

PANIL Notes

Volume 31 Issue 1—Piedmont Avenue Neighborhood Improvement League—PO Box 20375—Oakland CA 94620—April 2006

Can you help review the EIR before April 17?

Kaiser project impact study up for comment

By Valerie Winemiller

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needed to read a section of the DEIR, identify what issues need further study, what the impacts are likely to be and what mitigation measures make sense for our neighborhoods. To participate, contact Valerie Winemiller at 653.4552 or KENIC at kenic_mail@yahoo.com. Donations are also needed for printing and legal expenses. To contribute, make a check to PANIL, with "KENIC" noted on the check, and mail it to PO Box 20375, Oakland, 94620

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7:30 pm: Neighborhood Crime Prevention Council

8 to 9 pm: General Meeting

To place an item on the agenda call 655.1723 or e-mail rklahti@aol.com

**Piedmont Avenue
Neighborhood
Improvement League
PO Box 20375
Oakland CA 94620
www.panil.org**

PANIL Notes is the monthly publication of the Piedmont Avenue Neighborhood Improvement League (PANIL). Writing, editing, and layout are all done by volunteers. Articles may be reprinted only with the permission of the editors. To submit story ideas or articles call Ronile Lahti at 655.1723 or e-mail rklahti@aol.com
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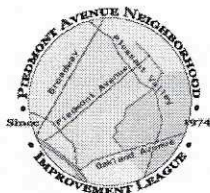
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PANIL Notes

Ronile Lahti, Coordinator



(Kaiser continued from page 1)

become a large surface parking lot, with a low-rise administration building fronting MacArthur. The new buildings — with the higher impact uses — will be adjacent to residential areas, such as Manila Ave.

The plan calls for several surface parking lots on the campus and they are potential future building sites for large buildings. They are adjacent to homes.

Sky bridges

Patients and staff who park in the new garage at Broadway and 38th must cross both Broadway and MacArthur to reach the hospital and other clinics. Kaiser proposes sky bridges. We are concerned that sky bridges will have a serious negative effect on our streets. Urban design consultants SMWM state that the sky bridges would "remove pedestrians from the local streets where they are essential to maintain a lively, safe, retail character as an important and positive area of common ground between neighborhood and institution." Furthermore, sky bridges create a style of urban design and a skyline which may not be compatible with our neighborhoods. Also, we should determine what the result of their shadows would be on the public spaces and on the new buildings.

There is an alternative design

At the March 22nd Planning Commission meeting, KENIC speakers supported a community-based alternative design for the project, Alternative IV in the DEIR (page V-32) which gives Kaiser the same number of square feet and the same number of parking spaces. (Anonymous flyers have been distributed in parts of the neighborhood with a mistaken claim of lost parking.) Clinics are clustered closer together, reducing the need for sky bridges. High impact uses and large-scale buildings are placed in different arrangement. The hospital tower is reduced in height by spreading it into a "T" shape, tying it visually to its broad base of clinics and diagnostic departments. The design changes are accomplished by locating some functions at a temporary satellite facility during Phase 2 of the construction.

All of the Planning Commission members present on March 22nd found problems with Kaiser's plan and praiseworthy features in Alternative IV. Noting that Kaiser uses a universal template for all of its (mostly suburban) facilities, one commissioner said that Kaiser's Oakland plan "requires a more radical solution...must be more site-specific and not phase-driven."

Much is at stake, and continued—even increased—participation from neighbors is required. Submit written comments on the DEIR and the project to: Scott Gregory, Contract Planner c/o Gary Patton, Deputy Director of Planning and Zoning; City of Oakland; CEDA, Planning Division; 250 Frank Ogawa Plaza, Suite 3315; Oakland CA 94612, or by e-mail to: kaiser@lamphier-gregory.com. Deadline: 4 pm, April 17, 2006.

(Festival continued from page 1)

Piedmont Avenue Neighborhood
Improvement League (PANIL)
Gather at Key Route Plaza
(41st and Piedmont Avenue)

Blues at the Plaza
(41st and Piedmont Avenue)

2 to 4 pm

The Donnie Mucker Band

Saturday, 4/29 – 1 to 3 pm
Ohlone Mural Dedication and Celebration
41st and Piedmont Avenue at Gaylords
San Francisco Medicine Ball Band

**Be sure to stop by the following
merchants to view the art on display:**

A Step Forward, Abigail, Avenue Cuts, Black Swan Books, Chapel of the Chimes, Cremalite Dessert Café, Dress Best for Less, Ecclesiastique, Gaylord's Caffe Espresso, Given Gold, L'Amyx Tea Bar, Lucciola Children's Books, J. Miller Flowers and Gifts, Montano Velo Bike Shop, The Packaging Store, Park Avenue Restaurant and Bar, Piedmont Doors and Windows, Piedmont Hairport, Piedmont Healing Arts Center, Piedmont Network Chiropractic, Piedmont Springs, Piedmont Systems, Polish on Piedmont, Rooz Café, Sophisticated Lady, JB Turner and Sons, V-Text Fabrics and Eclipse Collection, Waterlilies.

End may be near for New Beginnings

By Valerie Winemiller

The massage parlor on Broadway and 41st, the site of recent police attention, may lose its massage permit. A decision is pending on the massage permit application of New Beginnings Center, 4107-09 Broadway, as we go to press. A public hearing was held March 20 before the Administrative Hearing Officer of the City Manager's office, which controls massage permits, cabaret licenses and other special (non-zoning) permits.

At the hearing, Officers Bermudez and Bier of the Oakland Police Vice Crime Unit described in graphic detail the February sting operation that resulted in arrests of masseuses for "successful solicitation for sex in exchange for US currency" as well as the discovery of drugs, numerous used condoms and sexually explicit materials. Our own neighborhood Problem Solving Officer Bruce Vallimont and Neighborhood Services Coordinator Paul Brekke-Meisner were present at the hearing. PANIL Steering Committee members Ronile Lahti and Martin Huff, also attended the hearing in support of the police and neighbors. It was the most lurid testimony this writer has sat through since the hearing on Sunshine Spa (operating at this same address) 14 years ago. Two nearby residents, a business owner and this writer speaking as a PANIL representative all described problems created by the massage parlor and its hot tubs. A nearby business owner described how New Beginnings brings violence to the area. In her testimony, she said that, "a street prostitute called her pimp when a customer did not pay for 'services,' and the pimp severely beat the customer in the doorway of the nearby business."

Archway School and Oakland Tech's PTSA had each written letters in opposition to the permit. The attorney for New Beginnings had hired a private investigator to interview nearby businesses and residents. The resulting report quoted a number of people as saying they "had not noticed any problems associated with New Beginnings." Some of these same people had told PANIL they did not feel they could speak out.

The attorney asserted that since no one said they had seen problems, there were none. The owner of New Beginnings Center, Kim Ngo, could offer no examples of steps taken to screen out street prostitutes from the hot tubs; she said she had a sign-in

sheet, but "no one uses their right name anyway." That blurted admission demonstrated a possible reason the attorney earlier claimed the owner did not speak English and he would therefore be speaking for her.

The Oakland Police Department is recommending denial of the massage permit. Any decision of the Administrative Hearing Officer may be appealed to the City Council. The hot tubs, which could attract prostitutes with their customers, require no special permit; problems associated with the hot tubs will have to be addressed through enforcement of the city's nuisance codes against both the business owner and the building owner (who has also been convicted of prostitution).

Volunteers needed:

Oakland Earth Day
Saturday, 4/22, 9 am to noon
www.oaklandpw.com

Glen Echo Creek Park
Sign in on north side of
Monte Vista Avenue.
e-group: <http://groups.yahoo.com/group/glenechowalk/>

Clean it - Green it - Mean it

Congratulations to:

Piedmont Avenue neighbor Joyce Roy. Joyce has been chosen by the SF Bay Chapter of the Sierra Club as their Volunteer of the Month. As many of us in the neighborhood agree, she campaigns tirelessly for healthy development in Oakland.

And to:

The Piedmont Avenue School Reading Partners. They sold over 800 books to students at their March book sale held at Piedmont Avenue Elementary School. This sale is not a fund-raiser for Reading Partners, but a way for students at Piedmont Avenue to build up their own libraries.

Reading Partners netted a little over \$200 so you can see the prices were very reasonable! Kudos to the community for their donations that made this happen and to Reading Partners for once again putting "kids first."

Calendar

PANIL Meeting

2nd Wednesday of the month,
(See page 1 for information)

Steering Committee

1st Friday of the month, 7 pm
655.1723

Glen Echo Creek

Work Day

2nd Saturday of the month
9:30 am, Monte Vista Avenue
654.1930

Chapel of the Chimes Tour

(Historical and Botanical)

3rd Saturday of the month
10 am to noon, FREE, 654.0123

Mt. View Cemetery Tour

Docent led tour

2nd Saturday of the month
10 am, FREE

Piedmont Avenue

Branch Library

160 41st Street, 597.5011

Storytimes

Toddlers

Every Wednesday, 10:30 am
Preschool

Every Wednesday, 11 am

Saturday Knitting Club

Every Saturday
3 to 4 pm

Free tax help at the
following branches (thru 4/17):

Main, Chavez, Dimond
and Temescal
Call 238.3134 for info

Lesbian, Gay, Bi, Transgender Book Club

is now holding meetings at the
L'Amyx Tea Bar

Piedmont Avenue at Linda
2nd Monday of each month
6:30 to 8 pm

For more neighborhood news go to
<http://www.panil.org/calendar/>. To
place an item on PANIL's calendars,
e-mail Minnie Sage at mam-sage@earthlink.net.

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