THE Rockridge News

www.rockridge.org

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FROG Park: Online: frogpark.org. **Mail/Payto:** FROG Park, 4123 Broadway, PMB 311, Oakland, 94611. Tax ID 94-3011284





The Rockridge District Association's (RDA) Snow Day on College Avenue brought shivers, slides and smiles to a chilly November Day in the parking lot, while Santa and his elves heard entreaties for gifts on the BART Plaza.

/Don Kinkead



RDA Posts Holiday Safety Ambassadors: page 5

Our goal is to have as much security on College Avenue as possible, seven days a week and into the evening hours during the month of December.

Special Town Hall: How Secondary Unit and Off-Street Parking Revisions Could Impact Rockridge

City Proposes Zoning That Permits Secondary Units and Cuts Parking Regs Near BART



RCPC hosts a special Town Hall ☛ Wednesday, December 9, 7 p. m., featuring **Councilmember Dan Kalb; an Oakland Planning Department staffer for secondary units; Oakland Strategic Planning staffer Neil Gray; and a representative from the Mayor's office**. Come join the discussion at the Rockridge Branch Library with your Rockridge neighbors to better understand the proposed changes and to provide input directly to the City in a timely manner. Revisions to Oakland's Secondary Dwelling Unit Regulations will receive a first hearing by the City Council on January 5, with final ordinance passage later. The Off-Street Parking revisions will be discussed at the Zoning Update Committee in January.

Note the special date & time, above. Pizza will be served: please RSVP to info@rockridge.org

Everyone has heard about the Bay Area's severe housing shortage and escalating construction costs. One strategy being implemented by Bay Area cities to increase housing stock is easing regulations for adding secondary housing units.

A secondary unit is a structure that is accessory to the primary dwelling on a property, and that can be used as housing for a relative, or as a rental. A secondary unit, if not already present on a residential lot, can often be constructed relatively cheaply.

Reforming Oakland's regulations has been a priority for Mayor Libby Schaaf's office. **Oakland's proposed secondary dwelling unit changes go to the full City Council meeting on January 5 starting at 5:30 p.m. at City Hall.**

The goal of the proposed amendments is to encourage construction of secondary units throughout the city, by reducing regulatory barriers in the City's current planning code, particularly restrictions pertaining to setbacks (required distance of structures from property lines) and available parking.

No Secondary Unit Parking Spaces Proposed in Much of Rockridge

The City decided the single most important change to encourage new secondary units is relaxing parking restrictions. Currently, one off-street parking

➧ Proposed Regs, page 3

Ed. Note: The following editorial was published four years ago in the December, 2011 issue of The Rockridge News. It is reprinted in this issue since much has changed in Rockridge, but much is still the same: The neighborhood we all care for – old-timers and newcomers alike – was designed by and can only be maintained by those who live in it. Change will continue, and your voice and support will help the neighborhood thrive. Have an idea? Let's hear it! Have a problem? Air it! Have some time? Share it! It's all easy: email your ideas and concerns to **rockridge.org** today.

RCPC Projects, Rockridge Today, the Area's Emerging Future

But What Have You Done for Me Lately?

by Don Kinkead, editor

Rockridge today is a long way from its near-undoing when construction of the Grove-Shafter freeway – Highway 24 – in the late 1960s wiped out more than 3,000 homes and many area commercial buildings, crippling businesses and leaving significant College Avenue storefronts boarded up. Was the evolution due to community involvement? Mere chance? Market action? The answer: all three, in that order.

Community Involvement

North Oakland, including the area we now call Rockridge, has always had community organizations with one purpose or another, be it protection and assistance for new immigrants, a banding together of neighbors to respond to community concerns, or general social clubs.

Examples from the past are the Colombo Club, which served the then-widespread Italian-American community, and the Rockridge Community Club, once headquartered in the building now occupied by Ye Olde Hut, which organized neighborhood gatherings and various forms of support for neighbors.

Rockridge Evolution, page 14

As Year Ends, Changes Come to Board

In the past few months, growing families, employment responsibilities and term limits have led several RCPC board members to step down from the board.

Past Chair Zabrae Valentine resigned her position in November to devote more time to her family. A board member since January 2013, and chair since June 2013, Valentine exchanged that position in April 2015 for co-vice-chair (with boardmember Jennifer Daskal). Boardmember Brendan Havenar-Daughton was named chair, succeeding Valentine.

Brand new to the board, Leonora Sea, the long-time chair of the DMV Neighbors Association, expressed her interest in a board position, and was interviewed and appointed to fill a vacancy in July 2015. She immediately got to work contributing time and effort to the RCPC Kitchen Tour event.

Former chair Stuart Flashman, who was "termed out" of his elected seat on the board in April 2014, was appointed to a vacant seat on the board this past August. He will continue to serve as co-chair of the Land Use Committee.

Also, in July, long-time former boardmember – and past chair – Ronnie Spitzer was appointed to fill a board vacancy. She was promptly elected treasurer, taking the place of Jennifer Daskal.

RCPC Board, page 10

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Library program details/hours: 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.

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Newsletter Advertising/Deadline
Publication date of the January issue is:
☛ **December 31, 2015**
☛ **January deadline is December 16.**
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

The next Land Use Committee meeting is scheduled for Wednesday, January 27, 2016 at 7:30 p.m. at the Rockridge Branch Library.

There is No land use committee meeting in December. Please check the rockridge.org website for the January meeting agenda.

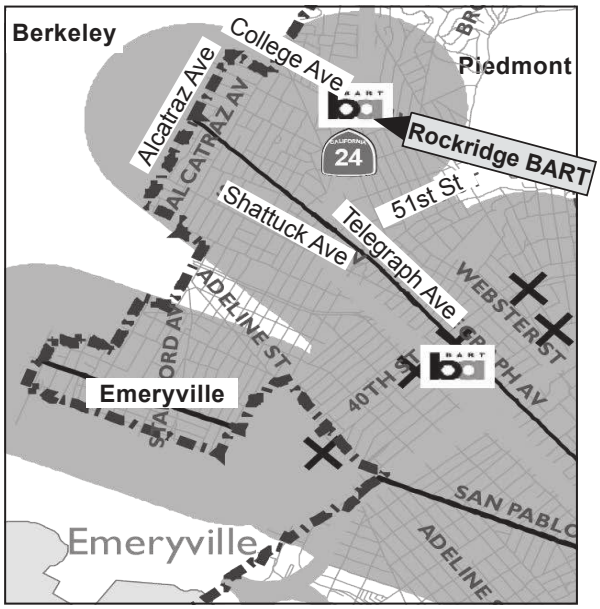
Land Use Update

by Stuart Flashman, RCPC Land Use Committee co-chair

■ College Ave. Safeway Project, College & Claremont Avenues

Well, at long last, the electronic parking space monitor for the Safeway rooftop parking deck is working – sort-of. After an initial period when it showed more spaces available than the deck even held, followed by a period when the display constantly said "full," it now appears the display is starting to be at least roughly accurate, so that, when the sign says "full," it may actually mean there are no spaces available. Also, the signs indicating that you should call the Alameda Police Department if your car was towed from one of the handicapped spaces have been taken down. It may be that they will soon list the OPD phone number as the right one to call.

We are also now at the stage where we ought to be able to evaluate the changes in traffic patterns that the new project has caused. Please let us know (e-mail: landuse@rockridge.org) if you have noticed changes in the traffic patterns in the area. We know that during the first few months after the store opened, there were major back-ups on eastbound Alcatraz Avenue below College in the evening commute hours. If that has led to more cut-through traffic on any of the local residential side streets, we'd like to know. It may be possible to get speed bumps, stop signs, or traffic circles installed to try to persuade drivers to stay on the main streets, but first we need to know if there are problems.



Schematic map shows much of Rockridge and North Oakland is within 1/2 mile of a BART station or other defined transit service and therefore no off-street parking would be required for secondary dwelling units.



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11/13/2015	3	2	427 Clifton St.	$1,095,000	$1,095,000	20	$1,300,000
11/13/2015	2	2	429 Clifton St.	$749,000	$749,000	20	$925,000
11/18/2015	2	2	5239 Boyd Ave.	$899,000	$899,000	13	$1,275,000
11/19/2015	2	1	5736 Ayala Ave.	$777,000	$777,000	19	$777,000
11/20/2015	3	2	436 60th St.	$1,299,000	$1,299,000	19	$1,375,000
11/21/2015	3	2.5	6189 Margarido Dr.	$925,000	$1,075,000	70	$945,000

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Proposed Regs

from page 1

space must be provided for each secondary unit. Under the proposed regulations, NO additional off-street parking spaces would be required for new detached secondary housing units within one-half (1/2) mile of a BART station, Bus Rapid Transit (BRT) station, (R) bus line, or "Major Transit Stop." A quick perusal of the map at left shows almost all of Rockridge lies within this distance.

This provision is intended to facilitate the development of more housing options for residents seeking to utilize public transit to meet their daily needs.

In locations where an off-street space would be required, tandem parking would be allowed everywhere.

As of now, detached secondary units within Rockridge with a separate address are eligible for permits where residential permit parking (RPP) is in effect. The proposed regulations relaxing parking requirements would still allow permits to be issued for newly approved secondary units.

Smaller Secondary Units Closer to Lot Edges Proposed, Fewer Rules for Conversions

Under the proposed regulations:

■ Property line setbacks for new detached units would be reduced to four feet, as long as they were within 35 feet of the rear property line.

■ Walls could be no more than 10 feet high, and the maximum roof height could

Proposed Regs, page 13

Rockridge NCPC Notes Substantial Rise in Crime, 2014 to '15

NCPC Takes a Look at 2014 and 2015 Stats

by Karen Ivy, secretary, Rockridge NCPC, secretary@rockridgencpc.com

How's crime in the Rockridge beats? The board of the NCPC realizes that all crime is upsetting, and it is upsetting to the NCPC boardmembers, too, who also live in the neighborhood. But compared to almost anywhere else in Oakland, Rockridge has very low crime.

As board secretary, I collect monthly data from the Oakland Police statistics site. All the data for 2015 is not in yet, but there is enough to make some comparisons between 2014 and 2015 (through October). This is summary data; I publish monthly lists of reported crimes at http://tinyurl.com/pnkx4qk.

The NCPC is associated with two community policing beats, 12Y and 13X. These beats cover an area generally south of the Berkeley border, north of 51st Street/ Pleasant Valley, east of Telegraph Avenue, and west of Highway 13. Beat 12Y is west of Broadway, Beat 13X is east of Broadway. Beat 13X has lower crime levels than beat 12Y although it has incidents of burglary, auto burglary, and auto theft. The following summarized numbers are mainly for 12Y.

As representatives of the Police Department have told us at many community meetings, the department's first concern is mainly with **crimes against the person** – homicides, assaults, and robberies – because of their potential for physical harm to victims.

■ In 2014, Beat 12Y had 78 crimes against the person and no month had more than 11 incidents.

■ In 2015, through October, 12Y has already had 79 crimes against the person, with two occurrences of 11 or 12 per month. 2015 has a month left to go but it seems likely the trend will continue.

Next of concern to the police and — certainly to residents — are **property crimes**. The police divide property crimes into general property crimes and auto-related property crimes. Both types of crimes are definitely up in 2015 (through October) over 2014, and will very likely continue to increase through the holidays.

■ In 2014, general property crimes committed in 12Y totaled 246 incidents, ranging from 13 per month to 32 a month.

■ In 2015 through October, 12Y has already had 263 general property crimes.

■ In 2014, auto-related property crimes committed in 12Y totaled 238 incidents, with monthly totals ranging from 10 to 35.

■ In 2015 through October, 12Y has already had 296 auto-related property crimes, with monthly numbers ranging from 19 to 45 (in April).

There are no new recommendations NCPC or the police have to offer to help prevent your becoming a crime victim: they have already been said many times. Here, again, are a few:

■ Protect yourself when walking alone by staying alert, watching your surroundings, and making eye contact with other walkers.

■ If you walk down the street with earbuds in your ears, staring down at your phone, you are a target for a thief. Don't do it.

■ Lock your doors and windows when you leave the house. Police have told us time and again that a majority of home burglaries begin with access through unlocked doors and windows.

■ Don't leave any belongings visible in your parked car – not even an empty gym bag.

Stay alert and aware, and have a happy holiday season.

NCPC Moves to Alternate Month Meeting Schedule in '16

by Karen Ivy, secretary, Greater Rockridge NCPC (GRNCPC)

The board of the Greater Rockridge Neighborhood Crime Prevention Council has decided, after discussion with our Neighborhood Services Coordinator Patricia Rose, to meet every other month, beginning in 2016. Other NCPCs have largely already done this. We will meet in even-numbered months: February, April, June, August, October, and December. Our December 10, 2015, meeting will take place as usual, but the meeting after that will be February 11, 2016. We decided on even-numbered months because the beat 12X council (Temescal) has moved to odd-numbered months. In "off" months, we can still take reports by email, and we encourage citizens to email Community Resource Officer (CRO) Anthony Hutzol directly at communitypolicingbeat12@oaklandnet.com.

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by Sarah Washburn, FORL boardmember

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The Friends of the Rockridge Library (FORL) works closely with library staff to pay for services not covered by the city of Oakland's budget. From books to reading chairs, newspapers, programs for new parents, laptops, snacks, air conditioning, summer reading supplies, community art displays, and keeping the grounds clean and tidy, this all-volunteer, 501(c)(3) nonprofit organization, is dedicated to enhancing the library for our community.

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RDA Sets College Avenue Holiday Security

The Rockridge District Association (RDA) is pleased to bring security ambassadors to College Avenue for the holiday season. RDA has contracted with Intervention Group Incorporated, Security Services, an Oakland company, to provide personnel as security ambassadors during the holidays, helping to make this an enjoyable time on the avenue this season. They will not only work to keep us safe but will be able to provide assistance with directions and information.

RDA is also pleased to have OPD's Captain Darren Allison and Community Resource Officer (CRO) Anthony Hutzol as well as all of Area Two staffing on board, as they are working hard on Rockridge safety issues.

We all will be working together – Intervention Group Inc; Market Hall security personnel; Oakland Police Department; Premiere Protective Service (PPS); the RDA and others – to help make this a safe holiday season. Our goal is to have as much coverage on College Avenue as possible, seven days a week and into the evening hours during the month of December.

— Chris Jackson, RDA Operations Manager



College Avenue Safety Ambassadors, 2015. Front: R. L. Logan, Intervention Group; C. Carlan, Market Hall. Back, left: D. Caldwell, Premiere Protective Service (PPS); A. Pollard, Market Hall. /D. Kinkead

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Eyes on Rockridge

Gig,or Sharing, Economy Expands as Neighbors Cook for Neighbors

by Judith Doner Berne

I recently ordered lunch online for an upcoming Thursday, although my husband and I actually saved it for dinner – sliced Chicken Marbella over kale salad and brownies for dessert.

To retrieve it, I walked several blocks to the kitchen of my Rockridge neighbor, Diana Pasquali, arriving between the hours of 12:30-2 p.m. as instructed and drawn in by the delicious smells wafting from behind her front door.

Diana P., as she is known, is the closest home chef to me listed on josephine.com, a recent start-up in the growing garden that is the sharing or "gig" economy.

Billed as "Home-cooked food from your neighbors," Josephine has its roots in Oakland, is spreading from the East Bay to San Francisco and claims renowned cooking guru Mark Bittman as a member of its advisory board.

On this day, of the six people coming to pick up their pre-ordered and pre-paid meals, I was the only one from Rockridge. Josh, who preferred his last name not be used, entered Diana's kitchen, carrying a one-year-old. "I'm on my way to pick up my daughter at pre-school," the Piedmont resident told us. "This is one of our favorite dishes."

Ann Moorhead, who lives in the Glenview neighborhood, stopped by on her way to work. No, it wasn't out of her way, she said, "because I shop in Rockridge all the time." This was her first time in Diana's kitchen, but "I love Josephine."

"A lot of people cooking for Josephine have professional cooking backgrounds," Diana told me. "I've tried some of their meals and everybody's really good." Part of why she enjoys being part of it is because "I set the number of portions. I decide the meal. I decide when I want to offer it. The most I've done is 30."

Diana herself is a recent graduate of Bauman College's five-month natural chef program in Berkeley. Friends told her about Josephine and she applied. "Three members of their staff came out and I served them lunch in my backyard," she says. After checking out her kitchen for cleanliness, her personality for warmth and her credentials that must include a California Food Handler's License, they helped her with portion sizes and provide compostable packaging and promotional materials.

The Wesleyan University graduate's "day job" is as a consultant for nonprofit organizations such as Greenpeace and Moms Demand Action for Gun Sense in America. I also learn she is married to Rockridge Community Planning Council (RCPC) board member Greg Pasquali. They are the parents of Eleanor, age one-and-a-half, and are expecting her baby brother in early February.

But within her already full life, "I like to sprinkle in a little cooking," Diana says. "I love to cook." In addition to offering her dishes on the Josephine website, she alerts her neighbors and past clients through emails such as this: "Hi folks who live nearby who work from home. I'm doing my first Josephine LUNCH [she's been doing dinners] next week on Thursday. If you'd like a crunch kale salad with olive chicken, stop by. Just click on the link and purchase your portion."

Diana also has her own food business – Bee & Biscuit (beeandbiscuit.com) – creating organic, homemade meals targeted to families with new babies.

"It's common to know about pre-natal nutrition," Diana told me. But her focus at cooking school was on post-partum nourishment because "I wanted to know about healthy cooking for new moms. It's a special time as to what they are putting in their bodies."

Some of her Bee & Biscuit clientele order for themselves, some for baby gifts. The dishes can be prepared individually or in multiples. The latter she calls "Stock the Freezer" and usually consist of six to eight quarts of such items as chicken soup and healthy casseroles such as wild rice and mushroom. "It's the simple things that people want," she says.

Berkeley Bowl is her go-to market. "My prices are a little higher because I prefer to purchase all organic products and make sustainably sourced meals," Diana says. But she and Greg also enjoy restaurant meals. After over three-and-a-half years living in Rockridge, their favorite

Neighbor Cooks for Neighbors, page 7

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Diana Pasquali, part of a new home-cooking start-up, welcomes customers into her home to pick up the meal they have ordered online.

/Judith Doner Berne

Neighbor Cooks for Neighbors

from page 6

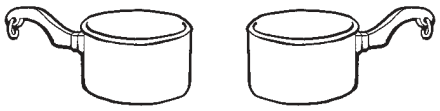
restaurants are Pizzaiolo and À Côté. They also "love the roast chicken at Market Hall" and the take out from High Peaks Kitchen on College Avenue.

Like many young Rockridge families, they moved from San Francisco to have a yard and room for a family. "We love it. We love that we can walk to everything."

As to whether the home-cooked meals movement will be challenged in court by restaurateurs just as Uber and Airbnb have been by their more established competition, Diana believes "the laws will be updated" to adapt to the sharing economy. "It's really different from taking out from a restaurant. It's going into someone's kitchen."

Of the neighbors who have purchased her meals, "Some are friends. Some I've never met before who might live within a block or two. Sometimes they'll stay and have their meal in the backyard. My next door neighbors have purchased all of my dinners."

That would be Kerith Lucco and Rob White, doctors with two small children. "Everything Diana makes is flavorful and nutritious," Kerith says. "I like it. The fresh ingredients and the dishes are how people eat in their homes." They also purchase meals from a Josephine cook in Elmwood. Kerith sees the "cooking for your neighbors" concept as both feeding the community and engaging people.



"It really isn't a competition," Diana adds. "The more chefs in the neighborhood, the more I can go and buy a meal in my neighborhood. I feel really good about going into someone's kitchen and receiving my food right off their stove. I would love it if there were more Josephine cooks nearby."

They would come in particularly handy for the first few weeks after their new baby is born. "I will pause," Diana says, "and after a few months I'll start cooking again."

Your comments on this column and suggestions for stories about your Rockridge neighbors and neighborhood are welcome: email judyberne@att.net.

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Letters to the Editor

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Nautilus Project: Land Use Committee Should Work with Developer

Editor:

I write to object to the attitude of NIMBYism that I feel the committee is expressing in the Land Use article about the Nautilus project. (The Rockridge News, October 2015.) The projects near Telegraph and 51st are infill in what I think is exactly the right spot: near public transit and near a busy transit corridor. While these projects may not be perfect, they are clearly in the right camp.

Continually objecting to projects like these only contributes to the lack of housing in Oakland and the Bay Area in general. We need to stop objecting to anything that is not perfect and focus on creating the housing, within good reason, that our community needs. I encourage you to continue working with the developer and city planning department to help make this project as good as it can be, and not to focus on trying to kill it or saddle it with unrealistic conditions such as the parking permit solution you propose in the article.

— Gary Barg

Land Use Committee Co-Chair Replies: RCPC Advocates for Rockridge Residents

RCPC's mission is to represent and advocate for the interests of Rockridge residents. That encompasses residents who live near the proposed projects.

In submitting its recommendations, neither the Land Use Committee nor the RCPC board had either the intention or the expectation of killing the Nautilus project. To some extent – building heights, etc. – the project falls within current zoning parameters, and RCPC did not contest such features. On the other hand, the specific proposal includes features that may impair safety and/or clog traffic on neighboring streets. Accordingly, RCPC offered constructive criticisms aimed at reducing avoidable damaging impacts on nearby residents and at improving safety both on and outside the project site.

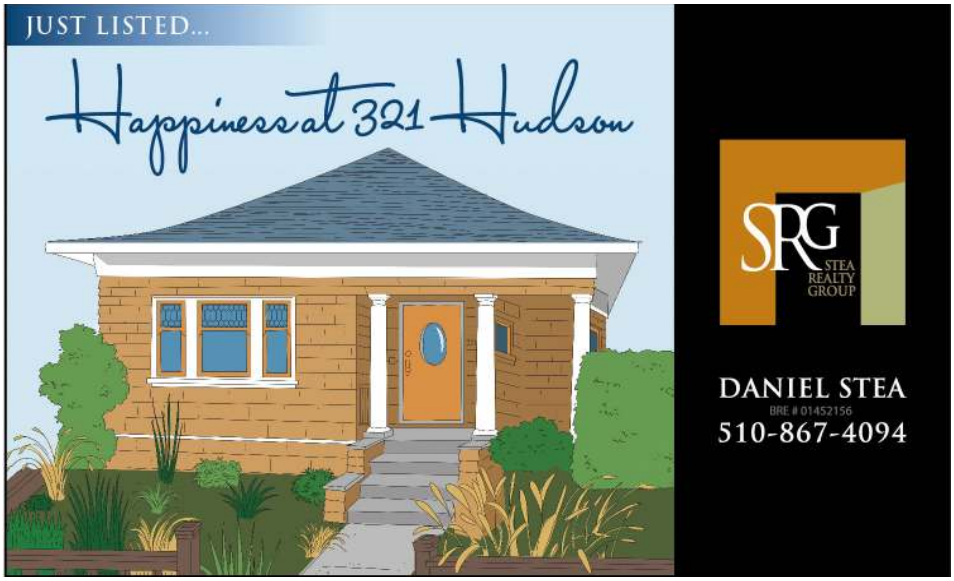
While the developer will profit from the city's waiver of half its off-street parking requirement, that may not justify requiring the applicant to permanently pay for nearby residents' parking permits (as was done for both the Kaiser Permanente and College Avenue Safeway projects). However, allowing Residential Permit Parking (RPP) to be put in effect on surrounding streets would be

NIMBYism or Advocacy?, page 9

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NIMBYism or Advocacy?

from page 8

an appropriate way to mitigate some of the project's impact on the neighborhood if the parking waiver is granted.

It also seemed fair that residents in the new project not be eligible for parking permits if a new RPP zone is created.

Asking for very low cost bicycle-friendly mitigations also seemed like a fair request for a project that touts itself as being bicycle-friendly.

Finally, while the project is on a major bus corridor, it is more than a half-mile from either the MacArthur or Rockridge BART stations, and adjacent to three highly impacted intersections. Under these circumstances, in my experience as a land use attorney for 25 years, asking for a CEQA (California Environmental Quality Act) exemption for a project of this size seems a big stretch. The city's pending traffic study should clarify that issue.

RCPC recognizes that the area is changing, and blind resistance to change is not an acceptable approach. However, neither should the rights of long-time residents be trampled in the city's rush to build more housing to accommodate an influx of new residents.

— Stuart Flashman, Land Use Committee Co-Chair

Note: RCPC's comment letter on the Nautilus project has been posted at Rockridge.org, RCPC's website

Editor's Note: Prior to the publication of his letter in The Rockridge News, Mr. Barg reported to the editor that he and Stuart Flashman had chatted via email and that Mr. Barg found Flashman's explanation of the committee's point of view "very helpful." Mr. Barg asked that the result of this exchange be included with the letter and published response.

Permit Parking Program Short-Changes Neighbors: Poor Enforcement and Lack of Notice

Editor:

Councilmember Dan Kalb's article "Parking Permits in the Neighborhood" (November 7, 2015, issue of The Rockridge News) cites an administrative cost to the city of Oakland of $82 per parking permit. Readers might want to look at an article that I authored titled "Oakland's Residential Permit Parking Program (RPP) is Profitable for the City." (The Rockridge News, November 5, 2011).

Bottom line: For the Parking Division's 2010-2011 fiscal year, permit sales revenue was $235,436; gross enforcement revenue was $858,230; cost of enforcement was $501,204. So even with the old and lower renewal fees, the city made a profit of $642,462. The city could have given away permits for free and still made a profit.

Of course, enforcement revenue may be down since 2011. On my block, which has RPP, a truck without a valid permit was recently parked for a month without being ticketed until I phoned Traffic Enforcement. BART commuters routinely park here all day.

In the past, the city has given advance notice through The Rockridge News when an increase in RPP fees was on the City Council agenda. If this had been done prior to the most recent increase, information such as that brought forward here could have been presented to the Council. It appears to me that a fast one was pulled on those of us who need RPP just to be able to drive to and from our homes.

— Jon Gabel, former RCPC Board Member

Ed. Note:

This letter was forwarded to Councilman Dan Kalb for a reply to be included in this issue. Kalb reports that he has put in a request for additional information concerning administrative and enforcement costs and revenues from the Revenue Department and awaits an answer.

Safeway Trucks and Claremont Trash Cans Still Problems

Editor:

I haven't seen a response by Safeway to the concerns voiced by neighbors in previous issues of the newsletter. Here are my pet peeves:

1. I recall that the entry of trucks into the loading docks on Claremont Avenue was to be allowed only after 7 a.m. I often see the dock open and trucks positioning themselves to unload at much earlier times, generating considerable noise.

2. The numerous large garbage cans placed on Claremont Avenue every night present a physical obstacle to pedestrians and further degrade the appearance of the complex from that side. Is it possible to reduce trash/recycling volume, and find another location for these cans?

Is there a venue for communicating these concerns to Safeway and getting a response and hopefully action? Or are we left with futilely posting concerns as letters to the Editor of our local newspaper?

— Judy Weiss

Land Use Committee Co-Chair Replies:

Let me reply to each issue in turn:

1) On the time for deliveries, there is nothing, unfortunately, in the City's conditions of approval on delivery times. Having deliveries happen later might decrease noise impacts on nearby residents,

Letters, page 11



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FROG Mixes Annual Events, New Plans; Your Help Can Support Park Vitality

by Carol Behr, chair, FROG Park committee; chair@frogpark.org

This past year, FROG has conducted annual park maintenance events to support the park, and made significant efforts to settle park enhancement planning and design. Following are some of FROG's activities and issues over the past year:

- Installed dedication plaques and sent thank you's to our donors.
- Creek water safety and signage.
- Homeless sleeping in the park.
- Garbage pick-up.

Please consider a year-end gift to FROG. For more information about how to do that, go to: www.frogpark.org. Funds raised will fill gaps for re-working evolving plans to address neighbors' concerns, city requirements, contingency costs, permits and equipment as park enhancement plans advance.

Frog Park is testimony to the power of a community-driven vision. Thank you to all who have volunteered, worked on-site, or who have helped Frog Park in other ways.

To see the latest park plans we are finalizing and to find other park information, visit www.frogpark.org/.

Do you want to get involved? Would you like to share your opinion? We look forward to hearing from you: chair@frogpark.org.



RCPC Board

from page 2

With these changes, the RCPC board now stands at 10 members, four short of its authorized 14.

Serve Your Neighborhood

If you like living in Rockridge and if you want to help maintain the area's strengths and help strengthen its weaknesses, consider RCPC board service.

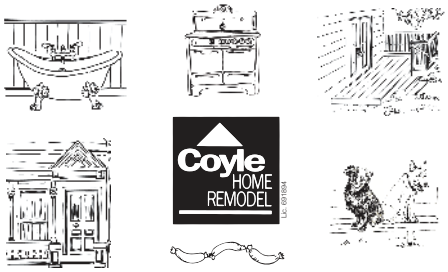
Information is available at rockridge.org, RCPC's web site. Click on "About" in the top header line for details about the organization and board membership. Questions or comments: chair@rockridge.org.



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Letters

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but it would increase traffic impacts on Claremont Avenue if deliveries were being made during peak traffic hours. Once the trucks enter the loading docks, the doors are supposed to be shut to reduce noise.

2) It's unfortunate that the building design the City accepted put all of the trash/recycling storage for the retail building on the Claremont Avenue side. Could more be done to reduce the amount of trash and recycling generated? Perhaps, but since each tenant is responsible for its own trash/recycling, each tenant would need to be contacted about that individually.

3) As for communicating with Safeway, there is a sign in the plaza area with a contact address and phone number. RCPC's experience in trying to get Safeway to pay attention to store problems has not been good so far. It would be interesting to see what response you might get from the company. Other residents share your concern. If enough came forward in numbers, Safeway might want to pay more attention.

Chabot Road Pavement Hazard Persists Despite Some Response

Editor:

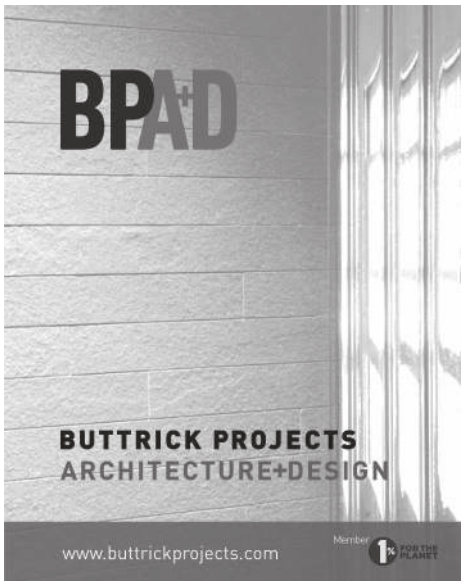
Since there is no walkway on the north side of Chabot Road between Roanoke Road and Golden Gate Avenue, pedestrians must use the asphalt sidewalk on the south. East of Reata Place, cars have often parked on that sidewalk; but because it was a few inches higher than the road, this curb marked it off and discouraged most drivers from using its full width. Last winter's otherwise welcome repaving of Chabot Road raised the street level to be flush with the sidewalk. Since then, cars more often take up the entire walk, forcing pedestrians to use the traffic lanes, as the photos on page 14 illustrate.

Earlier this year, after hearing from neighbors who also found the situation hazardous to children at Chabot Elementary and others, I wrote to the Public Works department. This is their reply:

"We have been looking at your complaint and may have some options to consider in the near future. ... If there is a need to limit parking in this area we will propose that it be put to a public review due to the likely

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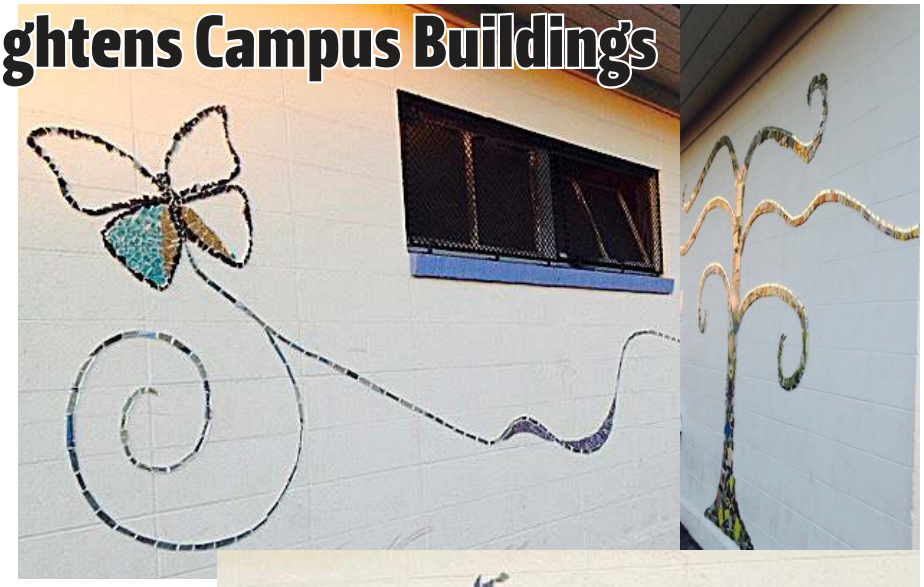
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Looking? Check it in Rockridge!

Tech Mosaic Club Brightens Campus Buildings





by Nancy Murr, Oakland Tech PTSA VP of communications

A tree is growing at Oakland Technical High School, and so are butterflies and a Goddess with billowing hair and arms stretched wide. They're part of a four-wall tile-and-mirror mosaic mural coming to life on a formerly nondescript building alongside the field bleachers. Fifty feet from where football teams scrimmage and tackle, the student-led Oakland Tech Mosaic Club team adheres and grouts, hoping to catch as many sunny afternoons as possible to finish the project in December. The mosaic is one of several projects the group plans to create in the coming months.

The club was started by students Grace Nuwakadu and Dionisia Ruiz, and enjoys the support of teacher sponsor Joseph Senn; Tech parent and artist, Pamela Consear; artists from ArtEsteem; and a growing number of parents, students, siblings, teachers and community members inspired to help create beauty where there had been none.

Tax Deductible Giving Helps Donors to Oakland Tech

by Nancy Murr, Oakland Tech PTSA VP of communications

More than 500 copies of "I Know Why the Caged Bird Sings" for the entire freshman class. Dissection kits and science lab materials. Field trips. PE equipment. LCD projectors. Teaching tools for students with special needs. These are just a handful of the dozens of programs and projects financed by the Oakland Technical High School PTSA this year alone.

A roll-up-the-sleeves group of parents, teachers, students, administrators and community members, the PTSA raises and spends approximately $250,000 annually to enhance the school experience for more than 2,000 Tech Bulldogs. Yet, impactful as those funds are, they're still not enough to finance all of the worthy requests that come in on a regular basis.



Courtesy Oakland Tech

Donations of any amount are greatly appreciated and tax-deductible (ID #94-6174624).

You may donate via PayPal at oaklandtech/staff/giving.com or by simply writing a check made out to Oakland Tech High School PTSA and mailed to Oakland Technical High School PTSA, 4351 Broadway, Oakland, CA 94611. Thank you for your support.



When the BART track pillars first shed their coverings, this creature – and others like it – emerged mysteriously. Silent witnesses to passersby, they were privy to our daily comings and goings.

Hidden now by the repairs, they are likely thankful for the restored solitude that was theirs before the Great Peeling of the pillars. Still, they were there. Give them a thought as you pass by.

Proposed Regs

from page 3

be no more than 14 feet.

■ Maximum size would be 750 sq.ft., or 75 percent of the size of the main house, whichever was less. (For example, for an 800 sq.ft. house, the limit on the secondary unit would be 600 sq.ft.)

Conversion of an existing auxiliary structure, such as a garage or studio, would be allowed regardless of any existing nonconformity of side or rear setbacks, or height – as long as any existing nonconformity is not increased. The floor area could not exceed the maximum allowed and the minimum parking, which in much of Rockridge is no spaces, is met on the site.

A public hearing will be held by the City Council on January 5, with a final hearing expected later in January. Please consider voicing your opinion on the proposed changes to Councilmember Dan Kalb – dkalb@oaklandnet.com – and by showing up at the meetings. Check the rockridge.org website for updates and more information.

Zoning Update #2 Underway: Off-Street Parking Regulations Could Change Rockridge

Oakland has changed a lot since 1965, but its parking regulations have not kept pace. Global warming, transit-oriented development, and housing inequities were not considered when the regulations were last formulated.

As part of the Citywide Zoning Update effort, the City is updating its off-street parking requirements for private and public property. Among the goals are supporting the vitality of commercial districts, achieving consistency with sustainability goals and encouraging efficient use of land.

The proposed changes could affect new and existing businesses and residences in Rockridge. On major commercial corridors such as College or Telegraph Avenues, and in high density residential areas, specific parking strategies would reduce the parking requirements for new residential housing construction to **50 percent** of the normally required amount.

Incorporating Parking Demand Management Strategies

Right now, each new residential unit requires one off-street parking space. Current regulations allow the amount of parking required to be reduced up to 50 percent with a conditional use permit, but the guidelines for achieving that number are vague. The Nautilus Project on 51st Street and Telegraph Avenue is seeking a 50 percent parking reduction under this procedure.

Based on research and other city standards, the City proposes to remove the Permit requirement and establish specific parking reduction standards to encourage incorporation of parking demand management strategies in new projects. Research shows that the proposed strategies would achieve the goal of reducing demand and greenhouse gas emissions.

A Possible Scenario for Future Development

As an example of future developments, parking requirements for a new 20-unit development on College Avenue could be reduced from the required 20 spaces to 10 spaces if the developers offered:

■ Carsharing (10 percent)

■ Unbundled parking (15 percent)

■ Located on College Avenue (20 percent).

The College Avenue developer could choose to build affordable housing for the 50 percent reduction rather than adding car-sharing or unbundled parking.

An example of a car-sharing company is Zipcar. "Unbundled parking" is parking that is sold or rented separately from a unit.

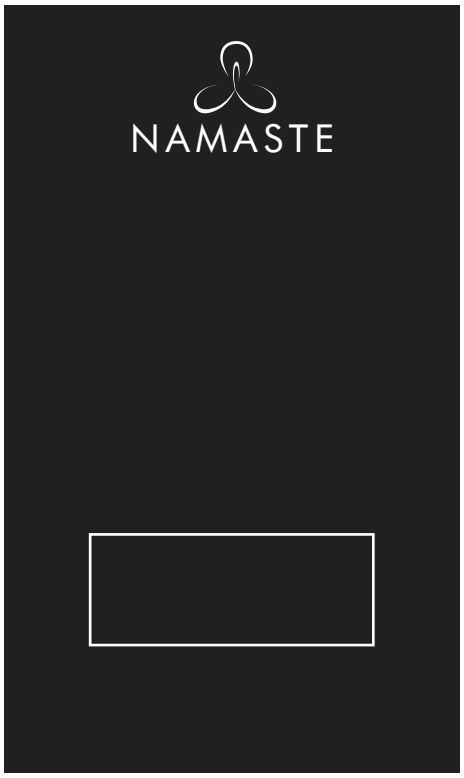
On College Avenue, if the nearest cross street has already opted for residential permit parking, each apartment currently qualifies for one permit parking sticker. October's draft regulations leave those rules in place. Consequently, residents of new units could opt out of purchasing/renting off-street parking for their vehicles and instead purchase a residential permit sticker at a much lower cost.

Going to Planning Commission Committee in January

The City held two public meetings in October to gather public comments on the draft proposals (more information at: bit. ly/OffStreet). A revised proposal could be considered by the Zoning Update Committee during January.

Other proposals include:

Proposed Regs, page 15





RN classifieds

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Letters

from page 11

impacts to those who use these facilities. Council Action is also likely necessary to limit parking at this location.

Michael Neary, P.E.

Assistant Director, Bureau of Engineering and Construction"

I have heard no more since then and I have seen no progress toward a resolution of this hazard.

It's not clear why signs telling drivers not to park on the sidewalk require city council approval, or adding a painted stripe marking the edge of the traffic lane: This is not the stuff of legislation. And it's worth mentioning that the free parking lot between Golden Gate Avenue and the municipal tennis courts is often nearly empty even when the sidewalk is filled with parked cars. Simply redirecting motorists to park off-street there could benefit both them and pedestrians

I offer these photos [below] to illustrate the potential hazards to pedestrians.

— Ron Sipherd





Rockridge Evolution

from page 2

By the 1950s and '60s, neighborhood groups such as the Ayala Block Club, the Telegraph Avenue Neighborhood Group (TANG), the Colby Park Group, and others working in support of their area residents, were proliferating.

■ Chance

In the early 1970s, zoning changes proposed for College Avenue and for Rockridge's residential areas would have permitted high-rise apartment buildings, fast-food restaurants and parking structures, similar to the transit centers now being built around some BART stations.

Area residents, determined to have a say in their community's future, formed a coalition of concerned neighborhood groups to challenge the city's plans with a vision of a more appealing environment. That coalition, the Rockridge Community Planning Council (RCPC), drew upon the expertise of the many residents who, by chance, were professional planners and architects. The group designed an alternative area zoning plan that the city eventually adopted. The zoning's core philosophy was "to enhance the pedestrian-friendly experience" of a shopping area with limited building heights, storefront windows, and ground-floor retail located in an area of single-family homes. The plan, and Rockridge, persist to this day.

■ Market Action

Business on College Avenue began its recovery as merchants and developers realized the attraction of small-scale commerce. College Avenue today is a healthy combination of commercial development with some housing above retail store fronts, and a popular mix of businesses and service providers. It has not all been smooth, of course. RCPC has worked throughout the years to maintain the ideals of the zoning developed so long ago, without inhibiting commercial interests.

RCPC further endeavors to enhance the neighborhood in general by supporting projects that improve urban life. Frog Park, the Rockridge Branch Library, the Rockridge DVD Project, and BART Plaza are examples of RCPC's successful works.

E-mail Rockridge News Community Calendar items to: joellis1@hotmail.com, phone 653-3210 (after noon), or mail to: Rockridge News Community Calendar, 4123 Broadway, PMB 311, Oakland, CA 94611. Deadline is the next to the last Tuesday of the month.

Compiled by Jo Ellis

COMMUNITY CALENDAR

Greater Rockridge Neighborhood Crime Prevention Council (NCPC)

Discuss crime and public safety with reps of OPD. 2nd Thurs. each month (Dec.10) 7:30pm. Speaker **Robert Prinz** of Bike East Bay will discuss bicycle safety and upcoming bicycle and pedestrian improvements on College Ave. Rockridge Library, 5366 College (at Manila). **Note: In 2016, NCPC will meet only in even numbered months (no Jan'16 mtg.)** More info: www.rockridgencpc.com or chair@rockridgencpc.com.

District 1 Councilman Dan Kalb

Drop-in Community Office Hours at the Temescal Farmers Market, 5300 Claremont Ave. (off Telegraph) at DMV parking lot on the **3rd Sunday each month**,10:30am-12:30pm. For times and locations of other Office Hours and more information from Dan Kalb: www.dankalb.net/contactdan.

Rockridge Branch Library

5366 College Avenue, 597-5017

Computer Tutors: Get help with basic computer skills, email, and e-book & audio book downloads. You can bring your own electronic devices. Drop-ins welcome. Every Saturday, 2 - 4pm.

FOR CHILDREN

- **Family Story Time**: Stories/songs/rhymes (to age 5); Saturdays, 10:30am.
- **Pre-School Story Time**: (ages 2 to 5); Thursdays, 10:30am.
- **Toddler Story Time**: (up to age 2); Thursdays, 10:30am, **upstairs**.

All story times followed by Play Time; parents and caregivers invited. **Note**: No Story Time 12/24 – 26 and 12/31.

SPECIAL EVENTS:

- **Make a Gift for Your Neighborhood Wild Birds**: biodegradable bird feeders. Natural ingredients, including peanut butter. All ages welcome. Sat., 12/5, 2pm.
- **Play-Well TEK Lego Fun**: Beginning engineering or just messing around? We won't judge, we'll provide the materials and the how-to Play-Well instructors. **All ages welcome; best for ages 5 and up**. Tues, 12/8, 6pm.
- **Play Winter Bingo**: Toddlers through 5th graders do five fun activities in a row to get a prize book. Between Dec. 19 and Jan. 16, 2016 at the library, get the bingo card and pick up your prize.

ATTN. FILM MAKERS: Remember, **Sun., Jan 10 is the deadline to submit your short film to the 90-Second Newbery Film Festival**. See details at: http://james-kennedy.com/90-second-newbery/. The films will be screened and celebrated here on Sat., Feb.13 at noon. **Free for all ages**.

CALLING ALL 'TWEENS: Starting Jan., 12, 2016, 6:30 - 7:45pm, Rockridge Library will host a **monthly tween-directed writing, reading, crafts, and community volunteer group**. Each month we will plan the next 3 months of tween-choice activities. Art supplies, snacks, and camaraderie provided free to all participants ages 9 to 12 years. More info: Children's Librarian Erica Siskind, 597-5017.

FOR TEENS

- **Teen Advisory Board (ages 14-18)**: Meet with other teens, plan and organize library activities, and get community service credit for school. 1st Sat. each month, 1 to 2pm.
- **Teen 'Scape**: Play video & board games; make crafts; do homework. Light snacks provided. Tuesdays to Fridays 3:30 -5 pm and Wednesdays 1:30 - 5 pm.
- **Holiday Jewelry Workshop**: Make a special gift for family or friends. 12/9, 3:45pm.

FOR ADULTS

- **Writers Support/Critique Group: All writers welcome**. Bring 15 copies of up to 5 pgs. (double-spaced, MS margins) of any prose for on-site reading/discussion (also welcome to come empty-handed). **Third Sat. each month** (11/21), 1 to 5pm; wheelchair-accessible. Sponsored by the Calif. Writers Club, Berkeley branch. Info: 420-8775 or Writefox@aol.com.
- **Lawyers in the Library**: Free legal advice and referrals. **1st Tues each month**, 5 to 7pm. (Advance sign-up starts 4 pm at adult reference desk). **Note**: Volunteer lawyer leaves before 7pm if no more people present. Call day of program to confirm: 597-5017.
- **eBook Help**: downloading eBooks to your Kindle, Nook, smartphone, or laptop. Tuesdays (**by appointment**), 6 - 7:30pm. Make appt. at the library or call 597-5017 for more info.
- **"Ancient Wines" with the Barrel Room**: Short lecture at the library on wines from Greece, Turkey and Georgia. Then, we'll walk a few doors down to the Barrel Room for tasting and discussion. First 60 people at the library will get a ticket for a free flight of wine. Must be 21 or over (bring ID). Sat, 12/12, 2-3pm.

GALLERY EXHIBIT (upstairs)

Dec: **Patricia Lewis**: "Cute as a Button"; pictures and scenes using common household items like fabric, buttons and yarn. She will host a "Hands-On" Pop-up Workshop on Dec 5 from 2:30pm to 4pm, followed by a reception.

LIBRARY HOURS

Tues, 12:30 to 8pm.
Wed, Thurs & Sat: 10am to 5:30pm.; Fri, 12 to 5:30pm.
Closed: Sun and Mon;
also Thurs & Fri 12/24 and 12/25, and Fri, 1/1.

Diesel Book: Poetry Readings, Events

FREE and open to the public.

- Sun, 12/6, 12:30 to 2:30pm. **Winter Cookbook Extravaganza:** Presenting their new cookbooks (and of course bringing some excellent food) will be chef/owners of Camino restaurant in Oakland, **Russ Moore & Allison Hopelain**: *This is Camino*; **Anita Chu**: **Lollipop Love**: *Sweet Indulgence with Chocolate, Caramel, and Sugar*; **Dana Velden**: *Finding Yourself in the Kitchen: Kitchen Meditations and Inspired Recipes from a Mindful Cook*; and **Emma Christensen**: *Brew Better Beer: Learn (and Break) the Rules for Making IPAs, Sours, Pilsners, Stouts, and More*.

DIESEL, A Bookstore, 5433 College Ave. More info (other events and discussion groups): 653-9965 or events@dieselbookstore.com.

Calif. College of the Arts (CCA)

Interface Show #36: Art Using Technology Using Art. Exhibition featuring interactive, kinetic, robotic, generative, and computer-based art and design. **Free and open to the public**. Friday, 12/11, 7-10pm. Oliver Art Center (Tecoah Bruce Gallery), 5212 B'way. Info: Em Meine, emeine@cca.edu.

Square Dance In North Oakland

Music by The Squirrelly String Band. Calling by **Jordan Ruyle**. 1st Fridays each month, 8 – 10pm. All levels welcome; all dances taught on the spot. $5-10 sliding scale donation. The Niebyl-Proctor Marxist Library, 6501 Telegraph Ave. Info: squirrellystringband.com.

Temescal Farmers' Market

Open Sundays, 9am to 1pm (**all year)**. Locally grown fruits and vegetables; fresh ranch eggs; home-made bakery items; fresh cut flowers; unique prepared foods, fresh locally caught fish, handcrafts and more. Sample the goods; meet the grower. **Live music. Bring reusable bags**. 5300 Claremont Ave. (off Telegraph) at DMV parking lot.

Proposed Regs

from page 13

■ Reducing the number of required off-street spaces for new residential units in Rockridge's residential zones close to College Avenue, from 1.5 spaces per unit to 1;

■ Reducing required parking to .25 spaces/unit for senior housing

■ Halving the number of parking spaces required for large restaurants.

■ Making it easier for new residences and commercial businesses to use remote off-site parking to satisfy their off-street parking requirement.

There are additional proposals not listed.

Learn more at the Wednesday, December 9 RCPC Special Meeting. Be sure to make your voice heard: email Councilmember Dan Kalb (dkalb@oaklandnet.com) and City planner Neil Gray (ngray@oaklandnet.com).

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