SFBay.COM
WWW.JLAHOMES.COM
JeffAuen@comcast.net
800-805-8827

LOOKING FOR DIRECTION IN THIS VOLATILE MARKET? LET'S TALK.
Lan J Shaw
Financial Advisor
2161 Allston Way Suite A
Berkeley, CA 94704
510-704-8854
www.edwardjones.com Member SIPC
Edward Jones
MAKING SENSE OF INVESTING

Networks
Counseling Center
MARVIN ZAUDERER, M.S., MFT
Psychotherapy • Sport Psychology • Executive Coaching
License # MFC 43363
1122 Clement St., San Francisco, CA 94118
3030 Bridgeway, Sausalito • 6239 College, Oakland
Voicemail 415.455.4849 marvinz@pobox.com
Urgent 415.668.2218 www.marvinz.com

Only $8 PER MONTH
Limited time offer with this original copy only.
*Other fees and restrictions may apply.*
SAFETY DYNAMICS
ALARM
Residential & Commercial Alarm Monitoring, 365 x 24 x 7
547-SAFE
More info at alarms@safetydynamics.org

GRUBBCO.COM
510.652.2133
3070 Claremont Avenue • Berkeley
510.339.0400
1960 Mountain Boulevard • Oakland

# RN classifieds

### *Your Message Could Be Here*

Your 36-word message is $22. (Phone number counts as one word). Mail to: **RN Classifieds**, 5245 College Avenue, PMB 311, Oakland, CA 94618. *January deadline is December 17. For information:* smontauk@gmail.com

### Home Repair Expert

Carpentry, remodeling. Doors and windows, glass and locks, small electrical, plumbing jobs, drywall, painting, fences, decks and other odd jobs. Good rates. Rick 510/761-7168.

### Repairs

Carpentry, electrical, kitchen, bath, decks, fences, drainage, tile, windows, walls, dry rot, termite damage, foundation. Lic# 458473. Contact 510/812-0310.

### Quality Gardening

Skilled monthly or bimonthly maintenance, aesthetic pruning, planning, design, irrigation, consultations, ecological practices. 15 years of horticultural experience in the East Bay. Local references. Green's Gardens, 510/593-3490.

### TAI CHI and QIGONG Class in Rockridge

Thursday, 10:00 am and Saturday, 9:00 am. BKU Methodist Church, 303 Hudson (College/Manila). Check our Schedule online for holiday break. www.harmonytaiji.com or e-mail gail@harmonytaiji.com

### Non-Toxic House Cleaning

Lotus Cleaning Services provides excellent service while protecting your health and the planet. Licensed, bonded and insured. Experienced, reliable cleaners. Great for households with allergies, asthma, small children. Reasonable rates. 510/452-0755, lotusclean@comcast.net

### Gardener

Over 15 years of service to the Rockridge area. Maintenance and garden restoration. Reasonable rates and excellent references. Please call Chris: 510/655-0157.

### Skin Care Salon

Penelope's Aesthetics, a serene garden setting in Rockridge 12 years, specializes in professional beauty needs. Facials, waxing, lash/brow tints, skin tag/capillary removal, permanent make-up, reflexology and more! 30% off w/ad. www.penelopecalef.com 510/594-1552.

### Deco Art

Decorative Painting, murals, faux finish, stencils, gold leaf, color, fine art, interior painting, repairs and restoration. Deco Art. 510/652-0683. www.carolinestern.com

### Wood Floors

Install, refinish, repair all types of wood floors. Personalized service. 20 + YEARS IN THE East Bay. Bruce L. Williams Wood Floors. 510/652-8121. wwwblwfloors.com Lic#913-727.

### Electrical Repairs & Remodels

From doorbell repair to whole-house rewiring, we've been doing electrical work in Oakland and Berkeley for over 30 years. Sutorik & Company, www.sutorikandco.com, lic. #397149. 510/655-3677.

### Rockridge Bungalow Vacation Rental

Fully outfitted with style! Best location. Steps to College Avenue shopping, restaurants & cafes. Home away from home. www.rockridge-bungalow.com

### Rockridge Artist Holiday Open Studio

Artist Liz Maxwell will host an open studio at 5808 Chabot Road, December 12-13, 11 a.m. to 5 p.m. As at her last open studio, free art can be won by doing a puzzle.

### Reduced Commissions!

Why pay 6% to sell your home when Hal Feiger with Realty Advocates offers the same full service as other companies for 4%? Call me today. 510/428-0757 or check us out on the Web: www.realtyadvocates.com

### Join Santa in 2010

Learn to fly with one of East Bay's most qualified flight instructors. Train locally at an FAA-approved flight school. $99 Discovery Flight makes a great gift. Call Matt at 415/412-9011 http://flymatt.com

### 8 Weeks to Look & Feel your *Absolute Best*

Enhance your fitness or weight loss program just in time for the holidays! Classes-Tuesdays/Thursdays, 6-7 pm at Danspace, 473 Hudson St. Visit: www.fit4livingnow.com E-mail Geneva@fit4livingnow.com Call 510/918-7108.

### Write About Yourself

Be a positive example in a book about Buddha's teaching and Jung's personality types. Send for a synopsis to guide your writing. David Young, 2300 Foothill Blvd., Oakland, CA 94601.

### Professional IT Services

For your home or mid-sized business. With over 15 years of experience I'll help you solve all of your technological needs: websites, servers, work stations, laptops, smartphones. Please call: 415/717-2082 or visit: www.technolica.com

### Notary Public

Need a Notary? Will travel within several miles (small location fee charged). Located in Rockridge. 510/658-7872.

### Affordable Home Cook

30 years experience creating healthy delicious meals. Expert in many cuisines. You choose the menu, I shop and prepare meals from my Rockridge kitchen. Excellent references. $25/hr. Call 557-5947.

### Car Cosmetologist

I can fix the paint chip and scratches on your car using a patented process. Call for a free estimate. Ed 510/282-2731.

### Holiday Sale at Pearl Lounge Jewelry Design

Gift Certificates to Rockridge News readers! Great price and discount on Pearl Jewelry, Precious & Semi Precious stones. Call 510/282-3276. Printable Gift Cert. on; www.yelp.com/biz/pearl-lounge-jewelry-design-oakland




REALTY ADVOCATES
23 Years in Rockridge
Highest Sales Prices + Lowest Commissions
(510) 428-0757 realtyadvocates.com

My neighborhood gym!
"After working out here for years, I bought the place! Check out our new equipment & classes. Bring in this ad & get a *FREE WORKOUT*"
- Lisa Gartland, gym owner

Inside Outside Fitness
* New members only *
(510) 655-8308
4444 Piedmont Ave
Oakland, CA 94611
www.InsideOutsideFitness.com

E-mail *Rockridge News* Community Calendar items to: joellis1@hotmail.com, phone 653-3210 (after noon), or mail to: Rockridge News Community Calendar, 5245 College Avenue, PMB 311, Oakland, CA 94618. Deadline is the next to the last Tuesday of the month. **Compiled by Jo Ellis**

# COMMUNITY CALENDAR

## Rockridge Branch Library

5366 College Avenue, 597-5017

**FOR CHILDREN:**

**Toddler Story Time: Every Saturday, 10:30am.**

- **Pre-School Story Time:** 1st and 3rd Wed., 10:30am.
- **Baby and Toddler Story Time:** 1st and 3rd Wed., 10:30am**, upstairs**.
- **Pajama Time :** 2nd and 4th Tuesdays, 7pm. Kids invited to come in pajamas.
  - **Winter Lights Stories and Crafts:** making popsicle-stick frames; 12/8.
  - (**No meeting on 12/22.**)

**FOR TEENS:**

- **Rockridge Ninjas (Anime Club): Teens 13 and up**, watch and talk about anime (Japanese animation). Second Tues. each month, 5 to 6:30pm, upstairs meeting rm. Susy: 597-5017.
- **Soap Making:** Make a gift for the holidays or for yourself. 12/10, 4 to 5:30pm. **Space limited: sign up in advance** at 597-5017.

**FOR ADULTS**

- **Writers' Support/Critique Group:** All writers welcome. Bring 15 copies of up to 5 double-spaced pages of any prose for on-site reading/discussion (you're also welcome to come empty-handed). Meets 3rd Saturday each month, 1 to 5pm. Sponsored by the California Writers Club, Berkeley branch (www.berkeleywritersclub.org.) Info: 420-8775 or Writefox@aol.com.
- **Cognitive Fitness: Teri Barr** from OUSD Older Adult program will discuss what science is telling us about staying sharp. Tues., 12/8, 2-4pm.
- **Mindfit Brain Power Software**: designed to exercise your brain at home. Attend an OUSD Adult Education orientation and demonstration to see if it is right for you. Tues.,12/15, 6;30 -8pm.
- **Lawyers in the Library: Free legal advice**. First Tuesday each month from 6 to 8pm (call to confirm). Advance sign-up starts 5pm. More info: 597-5017.

**ART EXHIBITS: (Call to confirm dates).**

**Gallery**:

- Dec.: **Joanne Hashitani:** recent works.
- Jan.: **Oakland Art Assoc.**: group show.

**Lobby Display Case**:

- Dec.: Great teen and children's books for adults.
- Jan.: TBA (Call for info).

**LIBRARY HOURS**

Tues, 12:30 to 8pm.
Wed., Thurs. and Sat. 10am to 5:30pm.
Fri., 12 to 5:30pm. **Closed Sundays and Mondays (Library branches no longer open on Mondays). Also closed: Dec. 24 through Jan. 1st.**

## Diesel Book/Poetry Readings

All events are FREE and open to the public.

Sun., 12/13, 10am to 4pm. **Amnesty International** information table outside Diesel.

DIESEL, A Bookstore, 5433 College Ave. Info about other events, book discussion groups and El Grupito, the Spanish discussion group: 653-9965 or events@dieselbookstore.com.

## Calif. College of the Arts (CCA)

**Holiday Fair**: Shop for one-of-a-kind, affordable gifts made by students, alumni and staff: ceramics, blown glass, jewelry, clothing, photos, textiles, paintings and more. Live jazz music. Saturday, 12/ 5, 11am to 3pm. CCA campus, 5212 B'way, main walkway. Info 594-3678 or www.cca.edu/.

**Interface Exhibition**: Interactive, kinetic, robotic, generative, and computer-based artworks. Hosted by the Media Arts Program. Friday, 12/11, 7-10pm. Oliver Art Center 5212 B'way. Info 594-3656.

## Concert at St. Albert Priory

The **Schola Cantorum of St. Albert Priory** is joined by the **Women's Antique Vocal Ensemble** in a concert for the Christmas season. Will include early music and Gregorian chant, newer works and traditional carols. Saturday, 12/19, 8pm. Tickets at door only: $20/ $10 (students and srs). **Wheelchair accessible**. St. Albert Priory Chapel, 6172 Chabot Rd. Info; Fr. Chris Renz, 596-1800.

## Holiday Musical Offering

**The St. Augustine Choir and soloists** will be accompanied by the **Laudate Orchestra**. Selections will include the Vivaldi "Gloria," "Ave Maria" from the Rachmaninoff Vespers, and a new composition by local composer **Todd Minson**. Also, **Christmas favorites with community sing-along**. Sunday, 12/20, 4pm. **Free** event but donations gratefully accepted. **Wheelchair accessible and free parking**. St. Augustine Church, 400 Alcatraz Ave. More details at 653-8631.

## Singers Wanted

**The Distaff Singers**, the Bay Area's longest-running women's choral group, is seeking new members. No auditions necessary, just ability to match pitch. Practice Tuesdays, 7:15 to 9pm at Bishop O'Dowd HS, 9500 Stearns Ave. A benefit concert in the fall supports local K-12 music programs. Info: Carola Ingram, 547-1191 or carolaingram@mac.com.

## Little League Baseball

**Registration now open**. North Oakland and South Oakland Little League (NOLL/SOLL) provides baseball to girls and boys ages 5 through 18. Teams are formed in Jan. or Feb. Season runs thru early June. 100% volunteer: families handle everything incl. coaching, field prep, umpiring. Scholarships available. Details, on-line reg: www.nollsoll.com or e-mail info@nollsoll.com.

## North Oakland Senior Center

**Program Highlights**: Computer classes; health Insurance counseling and advocacy program; exercise; trips, tours and theater outings; Alzheimer's Caregivers Support Groups and more.

- **Memory Camp**: Free class with fun challenges to strengthen your mind, memory and body. **Pre-register on Thursday, 12/10, at 12 noon**. Classes will meet for 12 Thursdays, from 10am to noon, starting 1/7.
- **Brain Fitness program**: train your brain using a computer (no computer experience required). Learn what current research is teaching about memory, brain plasticity and staying cognitively fit. **Pre-register on Thursday, 10/10, at 3pm**. Classes will be held on Monday, Wednesday, Thursday & Friday, beginning Monday, January 4, 2010, 2:45 - 4:45pm. $35 lab fee.

Hrs: Mon. – Fri., 8:45am to 4:45pm. **Center closed 12/24 through 1/3, 2010**. 5714 Martin Luther King, Jr. Way. Subscribe to "The North Oakland Senior Times," for a full schedule of classes/events and monthly lunch menu ($2.25 to $4.). Info about events, membership, and opportunities to become a volunteer: 597- 5085.

## American Red Cross

**Mobile Blood Drives**: In Dec., d**onors can enter a drawing for a Winter Getaway** (not available at high school or college blood drives). Call 800-GIVE-LIFE (800-448-3543) or visit HelpSaveALife.org/NC to find a location near you. **Volunteer Orientations**: Tour the Oakland Blood Center. Learn to assist blood donors, deliver blood, help with special projects. 6230 Claremont Avenue (across from College Ave. Safeway). To get training schedules and to sign up call Anne at 594-5165 or BlackstoneA@usa.redcross.org.

# Peralta Elementary School Tours

Peralta (K-5) is a small, diverse, arts anchor school within the Oakland Unified School District. Peralta is best known for its long-standing commitment to arts integration, abundant gardens, and history of family involvement. Tours offer prospective families a unique opportunity to learn more about the school, get questions answered by current parents, and to visit classrooms. OUSD's registration period for the 2010-2001 school year will run from December 7 though January 15.

Peralta Tours will be held from 9 a.m. to 10 a.m. on the following dates:

| | |
|---|---|
| Tuesday, Dec. 8, '09 | Thursday, Dec. 10, '09 |
| Monday, Dec. 14, '09 | Wednesday, Dec. 16, '09 |
| Wednesday, Jan 6, '10 | Friday, Jan. 8, '10 |
| Tuesday, Jan. 12, '10 | Thursday, Jan. 14, '10 |

To sign up for a school tour at Peralta Elementary School, 460 63rd St., please call the Peralta office at 879-1450.

Norman H. Burg, DDS
General Dentistry
(510) 652-1517
5700 Broadway, Oakland
A Prevention Oriented Practice

SAFETY DYNAMICS ALARM
$8 per month burglar alarm monitoring.
Email: alarms@safetydynamics.org

elizabeth H
The art of hair design

5431 College Ave Oakland Ca 94618
510.652.5431
www.elizabethh.net

Eco-friendly salon
Experienced Stylists
Organic & Sustainable products



With over 300 homes sold –
*Experience Counts*

**Walkscore 92/100—6015 Hillegass**
Unbelievably charming 3++ bedroom 2 bath craftsman with original wood details, built-in cabinets, updated kitchen & bath, large enclosed sun porch and deep backyard. Sharp!
**$825,000**
See more at www.6015Hillegass.com. DRE #00875454
**Terry Kulka 510/339-4789**
terrykulka@att.net
http://www.terrykulka.com
COLDWELL BANKER

aboutface&body
dayspa oaklandberkeley
serving you since 1981
Specialists in
Brazilian waxing
3190 college avenue
at alcatraz
berkeley, ca 94705
p 510.428.2600
www.aboutfaceandbody.net
sun-tues 10:30-5:30
wed-sat 10:30-8:00

ROBERTS ELECTRIC
COMMERCIAL RECO RESIDENTIAL
INSTALLATION • REPAIR • 220 WIRING
NEW CONSTRUCTION • REMODEL
*FREE ESTIMATES*
2408 Webster St. 834-6161 Oakland
SERVING THE EAST BAY SINCE 1932 CA. LIC# 728215

OMNI
PAINTING & WATERPROOFING Inc.
COMMERCIAL AND RESIDENTIAL
INTERIOR-EXTERIOR LEAD
CERTIFIED PAINTERS
Professional preparation. Many local references. All work Guaranteed.
(510) 654-3339

ASHBY LUMBER
HARDWARE & BUILDING SUPPLIES
**Sustainable Living**
**Starts at Home**
**Sustainable Building**
**Starts at Ashby Lumber**
**Looking for a Contractor?**
**Visit our Contractor Directory**
**at ashbylumber.com**
824 Ashby Avenue · Berkeley
Ph: 510.843.4832 Fax: 510.843.3840

KEVIN BROWN
Broker
654-8707 or 593-4780
PROVIDING
Professional,
Full Service
Real Estate Brokerage
To Rockridge Clients
For Over 29 Years.
SPECIALIZING IN
- *Residential Sales*
- *Income Property*
- *Commercial*
- *Property Management*

Better Homes Realty
5353 College Avenue
Oakland

Flush *with* Confidence
PIPE SPY®
License #754966
BETTER LIVING
*through Modern Plumbing*
(510) 465-3000
www.pipespy.com

Happy Holidays
FOR SALE – ROCKRIDGE

5270 Locksley Avenue
$799,000
2 Beds & 2 Baths
Amazing Brand New Condo
On Tree-lined St. Level in!
www.5270Locksley.com

5556 Claremont Avenue
$[illegible]
2 Beds & 1 Bath
on a 14,000sqft +/- Lot
www.5556Claremont.com
Seller Motivated
*Buy these homes separately or together as a family compound.*
*Possible development opportunity = Currently zoned R-60 for multi-family housing*

5558 Claremont Avenue
Price reduced $795,000
4 Beds & 2 baths
on a 4,000sqft +/- Lot
www.5558Claremont.com
Seller Motivated
COMING 2010 – ROCKRIDGE

3+ Beds & 2 Baths
Charming Tudor on Ross Street
Originally advertised as
a "modest mansion"
LAWTON ASSOCIATES REAL ESTATE BROKERAGE
**Ron Kriss, Broker**
**Lawton Associates**
510-547-5970 Ext. 55
ronkriss@jps.net
*"#1 in Rockridge Real Estate"*