

Mayor Schaaf Holds Town Hall Meeting At Colby Park

by Judith Doner Berne

Wearing a bright print top from a College Avenue boutique, Oakland Mayor Libby Schaaf held a Town Hall at Rockridge's Colby Park on a sunny August evening as she entered the last several months of her term-limited eight years in the city's highest office.



The shortage of police forces the city to prioritize violent crime over property crime, Mayor Schaaf told residents. (Photo credit: Judy Berne)

"It's been the honor of a lifetime to be your mayor," Schaaf told the gathering of about 70 people who came by foot, bicycle, and car to what was billed as "a community conversation with the mayor."

"I live a block from here. I want to find out what's going on," said Joe Lindsay. "If the Mayor's around the corner from you, you gotta come," said Laura Mytels, with her son, Oakland Tech senior Max Andelman, in tow. "We are longtime Oakland Athletic fans, and we are longtime fans of the mayor," said George Krevsky, who drove with his wife Doris Krevsky

Schaaf Town Hall, see page 4

❖ Coming Sunday, October 2nd ❖

The RCPC Welcomes Neighbors to the 2022 KITCHEN TOUR

by Robin McDonnell, Kitchen Tour Chair



This stunning kitchen will be featured on the 2022 Kitchen Tour.

Photo credit: Chris Woodcock

Kitchens have a rich history in Rockridge. Some long-time residents remember their parents' and grandparents' kitchens with Wedgewood stoves. In the oldest houses, the original stove was most likely wood burning, and, without refrigeration available, perishable food was stored in a "cooler" which consisted of a screened cabinet open to the outdoors on the north side of the house.

Today's Rockridge kitchens have come a long way — new colors, sustainable materials, energy-saving appliances, and ample storage and workspaces are all features of the kitchens on this year's tour. And every kitchen on the tour conveys the Rockridge spirit of good food, warmth, and hospitality.

The 2022 Tour has many interesting and different styles of homes and kitchens — a beautiful large historical

home, a storybook home, homes that include a complete remodel, and homes in which only the kitchen has been remodeled. Some kitchens are brightened with pops of vivid color and unusual surfaces for counters and backsplashes. Several use highly sustainable materials. There is an English Tudor home that incorporated vintage structures into the design and a tiny garden cottage — these are just a few of what will be on view.

Challenges faced by many of the homeowners included inefficient use of space and placement of appliances, lack of convenient storage, and cramped work areas. Others felt closed off from the garden or the rest of the house and wanted the kitchen to be more integrated into the family living areas. A solution common to

Kitchen Tour, see next page

Kitchen Tour, from front page

several houses on the tour was to rethink the interiors — converting the many small rooms in a typical craftsman to larger rooms to allow for a smoother traffic flow between the kitchen and the rest of the house.

Not sure you'll remember the many amazing ideas after taking the tour? Don't worry — Kitchen Tour guests will receive a copy of the comprehensive Tour Brochure, describing each kitchen and listing resources for those contemplating a remodel of their own. Docents with knowledge of the remodels will also be on hand to answer questions about each owner's goals and challenges. No matter what you have in mind for your

kitchen, you'll find the design and construction professionals who can make it happen for you.

The 2022 Rockridge Kitchen Tour tickets are now available online for \$47, plus service fee (until Sept. 30). Tickets will also be available for sale on the day of the tour for \$55, plus service charge. ■

To purchase advance tickets online, visit RockridgeKitchenTour.org or scan the QR Code below.



Last Call for Docents

The Rockridge Community Planning Council's Kitchen Tour committee is looking for a few more volunteer docents for **Sunday, October 2nd**, at the RCPC Kitchen Tour. Docents have the opportunity to tour several of the houses in advance of the event during orientation, and on the day of the event. Plus, all docents get to tour the other houses when not on a scheduled shift. It's a great way to meet new friends and help your community at the same time. To volunteer, contact docents@rockridge.org. ■

RCPC Notice:

Board Seat Available on the Rockridge Community Planning Council

Are you interested in serving your neighborhood? The Rockridge Community Planning Council (RCPC) is run by a 13-member board of directors representing the Rockridge community on development, transportation, and quality of life issues. The board now has an open seat, which will be filled by board

appointment until April 2023 (the appointee could then opt to run in the April 2023 board election).

To apply, email a short letter to chair@rockridge.org expressing your interest in the role, confirming primary residence within RCPC boundaries, and summarizing your background. Inquiries must be submitted by Sunday, Sept. 18, 2022. ■

THE RockridgeNews

The Rockridge News was founded in March 1986 by Don Kinead and is published monthly (except August). It 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

Anna L. Marks Editor & Layout Artist
Jo Ellis Assistant Editor & Ad Manager
Susan Montauk Business Manager
Judith Doner Berne Senior Staff Writer

RCPC Board of Directors, 2022-23

Casey Farmer Chair
Robin McDonnell Vice-Chair
Aly Bonde Secretary
Ken Rich Treasurer
Mark Aaronson, Andrew Charman, Ben Friedman, Annette Floystrup, Kirk Peterson, Ashley Pandya, Ronnie Spitzer, Zac Unger

Contact the board: chair@rockridge.org
For information: info@rockridge.org

Contacting The Rockridge News

Are there community issues you'd like to see covered in *The Rockridge News*? Have questions about newsletter distribution? Want to volunteer to be a *Rockridge News* block captain? Want to write a letter to the Editor? We'd love to hear from you.

All letters must be limited to 350 words and are published at the discretion of the Editor. Send them to: editor@rockridge.org. Please be sure to include your name, email address, and city and street of residence. All submissions accepted for publication are subject to editing for clarity and brevity.

The Rockridge News reserves the right to refuse any articles, letters, display ads, or classified ads.

Newsletter Subscriptions

To subscribe to *The Rockridge News*, send your check for \$20, payable to RCPC with "Rockridge News" noted on the memo line.

Mail payment to: RCPC, 4900 Shattuck Avenue, PO Box 22504, Oakland, CA, 94609

Display Advertising Deadline for OCTOBER: September 22, 2022

Advertising rates are \$28/column inch. Six-month pre-pay rate available. For display ads, call Jo Ellis at 510-653-3210 (after noon), or email joellis1@hotmail.com. Email Susan Montauk at smontauk@gmail.com for information regarding classified ads.

Views expressed in published articles do not necessarily reflect those of The Rockridge News, its editor, or the board of directors of the Rockridge Community Planning Council.

CORRECTION:

In the June 2022 issue of *The Rockridge News*, Annette Floystrup's article, "Rockridge Bids Final Farewell to California College of the Arts," stated that Peter Selz was a kinetic artist and sculptor. This was incorrect; he was an art history professor and curator. Thank you to our reader, Aileen Frankel, for catching that mistake.

Missed an issue of The Rockridge News?

Visit rockridge.org and download a digital copy today — in color with hotlinks to resources on the Internet.



Rock-N-Hunt — for Scavengers of All Ages

by Jody Colley

The Rockridge District invites clue sleuths, trivia lovers, and anyone looking for a fun way to spend a day to join the annual Rock-N-Hunt on Saturday, September 10, from 11am to 7pm. The event is free for all ages.

The scavenger hunt will take place during Rockridge Rock-N-Stroll — a monthly event that brings free outdoor live music, sidewalk sales, popup vendors, kids' crafts, art shows, and other fun activities for the whole family every Second Saturday. Participants can enjoy browsing the local wares, fine dining, sweet and savory treats, and delicious drinks as they canvas the neighborhood during the hunt.

Each individual, team, or family, will get a list of clues (items, challenges, or riddles) that must be found during the allotted time. All clues can be found along College Avenue, between Broadway and Alcatraz Avenue, at public-serving businesses

including retail shops, restaurants, bars, gyms, cafés, churches, and libraries.

The goal is to find as many items as possible. Anyone who finds at least one clue has a chance to win a prize because each correct discovery counts

as a raffle entry into a drawing for 1st, 2nd, or 3rd prize packages — ranging from \$400 to \$100 in gift cards. Participants will need a digital camera or camera phone to capture their discoveries.

Take BART or the AC Transit #51 bus line to the Rockridge Station and you're at the center of the event. Public bike racks are located throughout the district. More information on Rock-N-Stroll can be found at www.RockridgeDistrict.com/rocknstroll. ■

Last month's Rock-N-Stroll featured a "pup promenade," and Market Hall hosted a Barking Lot where shoppers could park their pups while shopping. Rocket Dog Rescue was on hand to find new homes for abandoned animals.



(Left to right) Sarah Han, Marketing Manager at Market Hall Foods; Caitlin O'Neill, Olympia Provisions representative; and Juliana Uruburu, Retail Director of Market Hall Foods.

— Dogs of Rockridge —



This is Boots. She is a 6-month-old Whippet that is full of energy and loves meeting anyone. You can find her most mornings outside Cole Coffee or Boichik Bagels on walks with her family, Andrew and Shelby.

In this new feature, Dogs of Rockridge, we will highlight some of the many canine companions that live in our neighborhood. Does your pup live in Rockridge? If so, send a photo of your four-legged friend, with a little commentary, to: editor@rockridge.org.

corcoran

GLOBAL LIVING

Buying? Selling?

Let me help you!



Anne D. Brandon
Realtor
510.682.6644 | 510.339.9290
Anne.Brandon@corcoran.gl.com
AnneDBrandon.com
Lic# 01877719



© 2020 Corcoran Global Living. All rights reserved.
Each franchise is independently owned and operated.

Schaaf Town Hall, from front page

from Upper Rockridge. Karen Marker and Andy Wolpert biked over, hoping to alert City officials to the dangers of crossing Claremont Avenue at Chabot Road without a traffic light.

After an introduction by RCPC Chair Casey Farmer, Schaaf praised City workers for going beyond their usual duties during the pandemic, and noted, “We resisted a president who wanted to come for our immigrant community.”

Anticipating that the bulk of the questions would center around crime and homelessness, and following a weekend of three murders in Oakland, she readily acknowledged, “Things are not as good as they should be.”

In answer to questions on speed-limit enforcement and late responses to break-ins, Schaaf said: “Keeping our police department staffed is one of the hardest tasks. We have the fewest police per crime than any other city in the country.” OPD currently has 683 officers. “I have tried to get to 800,” she said, citing difficulties in hiring and competition with San Francisco.

“I feel like everyone’s gunning for me,” said a single-unit landlord. “It’s

time for people to get back to work and pay their rent.” While thanking him for housing others, Schaaf wasn’t entirely sympathetic. “We are in a moment where we need extreme compassion,” she said. “California housing is completely broken. As the mayor of Oakland, I see it as our most pressing problem. Homeless camps are our most soul-scathing challenge. We have tripled our shelter beds but it’s not enough.”

Heather Dodge, who described herself as a cyclist and parent of two public school students, asked for the Slow Streets program to be revived. Schaaf said some slow streets may be reinstated.

“I’m very much opposed to the Home Depot” that is proposed for the years-long vacant corner of Broadway and Pleasant Valley, said Jan Klingelhofer. “It’s not needed or wanted” and asked for help from the city. Schaaf said that it is a zoning issue and advised “a little political pressure.”

The mayor urged residents to volunteer, donate, or join an organization dedicated to Oakland’s progress.

To help Oakland thrive, visit <https://www.oaklandca.gov/projects/how-you-can-help-oakland-thrive>. ■

An Open Letter to the Rockridge Community From Stuart Flashman

After 15 years of service with the Rockridge Community Planning Council (RCPC), I am submitting my resignation from both the Board of Directors and the Land Use Committee. I feel that the Rockridge Community deserves an explanation of why I am doing this.

When I joined RCPC’s Board of Directors in 2007, I was (and still am) a community-oriented land use and environmental attorney. I saw that Rockridge was facing challenges, including the Caldecott Tunnel Fourth Bore Project, two major Safeway projects, and many other development proposals. I felt I could help RCPC deal with these issues. As a resident who valued Rockridge’s community, I offered my help.

Over the past 15 years, I think I have helped advance RCPC’s goal of preserving and enhancing the Rockridge community. For the past three years, I have focused on a Rockridge Housing Study. It looked at how Rockridge might help address the pressing need for more affordable housing (there is already a surplus of market-rate units).

In this year’s RCPC board election, a “slate” of candidates, running under the title “Inclusive Rockridge,” narrowly succeeded in gaining a majority on the board. Since taking office, that majority has charted a very different direction for RCPC — a direction neither mentioned in the campaign nor discussed with the community.

The housing study had shown that building new affordable housing in Rockridge would be challenging. Unconventional approaches would be needed. Instead, the new board’s philosophy seems to be “all housing is good housing.” As an example, the board is supporting the proposed CCA project, which would add 500 units of high-density market-rate housing with only a thin (50 units) veneer of moderate-income units. It also wants high-density, primarily market rate,

Open Letter, see next page



Say NO to Home Depot & YES to housing!

Sponsored by Rockridge Community Planning Council, PANIL (Piedmont Avenue Neighborhood Improvement League), and UBA (Upper Broadway Advocates)

Home Depot wants to open a huge store (130,000 square feet of retail, 4-story parking structure, and 449 parking spaces) at the corner of Broadway and Pleasant Valley.

SIGN THE PETITION TODAY!

<https://change.org/nohomedepot>



RCPC Land Use Update — Ken Rich, Chair

We are following the Calif. College of the Arts (CCA) development proposal, the Home Depot proposal at the Ridge, the Jewish Community Center (JCC) proposal at the Dreyer's site, and the progress of the City's Housing Element (see update on page 10).

Regarding Home Depot, back in April, RCPC wrote a strongly worded letter to our City and state representatives expressing our severe concern about the proposal. We continue to monitor its progress and will remain in communication with the City. The application is currently in a queue waiting to be assigned to a planner.

We plan to invite JCC representatives to a town hall in the coming months.

As always, to keep abreast of developments, watch this space and attend the RCPC Land Use Committee, every fourth Wednesday of the month at 7:30pm, on Zoom, for now. Please go to bit.ly/3c0r6X0 for Zoom link.

Additionally, I would like to reflect on Stu Flashman's letter (printed in this issue). I refer readers to Annette Floystrup's comprehensive summary of his notable contributions to our neighborhood in the July 2022 issue of *The Rockridge News*.

When Stu handed the baton to me as Land Use Chair earlier this year, he mentioned to me that he thought his views on housing in Rockridge were not that different from those of the majority of newer board members, and I believe that is true on the large strokes. I think we all agree that we

want Rockridge to be an inclusive, welcoming place for all kinds of folks, from all kinds of backgrounds with all kinds of income levels. But facts, details, and finances do matter and that is where I and several of my fellow board members are taking a little bit of a different road than Stu does in his letter.

Here are a few examples:

First, there is, unfortunately, no "unconventional" approach to creating affordable housing that has any record of success in California. Why? Because affordable is astronomically expensive to build. Most affordable housing that we see in the Bay Area is already under "communal non-profit ownership" as Stu terms it; in fact, this is the conventional model. Even so, it costs at least \$400,000 in public subsidies to build each unit of affordable housing. At those prices, it would take a hundred years just to build housing on the few sites currently available in Rockridge. Well, why not wait a hundred years then? Because we are in a housing crisis that is directly connected to our climate crisis and directly connected to the history of racism in this country.

Second, as I have written before in *The Rockridge News* and discussed at the RCPC Land Use Committee, market-rate apartments, while certainly not inexpensive, are far more affordable than our craftsman houses. A lot more families, reflecting a much more diverse population, could afford to call

Rockridge home in a new two-bedroom apartment as compared to those who could buy one of our single-family houses. For the math on this, please see my earlier article in *The Rockridge News* (bit.ly/3zZbL0G).

Third, despite a lot of mythology to the contrary, building market-rate housing does bring down overall rents. There is more and more research available on this, including a recent study from UCLA that finds, in general, that new "market-rate housing makes nearby housing more affordable across the income distribution of rental units" (bit.ly/3AtfYuY).

Fourth, no housing policy we promote in Rockridge is even remotely likely to result in our craftsman houses being largely subdivided or demolished in favor of condos. The economics don't, and probably never will, work that way. If you don't believe me, please see Stu's article on page 12 of the July 2021 *Rockridge News* (bit.ly/3AuT6LO).

For these reasons and others, I believe that many on the RCPC Board agree that we have a moral imperative to welcome new housing at all income levels to our neighborhood. I certainly do. But I, for one, also believe we should always be working to increase the number of units that are deeply affordable.

Stu forgot to mention that the RCPC Board has not yet taken a position on the CCA proposal; however, they have written a letter (bit.ly/RCPC_CCA_LTR) to the developer telling them that we want to work together to increase the number of affordable units and also to deepen their affordability. Similarly, as we embark on the long road toward bringing housing, and not Home Depot, to the Ridge site, we will have the chance to seek the resources to make that project as affordable as possible. ■

Open Letter, from previous page

housing on other available sites in Rockridge. With no community input, it seeks to have Oakland's new housing element push to up-zone Rockridge to higher density, especially near the BART station.

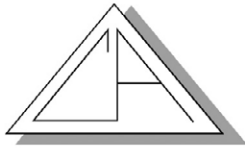
Rockridge is at a crossroads. The new board's direction of following the market will push home prices ever higher. Eventually, it seems likely that, driven by speculation, homes

will be subdivided into condos and then replaced by higher-density condo buildings. Rockridge would become a mini-San Francisco. A less conventional approach, emphasizing communal nonprofit ownership of existing and future housing, as has been done elsewhere, would promote permanently affordable homes. That would be much harder, but better for the community. I will not be a party to the new board's unilateral choice — hence, my resignation. ■

LAND USE COMMITTEE Meeting Notice

RCPC LUC meeting will be held on
Wednesday, September 28, 2022,
at 7:30pm, via Zoom.

The meeting is open to the public. To attend, check rockridge.org for Zoom link, or email: landuse@rockridge.org.



Darin J. Worm

B R O K E R

510.504.4960

djworm@centurioninsurance.net

Centurion Insurance Agency
Commercial + Personal + Life + Health

*An Independent Insurance Brokerage
providing cost effective, comprehensive
Insurance products and services
since 1947.*

www.centurioninsurance.net

6127 NORTH ROCKRIDGE BLVD



SOLD FOR \$3,900,000
3 OFFERS, 11% OVER LIST PRICE!

Represented the Sellers



JUST LISTED IN ROCKRIDGE
5820 PRESLEY WAY
\$2,595,000

JUST LISTED IN ROCKRIDGE
5557 TAFT AVENUE
\$2,195,000

MAXI LILLEY

510.919.8997

maxi@redoakrealty.com



The Rockridge Realtor® with a Designer's Eye

DRE#1919653

LETTER TO THE EDITOR

Questions Remain at CCA

Has it really been five years that Rockridge has been debating residential development on the former Calif. College of the Arts (CCA) campus? The first proposal in 2017 evolved from six stories to 19 stories, market-rate units only. Following heated community opposition, Emerald Fund, the developer, redesigned the site. This latest iteration is a significant improvement (see 5212Broadway.com), but key questions remain for the developer, the landowner, the City, and CCA.

Only ten percent of the 510 units would be “affordable,” and only for moderate-income persons (i.e., family of four earning \$157,075). No units would be available for lower-income residents. The price CCA will reap from the sale is unknown. CCA benefitted from more than 100 years of tax exemptions because it provided community service to Oakland. If it lowered the land price, could there be more lower-priced units?

The plan for building up to 90 feet (eight stories) exceeds all neighboring multiunit apartment buildings, even on

Broadway where they are limited to 65 feet limit. While much has changed in the design, but the buildings still appear rather industrial, monolithic, and boxy. Rockridge has a consistent residential style that should be respected.

The CCA owners said they wanted to honor the school’s arts legacy. However, this legacy will exist mostly as a few artifacts from the old campus, and the ground floor of one historic building for public arts usage. The other historic building is slated for commercial use. How can there be a significant arts program without adequate space?

The traffic, of course, will increase, as it will for any project. There is only one narrow exit on Clifton (used by Oakland Tech students); three traffic lights between Clifton and Pleasant Valley; and no way for vehicles to head north due to current road configurations. Should the City consider roundabouts as a way of keeping the traffic flowing? Is there adequate fire engine access?

The proposed park acreage keeps shrinking. Will the 97 trees slated for removal be replaced as stated? Will the park still function as a green oasis for the neighborhood as it has for more than 100 years? Remember, the MacArthur BART apartments were approved for eight stories, but 25 stories were built. This was possible in part because the EIR included the higher alternative. The CCA’s EIR also includes an alternative — for 21 stories. The EIR and hearings by City commissions are expected in the fall.

Myrna Walton,
Upper Broadway Advocates

The views expressed in the Letters to the Editor do not necessarily reflect the views of RCPC.

**YOUR LOCAL
REFILL SHOP**

[BULK] [ZERO - WASTE]



ReUpRefills.org

6025 COLLEGE AVE. OAKLAND



At Holy Names, students thrive. In our supportive and academically-challenging environment, Holy Names students develop strong voices, deep compassion, and the skills and confidence they need to have a powerful impact on the world. We are proud to be the most diverse all-girls school in the Bay Area, and our diversity includes the full socio-economic spectrum, race and a multitude of cultures that reflect our local community.

Holy Names High School

4660 Harbord Drive, Oakland, CA 94618
hnhsoakland.org



To Build a Farm, Start with an ACRE

by Anna L. Marks

Alice Waters is generally credited with originating “California Cuisine,” and it was her protégés that went on to solidify the “foodie” trend of local restaurants creating menus that integrate seasonal organic produce delivered daily from local farms.

Within a short, 15-year period after Chez Panisse first opened, legions of chefs and restaurateurs embraced this concept in the burgeoning Bay Area food scene. This notable group included Maggie and Bob Klein, who launched Oliveto in Market Hall on the corner of College Avenue and Shafter in 1986.

“We were there for 35 years, we grew up with the neighborhood, and we also grew up with what was a significant food movement. It really started in Northern California. We spent a lot of effort making that part of what Oliveto was all about,” said owner Bob Klein.

Recently, the Kleins realized their Rockridge restaurant had become an institution that needed a fresh start and decided to relinquish the reins to the next generation. The couple determined chef **Dirk Tolsma** to be the best person to continue bringing the strong relationships they had forged with farmers and growers to the table.

“The thing about institutions is, they’re dusty, and they’re not a place of innovation. We always tried to be innovative, but we were stuck with that model. I like seeing some new energy, some new ideas coming in — and the roots are there,” said Bob Klein.

A native Californian from the Central Valley, and now an Oakland resident, Tolsma learned his craft at the Napa Valley Cooking School. He worked in various locations in Sonoma and Healdsburg, and at Sebastopol’s Eloise where he found “the food was rustic, but beautiful.”

“It was squab, it was bone marrow, it was tarts. This is the restaurant where I really learned how to act in a kitchen, how to cut things, how to simply cook,

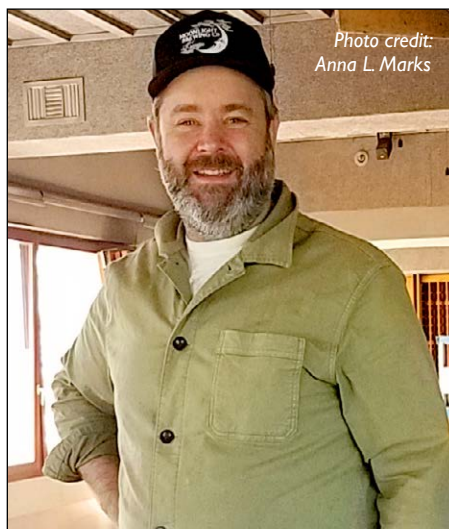


Photo credit:
Anna L. Marks

**Chef Dirk Tolsma says
ACRE Restaurant will be
“a front row seat to Rockridge.”**

thinking about the flavors of each element. At that point, I started to see it as a lifestyle and something that I wanted to dig into. That was a big turning point for me,” said Tolsma. He continued honing his skills at San Francisco’s Grand Café, which had “one of the grandest and most beautiful dining rooms in the city.”

ACRE Restaurant co-owners Tolsma and managing partner Pete Sittnick (Land and Sea Restaurant Group) plan to honor Oliveto’s legacy by maintaining its familiarity and relationship with Rockridge neighbors, and by continuing to serve upstairs and downstairs — but with a bit of a twist. While some items will be unique

to each menu, there will also be a bit of a crossover.

The downstairs café will focus on wood-fired pizzas, a “classics-inspired” cocktail list, and wine bar. Upstairs will focus on the rotisserie, and, in the popular Oliveto tradition, seasonal favorites will make annual repeat appearances alongside year-round staples. But Tolsma insists that if you want to order pizza in the upstairs dining room, go ahead and order it.

“We want to bring the downstairs and the upstairs a little closer together. Downstairs will serve raw seafood — ceviches, crudos, and fresh oysters on the half shell. Upstairs will be a little bit grander, but playful and fun. We’ll play around with porchetta, for instance, in the rotisserie, the earth oven that we have upstairs. We want you to feel as comfortable on a Tuesday when you just feel like some wine and

ACRE, see page 14

CYDNEY ORTZOW
painting

Interior • Exterior
Lead-Certified Painters

For a free estimate
call Cydney
510 • 652 • 4034



ROCKRIDGE
ROCK-N-STROLL
MUSIC, SALES, ART, FUN

SEPT 10
AND EVERY SECOND
SATURDAY

SCAVENGER HUNT!
FIND THE MOST CLUES
WIN ROCKRIDGE PRIZES!

ROCKRIDGEDISTRICT.COM

Vintage Eyewear Frame Shop Looks To the Future

by Judith Doner Berne

Ray Ascher, who has owned Phoenix Optical located for 20 years at 5519 College Avenue (after 20 years in Berkeley), has followed in his family's footsteps. But his path has been anything but straight.

"They put me to work every summer, starting when I was 11 years old," the now 79-year-old said of his mother and aunt who, in 1931, opened Fine Arts Optical in a downtown

eyes
on Rockridge

Detroit office building where they sold eyeglasses of their own design. "But I had no interest in being in that industry."

"They were pioneers, said Ascher. "They made glasses into a fashion accessory, manufacturing them in France," where he still has many of his frames made today.

As a teenager, when his mother created new designs, he persuaded her not to toss out the frames that were no longer in style. Those vintage frames are now the models for the eyewear that he designs, manufactures abroad, and sells to his customers and to companies worldwide today.

in grad school") and challenged to find a way to lighten the weight of the proposed Renaissance Center — the pet project of Henry Ford II that he hoped would, but didn't, revive Detroit's economy.

"They relied on the design that their architect John Portman used for Atlanta's Peachtree Center," Ascher said, "but they didn't take into account that the concrete used in that structure was too heavy for a site on the Detroit River. I developed a system that significantly reduced the weight of the building."

Next, the Egyptian government came calling, with a similar problem as they planned a new hotel (Sheraton) along the Nile River in Cairo. "They told me I could go to medical school there," as his polymer system

"We basically manufacture every single style back to the 1930s."

But let's follow Ascher's winding path to Rockridge. He spent a year at UCLA before transferring to Michigan State hoping to become a veterinarian. When he didn't get into veterinary school, he switched to pre-med, studying chemistry at the graduate level and worked with polymers.

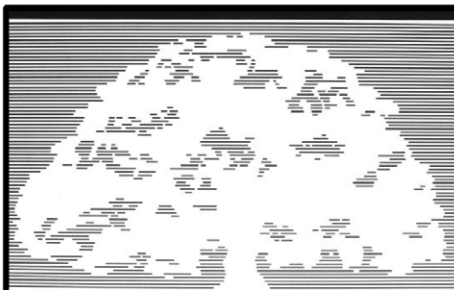
He was plucked out of his chemical engineering class ("I had a reputation

was implemented, Ascher said. He, his then-wife, and their children moved to Cairo.

Once enrolled, Ascher gravitated toward eye surgery. Although he performed several operations, his training was interrupted after three years when his mother died. Returning to Detroit, he joined his aunt in running their optical store. That included filling prescriptions for the Kresge Eye Institute and working with them on low-vision patients. Then he branched out.

Phoenix Optical is the last of a network of 38 Fine Arts Optical stores that Ascher purchased or opened, ran for years, then either sold or closed. "We basically manufacture every single style back to the 1930s," he said. That includes cat's eyes, shadow boxes, and his most expensive product — genuine horn-rimmed frames made from water buffalo and yak.

For years, Ascher traveled to both Inner Mongolia and Africa to hand-pick the multi-colored and white horns. Now, health problems restrict



TREE SCULPTURE

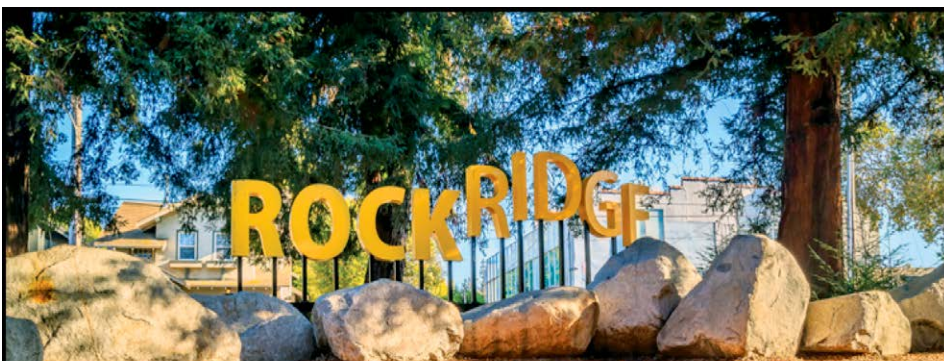
COMPLETE TREE CARE

Proudly serving Rockridge since 1965!

(510) 562-4000

www.treesculpture.com

Fully Insured | Certified Arborists | Lic #655977



Calling the Bay Area **home** for over 55 years.



**FREMONT
BANK**

www.fremontbank.com

Visit us at College & Claremont Avenues.
6300 College Avenue, Suite 160
(510) 851-7741

Equal Housing Lender | Member FDIC | NMLS #478471 | DEP-1435-0220

Ray Ascher, see next page



Photo credit: Judy Berne

Phoenix Optical owner Ray Ascher traveled to Africa and Inner Mongolia to get the horn for the glasses he manufactures and sells.

Ray Ascher, from previous page

his travel, so an agent does the buying. An animal lover (remember, he wanted to be a veterinarian), he said the horns come from food stock. "We would never use an endangered species."

He once had a ranch in Clayton, California, but now settles for two dogs and a horse, Buck, that he rides with some difficulty. He thought that after heart surgery he would never ride again. But he is determined to live a life of quality, rather than

quantity. "I'm on borrowed time," Ascher said. "I bought my last sports car. And on my bucket list is to take my kids — two daughters, a son, and four grandchildren — to Maine for a lobster fest."

Ascher continues to have eyeglass frames manufactured, although he has an inventory of thousands because he hopes a daughter will take over the shop. "I want to make sure she has enough stock." And, he is bequeathing to his daughter their store manager Tina Sullivan. "Tina was a lucky find for me," Ascher said. Sullivan agrees: "Ray and I are a match. I want to be here for the rest of my life."

"There's no place like it," said Helen Herzberg, who drove in from Castro Valley to pick out a new frame. "I used to go to their Berkeley store."

"This was a great move," Ascher said. "Rockridge is a fantastic place, although I am disappointed in the amount of crime." He eats at Belotti, thinks Cole Hardware "is a great addition," and has his hair cut at Right Angle.

"He's the sweetest guy, just a really caring person," said Francisco Spinelli, Ascher's barber, who directs clients who admire his glasses to Phoenix Optical. "They go beyond, and really take care of their clients."

"What I love is his (Ascher's) real sense that glasses are as important a part of what you wear as a suit," said

long-time customer **Daniel Boyarin**, a religion historian and professor emeritus at UC Berkeley. "I have had a commitment not to wear plastic on my body," he said. "He has an appreciation of my aesthetic values."

[Full disclosure: As a result of my interview, I discovered that Ray Ascher and I graduated from the same Detroit public high school four years apart, and that his uncle was my chemistry teacher.]

Questions or suggestions? Email judyberne@att.net. ■

ROCKRIDGE NEWS: College Avenue Delivery Route Available

Thanks to Kathleen Winzeler for her service as Block Captain and delivering *The Rockridge News* to businesses along College Avenue. Winzeler has to give up her route but it should be easy to fill as it offers the opportunity to window shop while you walk the route. Please let us know if you will be able to sign up to be Block Captain for the route below.

Route CAVI: Businesses and apartments along College Avenue, from Claremont Avenue to BART.

Block Captains deliver newsletters door-to-door. The bundles are delivered to their front porch the first weekend of each month (except August). To volunteer, call (510) 547-3855, or email Susan at smontauk@gmail.com. ■

HOME COLOR + DESIGN



SAMANTHA MOSS

Offering onsite and virtual consulting
(510) 717-9197
samanthamosscolor.com

COLLINS ROOFING

Family Owned & Operated



(510) 444-2220

www.collinsroofing.com

Quality Work • Free Estimates

Lic # 695711

Frog Park Celebrates 20th Anniversary at Creek to Bay Day

Creek to Bay Day is coming up, and everyone is invited to participate at Frog Park. Creek to Bay Day is a day of watershed cleanups, education, and commitment to practices to keep our city and water clean, from creek, to bay, and beyond. In addition, we are celebrating the 20th anniversary of the park. Please bring your family, friends, and neighbors who enjoy Frog Park.

RSVP to chair@frogpark.org so we know if you'll be joining us...hope to see you there. ■

Where: Big Frog, near Hardy Street

When: Saturday, Sept. 17, 2022, from 9am – noon.

9am to 11am:

Creek to Bay Day park clean up

11am to 12pm:

Frog Park 20th Anniversary Celebration

How: Games, face-painting, arts & crafts, refreshments and more.

Who: A gathering of everyone who helped create and continues to maintain Frog Park, ... and you!



IN MEMORIAM

Meredith Kaplan

(January 9, 1938 – June 28, 2022)



Meredith McGovney Kaplan died on June 28 at her home, surrounded by family, following a battle with multiple system atrophy, a degenerative illness.

An avid hiker who loved the natural world, Meredith was for many years a superintendent with the National Park Service where she planned the Juan Bautista de Anza National Historic Trail in Arizona and California, and the Ala Kahakai National Historic Trail in Hawaii.

Meredith served on the Rockridge Community Planning Council (RCPC) from 1994 to 2001, wrote much of the text for the RCPC Kitchen Tour brochure for many years, and served as a Marshal for *The Rockridge News* distribution.

She qualified as a Master Gardener and volunteered at the Master Gardener plot at Lakeside Park. She was a long-time volunteer at the Alameda County Food Bank and the Daily Bread Project. She was a dedicated member of the Weekly Wanderers — a women's hiking group that explores the Bay Area's urban and wilderness trails.

Meredith is survived by her partner Peg Henderson; her children Sarah Kaplan, Esther Kaplan, Sharon Kaplan, Rachel Lanham, and Kate Henderson; her grandchildren Lilia Diaz, Dalton Lanham, Lola Lanham, and Alma Barreda Kaplan; and her many dear friends, nieces, and nephews. ■

Update: August Town Hall

Oakland Housing Element

by Casey Farmer, RCPC Chair

On Thursday, August 18, Rockridge Community Planning Council (RCPC) hosted a zoom Town Hall on the City of Oakland's Housing Element. Planning Department staff gave a presentation on the process, shared the community input to date, answered questions, and solicited feedback from the Rockridge community.

As required by the State, Housing Elements must show how the City

plans to meet the City's projected housing needs (known as Regional Housing Needs Allocation) at four different income levels. If such plans are not in compliance, cities are subject to penalties and loss of eligibility for grant opportunities for housing. Once approved, the Housing Element will exist from 2023 to 2031.

The Planning Department will announce proposed zoning changes that would promote housing construction by early October. RCPC will share these changes in the *The Rockridge News* and at www.Rockridge.org.

The Town Hall presentation and meeting recording are posted online at www.Rockridge.org. ■

Experience * Knowledge * Performance

With Over 350 Real Estate Transactions

Coming soon:

3 Bed 1.5 Bath ~ 1800 sqft Rockridge Craftsman, period character, yard, bonus spaces, Oak floors, formal dining w/FP, 1/2 block to College Ave/BART. \$ TBD

September is awareness month for: Leukemia/Lymphoma Blood Cancers, Alzheimer's, Better Breakfast, Self Care, Courtesy, Preparedness

HAPPY AUTUMN!

Perry Riani, Senior Associate

"2022 Real Trends America's Best Real Estate Professionals Top 1.49%"

1900 Mountain Blvd Oakland, CA 94611
1625 Shattuck Ave Berkeley, CA 94709
C: 510.813.3799 Perry.Riani@Compass.com
License # 01402540

COMPASS



RCPC Awards Grant for Garden Project

by Robin McDonnell, RCPC Vice Chair

The Rockridge Community Planning Council (RCPC) has funded a grant proposal to enhance two pocket gardens. The funds will be used to support the acquisition of professional landscape consultation and planting advice. The gardens are located on the corner of Miles and Hudson, and on the corner of Locksley and Forest.

Voluntarily, Patrick Cullinane, age 79, has been developing and maintaining the two gardens for almost a decade. On a weekly basis, the gardens are visited, watered, trimmed, and updated. For the garden at Miles and Hudson, a neighbor allows the use of their water for the garden; water is carried weekly to the other garden.

When the Miles and Hudson Garden was damaged by a tree removal effort, neighbors contributed \$300 to purchase new plantings to refresh the garden. At the Locksley and Forest site, the neighbor across the street contributed plants for the garden and helps with maintenance.

When Cullinane is traveling, neighbors help maintain the gardens. On many occasions, a passerby will express appreciation for the color and beauty the gardens bring to an

otherwise empty space. It is now time for the garden to benefit from a professional assessment and recommendations for an ever-changing environment, and to install the most appropriate plants.

"It is exciting to allocate funds for such a special project that will enhance the neighborhood," said Casey Farmer, Chair of the RCPC. "This is exactly how the Kevin Faughnan Grant program is meant to be used."

For information on how to qualify for RCPC's Kevin Faughnan Grant program, send an email Robin McDonnell at info@rockridge.org. ■

New Principal Starts at Oakland Tech this Fall



Photo credit: John Sasaki/ OUSD

District 1 welcomes Martel Price as Oakland Tech's new principal. Price worked at Tech for many years after graduating from another OUSD school. He follows in his family's footsteps — his father was an assistant principal at Tech years ago. ■



CollegePrep
A private high school in Oakland

Tucked into a glen in the Rockridge neighborhood of Oakland, College Prep's informal and welcoming campus provides an educational home for a lively and talented community of students in grades 9-12. Guided by inspiring teachers and mentors, they create a vibrant community that is rooted in shared values of kindness, respect, and a willingness to learn from the perspectives of others. We invite you to visit us and experience College Prep first-hand.

6100 Broadway Oakland CA 94618 510.652.4364 college-prep.org



JASON KALDIS
ARCHITECT
INCORPORATED

510.549.3584

WWW.JKALDISARCHITECT.COM

Magical
Bungalow
on 63rd

428 63rd Street
3 BED / 2 BATH / 1,320 SF

Call Daniel for details!



DANIEL STEA
TOP 1% LISTING BROKER
DIRE # 01221457
510.843.6400



ADUs and Brews: Recap of a Successful Event

by Casey Farmer, RCPC Chair

On July 24, the Rockridge Community Planning Council (RCPC) sponsored a vendor fair for Accessory Dwelling Unit (ADU) architects. The Golden Squirrel,

located at 5940 College Avenue, generously hosted the gathering. Dozens of residents attended, mingling with five vendors with vast experience building in Oakland and Rockridge.

Since 2017, State laws have been enacted to make it easier for property owners to build these types of units — whether within existing structures like converted garages, or as free-standing cottages in your backyard.

ADUs are one way to address the region's housing crisis and are often used to house elderly family members, temporary au pairs, students, or as multi-use home office/guest accommodations. ADUs are less expensive to build and rent compared to other

options that often cause essential community members to be priced out of the rental market.

Attendees left with tools and information, and had the following to say:

"All of my neighbors have done something and I'm ready to build an ADU," remarked one guest.

"When it comes to idyllic walkable neighborhoods, it was a diverse group of attendees who discussed everything from small garage conversions to adding multiple backyard cottages. A young couple with a newborn to a woman looking out for her 102-year-old mother, we saw the full range of old and new," said Kevin Casey, Founder, New Avenue Homes (newavenue-homes.com).

"We believe ADUs are a great solution for alleviating the East Bay's housing shortage and providing homeowners with a source of rental income. It was great to talk with homeowners about their plans to build new units. Some of them were very supportive of Co-ADUs, our plan to build affordable standardized batches of ADUs for teachers," said Charlie Boyd, Project Manager (www.co-adu.com).

"Amato Architecture is thrilled to be celebrating 20 years of creating functional beauty with the majority of our work being in Rockridge. We love this special community and were thrilled to educate and assist residents in building an ADU. The Oakland codes can be confusing, and we pride ourselves on navigating the permitting process and developing attractive designs that provide solutions and good value," said Rebecca Ivans Amato, Principal Architect (amatoarchitecture.com).

"Ten years before the trend caught fire, people started hiring us to design distinctive multipurpose, multigenerational backyard cottages on their residential properties. Our motto is 'Elevating Backyard Living,'" said Carrie Shores Diller, Principal Architect at Inspired ADUs and Member of the City of Berkeley's ADU Task Force (www.inspiredadus.com).

"Some people jump right into calling contractors to get bids (these notoriously go over budget). Others start rough drawings of their ADU only to hit roadblock after roadblock with their local jurisdiction. We believe there is a smarter way," said Steve Edrington, President, Adapt Dwellings (adaptdwellings.com). ■



We Are Always Accepting New Patients!

New Patient Special \$218.00

Includes a full mouth set of digital x-rays & comprehensive exam




piedmont dental
BY DESIGN

Jill A. Martenson, DDS

(510) 652-2911

1331 Grand Ave

Piedmont, CA 94610

www.piedmontdentalbydesign.com



ROCKRIDGE FURNITURE & DESIGN

rockridgefurniture.com



SLEEPER SOFA SALE

3048 CLAREMONT AVENUE BERKELEY 510-652-5753

Comings and Goings on the Avenue

by Anna L. Marks

A flux and flitter of change is afoot along College Avenue — here are some recent updates.

Tacos 2 Die 4



Carlos Moreira Nieto, owner of Peruvian restaurant Pucquio (5227 College Avenue), is launching Tacos 2 Die 4 at the same location. They held a “soft opening” in August and are now open for lunch Tuesday to Friday, 11:30am to 2:30pm.

“This taco shop is a playful way to show our passion for food on another scale — more comfort, more casual, yet still delicious,” said Nieto.

Specialty tacos include Pescado (local rock cod, spicy aioli, slaw, cilantro); Chicharron (confit of pork belly, yam, onion); and Faux Suadero (slow cooked beef, radish, cilantro).

“We’ve been serving Oakland for nine years. We’ve tried many concepts for lunch, but we never get the response from our community that we expected. This is our way to say, “I think this is what you’d like.”

Stranded Records



Stranded Records has relocated from the Piedmont Avenue neighborhood to 5488 College Avenue (the site previously occupied by Pretty Penny/Hello Vintage, and, before that, by Saturn Records). They also have stores in San Francisco (Valencia Street in the Mission) and a NYC shop located in the East Village.

“We moved [from Piedmont] to Rockridge because the space is much bigger. College Avenue has more foot traffic and we’re now two blocks from BART. Plus, it’s close to home for me, I’ve lived in Rockridge for the past 10 years,” says co-owner Steve Viaduct.

Stranded carries both new and used records, specializing in jazz, international, folk, and classic rock, and loves to buy used collections. “We don’t see a record shop as a retro business. Music is always necessary,” Viaduct asserted. The store is now open daily from 11am-7pm.

Coming Soon

Starter Bakery will be moving into the location vacated by Julie’s Pizza, at 5804 College Ave.

“We are very excited about becoming a member of the Rockridge community. We have completed our designs and we are awaiting permits so we can begin construction. Construction will most likely take at least three months, so we are still a bit away from opening our doors,” said Frankie Whitman.


ACRE Restaurant is planning to open mid-October at Market Hall (see story on page 7 of this issue).

Sad Goodbye

Rockridge is sad to say goodbye to Hank and Frank Bicycles. They closed the Rockridge location (6030 College Ave) at the end of August after 36 years. The shop has been an Oakland business since 1925. One of the owners said the store is closing due to staffing and financial issues, and a lack of good police response to break-ins. Their Lafayette location (3377 Mt. Diablo Blvd) will remain open. ■



College Avenue
Presbyterian Church
5951 College Avenue | 94618
(510) 658-3665 | www.capcoakland.org
safe | open | real



ADU's
NEW HOMES
KITCHEN + BATHS
HISTORIC RENOVATIONS

BUTTRICK PROJECTS
ARCHITECTURE+DESIGN

www.buttrickprojects.com

COMMUNITY SHRED DAY!
FREE & UNLIMITED

Saturday October 15
3560 Grand Ave, Oakland, Ca 94611
9am-3pm

Shred & Recycle your outdated personal documents - prevent identity theft!



FARMERS
INSURANCE

RUTH STROUP AGENCY

510-874-5700
stroupinsurance.com

NCPC MEETING

The Greater Rockridge Neighborhood Crime Prevention Council meets on the 2nd Thursday of even numbered months.

The next Zoom meeting will be held on:

October 13, 2022, at 7pm,
(pending further notice)

For Zoom link, visit:
<https://rockridgencpc.com>

To suggest meeting topics,
send an email to:
chair@rockridgencpc.com.

ACRE, from page 7

oysters, as much as when your friends are visiting, or it's your birthday."

The menu was inspired by Tolsma's travels in France, Italy, and Spain, with an emphasis on well-priced, small plates made with locally sourced ingredients. "We're going to utilize a lot of local and regional products — Starter Bakery breads, Monterey Bay squid, Santa Barbara spot prawns, and Llano Seco pork (Llano Seco is one of the last intact Mexican land-grant properties in the state). We are currently working on a dish I call 'An American in Provence,' and it's the flavors and memory of walking along the water and spending the day just lazily hanging around Marseille."

The private dining area will continue to host parties of up to 35 people in an enclosed private space, and there

will also be a clustered, intimate seating area for 15-20 people. Even more exciting, however, will be the new upstairs bar. The Shafter side of the restaurant, overlooking BART, will be a happening after-hour spot for those looking to meet up with friends or to have quick drink before going home.

"I'm thrilled to be giving this beloved destination new life. ACRE will be firmly rooted in Oakland, showcasing the best of local purveyors with simple and delicious food. It's going to be food you want to eat, and eat often," says Tolsma.

ACRE is scheduled to open mid-October, assuming all goes well with the last of the permit process. Downstairs will be open all day, from 11am to 9pm (no breakfasts, at least to start); upstairs will be open from 4:30pm to 9pm, but hours are subject to change based on community feedback. ■

Strahan
INSURANCE SERVICES, INC.



CA License 0D34069

ANNOUNCEMENT

Strahan Insurance Services
is joining forces with

**COOK, DISHAROON
& GREATHOUSE INC**

a brokerage firm in Oakland
since 1952.

LOOK FOR OUR NEW LOGO!

CD&G 
Insurance Brokers

CA License OB33236

510-450-9050
CDGInsurance.com

**ART
TILE**

tile ■ countertops ■ flooring

**4336 Broadway
Oakland
510.547.8288**

www.arttileoakland.com

CELEBRATING
20 YEARS
OF CREATING
FUNCTIONAL BEAUTY

A M A T O
ARCHITECTURE



AMATOARCHITECTURE.COM
510.420.0210

Rockridge Dental™
510.653.6677 rockdent.com

**3rd Floor
Market Hall
Ste. 312**

Bruce D. Fong, D.D.S.
Filippo Cangini, D.D.S., M.S.

Advanced Preventive, Restorative, Periodontal Gum Care, and Dental Implants.

RN Classifieds

List your 36-word message here for only \$22 (phone number counts as one word). Make check payable to RCPC, and write "Rockridge News Classifieds" in the memo line.

The deadline for October's issue is Sept. 22, 2022 (available Oct. 8). Mail to: RCPC, 4900 Shattuck Ave., PO Box 22504, Oakland, 94609-20131.

For more details, email Susan Montauk at smontauk@gmail.com.

Electrical Remodels and Repairs

College kid moved back home? Their "cave" might need more outlets. I've been doing electrical work in Oakland and Berkeley for over 35 years. Sutorik & Company, www.sutorikandco.com. Lic #397149. 510/655-3677.

Garden Maintenance, Cleanups & Design

Experienced team of two dedicated to the art of gardening. We specialize in garden maintenance, cleanups and custom garden designs. To contact us, please email yourgreengardeners@gmail.com. Check us out at www.yourgreengardeners.com.

HARDWOOD FLOORS

Install, sand/refinish, repair, re-coat existing. Large jobs or small. Twenty-plus years in Piedmont Ave/Rockridge. Bruce Williams Woodfloors. Please call or text Bruce at 510/652-8121. CA Lic # 913727 or text 510/652-8121; www.blwfloors.com.

Penelope's Aesthetics!

It's warm, Fall is around the corner and your body is exposed. Oh my, time to wax! Private cottage salon in a relaxing garden setting. Now offering 20% off waxing services! penelopecalef.com; 510/594-1552.

Handyman Service: House Repairs & Remodeling

Dry rot, kitchen and bath tile refurbishing or installation, window installation, plumbing, fence, deck & handrail repair, electrical wiring/fixtures, outlets. And much more. Call Juan 510/692-6399 or email. jbahena.info@gmail.com.

ROCKRIDGE BRANCH LIBRARY



**5366 College Avenue
at Manila | 597-5017**

Plan for 2022 Now! Free Home Evaluation w/Licensed Neighborhood Realtor!

Market Value, Tax-Related Issues, Estate Planning, Selling/Buying. Eve Levine 347-526-1383. eve@vanguardproperties.com, DRE#02133046. Each in-home visit this month we donate \$100 to Friends of OPL.

Excellent House Cleaning

Many years of experience in North Oakland and Piedmont. Large or small jobs. Free estimates. Rockridge references. Please call or text Flor at 510/485-4735.

Reward Based Dog Training

Does your adolescent pup need help with basic obedience, leash manners or impulse control? We offer private training customized to help your dog succeed! Please call 510/646.9657 or visit dogsquaddogtraining.com for more information and to get started.

Smart Home Done Right!

Immersive home theater, lighting, shades, HVAC, locks, cameras & more in one simple world. Easy retrofit into existing homes. Rockridge-based, decades of experience, we make the experience fun! www.performingartsaudio.biz. Ben Stiegler 510/823-0850. ■



ShopRockridge

LAW OFFICE OF
DAVE KARLINSKY

725 WASHINGTON ST., SUITE 313 OAKLAND, CA 94607
(510) 788-5700 WWW.DAVEKARLINSKYLAW.COM

Practicing exclusively in the area of trusts and estates:

- Estate planning
- Probate / trust administration
- Dispute resolution
- Special needs trusts

Please contact me during regular business hours to schedule an appointment.



DRE 01265873 | 01798658

Competition Drives Price in July

Closing date	BR	BA	Address	Original price	List price	DOM	Selling price
7/5/2022	5	3.5	483 Clifton St	\$2,249,000	\$1,995,000	66	\$2,095,000
7/6/2022	2	1	5771 Ayala Ave	\$1,050,000	\$1,050,000	27	\$1,050,000
7/7/2022	4	2	6652 Dana St	\$1,895,000	\$1,895,000	14	\$2,600,000
7/13/2022	5	4	5964 Margarido Dr	\$2,495,000	\$2,495,000	8	\$3,500,000
7/14/2022	4	3	5244 Boyd Ave	\$1,195,000	\$1,195,000	12	\$1,825,000
7/18/2022	3	2	5340 Broadway Terrace	\$815,000	\$815,000	9	\$995,000

Homes sold in July closed 24% over the asking price on average.

Specializing in Rockridge | 510.459.4338 | MotleyTeam.com

Want the highest possible price? Call us and we will show you how we will get it!

COMPASS

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate.

FOR SALE TEMESCAL

Craftsman Bungalow
4175 Manila Ave
\$1,095,000

Stunning 2 Bed/ 1 Bath
 Original Charm w/ updates
 Office Nook on the lower floor
 Detached Casita -
 Now a private office - Possible ADU



RARE ROCKRIDGE OFFICE LEASE

5767 Broadway
 1,400sqft office

Plug and Play Open Space
 for Collaborative Energy
 Work Station already installed
 2 Bathroom & Kitchenette
 \$4,000/mo



DRE# 01417458

Stay Safe and Well.

Ron Kriss, Broker

Lawton Associates
 (c) 510-612-2547
 RonKriss@JPS.net

**"#1 in Rockridge
 Real Estate"**

**160+ Successful Sales
 in Rockridge**

www.LawtonAssoc.com



Shoes on Solano
 COMFORT IN STYLE

*The largest selection of women's fashion
 comfort footwear in the Bay Area*

5933 College Ave.

510.823.2290

Shop 24/7 Free Shipping

www.shoesonsolano.com



SOLD

2843 Forest Ave | Elmwood

\$3,325,000 Rare Spanish Mediterranean
 home newly constructed in 2014, located on
 a beautiful tree-lined street in a wonderful
 Berkeley neighborhood.

4+ Bedrooms | 2.5 Baths | 2,762 SF

Kevin Brown, Broker

Better Homes Realty, Rockridge

510.593.4780 | dre# 00644175



COME VISIT US AT
 THE CORNER OF
 LIFE & CHANGE



The GRUBB Co.
 REALTORS

OMNI
 PAINTING & WATERPROOFING Inc.
 COMMERCIAL AND RESIDENTIAL

INTERIOR-EXTERIOR

Professional preparation.

Many local references.

All work guaranteed.

(510) 654-3339

www.omnypainting.com

COMPETENCE
in Action



License #: 754966

**Keeping the Neighborhood
 Clean & Safe Everyday**

(510) 465-3000

www.pipespy.com

CLAUDIA MILLS
 REAL ESTATE TEAM

Claudia Mills knows Rockridge

Choose the agent with the highest degree of expertise
 for both buyers and sellers in our local Rockridge market

510.350.6419 | Claudia@cmret.com | www.ClaudiaMillsRealEstateTeam.com

Luxury