THE Rockridge News

www.rockridge.org

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Sponsored by the Rockridge Community Planning Council • 4123 Broadway, PMB 311 • Oakland, CA 94611 • 869-4200

☞ RCPC Town Hall ☜

Thursday, Nov. 21 | 7-9 p.m.

- **Fight Crime One Block at a Time: Learn How to Start a Neighborhood Watch Group on Your Street.**

7 p.m.: Come for light snacks and to meet friends;
7:30 p.m.: Program. RSVP: info@rockridge.org

It's often said, "It takes a village to raise a child." Similarly, making one's village safe may be best achieved through collective effort.

Cuts at OPD have left us vulnerable. The police point out, correctly, they cannot do it all. Forming Neighborhood Watch groups is one way we can protect ourselves.

At the November RCPC Town Hall, we will hear from successful neighborhood watch groups in Rockridge. We will learn what it takes to form a group and keep it going, and what advice they have for new groups.

Join us Thursday, November 21, 7 p.m., at the Rockridge Branch Library. **Note the start time**: The program will begin at 7:30, but please come at 7 p.m. to join us for light snacks and to meet your neighbors.

So that we can plan for refreshments, please **RSVP: info@rockridge.org**

Public Safety Information You Want

Over 100 people responded to a recent RCPC survey to help identify public safety-related issues Rockridge residents want to learn about and discuss as a community.

Also involved are the Neighborhood Crime Prevention Council (NCPC); Rockridge District Association (RDA); Councilman Dan Kalb's office; College Avenue Presbyterian Church; Anthony Toribio (OPD); and Patricia Rose, OPD Neighborhood Services.

What are we hearing? Most people's priority is personal safety – including family, neighbors and home and property. Other leading issues are:

1. Oakland city budget and crime
2. Private security patrols
3. Neighborhood Watch

Safety Survey, page 13

Caldecott Settlement Agreement Projects Advance

Update: Broadway 'Road Diet' and Crossing Improvements Set for Community Meeting

by Victoria Eisen, city of Oakland consultant for Caldecott settlement-funded projects

Proposed designs for the Upper Broadway "road diet" and related intersection improvements funded with Caldecott Settlement Agreement funds are the topics of a community meeting to be hosted Monday, November 18 by Councilmember Dan Kalb's office. The meeting, scheduled for 7 to 8:30 p.m., will be held at College Preparatory School, 6100 Broadway at Brookside Avenue. The meeting room is on the far right-hand side of the parking lot, facing the gym.

Plans for the project area on Broadway between Broadway Terrace and Keith Avenue include:

- Resurfacing the roadway
- Reducing the number of traffic lanes from four to three (one lane in each direction, with a two-way center turn lane)
- Adding bicycle lanes on both sides of the street
- Adding high-visibility crosswalks
- Keeping existing on-street parking

Broadway 'Road Diet', page 4

Security Ambassadors for College Avenue

by Chris Jackson, Rockridge District Association

The Rockridge District Association (RDA) wants our neighbors to know that we have started our security ambassadors program a little earlier this year.

The RDA has contracted with VMA Security Group, an Oakland company, to provide unarmed security ambassadors who will help make your time on the Avenue even more enjoyable during the holidays. They will not only help keep us safe but will provide assistance with directions and other information for shoppers.

Other pro-active measures have been put in place to help with overall safety for our neighborhood:

RDA has a strong working relationship with the Oakland Police Department as well as other security personnel on the Avenue such as at Dreyer's and at Bank of America.

Market Hall has increased its security staff hours. Chad Carlin, chief security officer for Market Hall, continues to patrol streets adjacent to College Avenue. Chad has been instrumental in the apprehension of auto burglary suspects and other issues

College Avenue Security, page 11



VMA Operations Manager Steven Long, left, VMA President Vince Mackey, and Chad Carlin, Market Hall security, will work with merchants to enhance holiday safety on College Avenue. /D. Kinkead

Op Ed Essays on matters of local interest are invited for consideration as Op-Ed pieces for *The Rockridge News*. Please limit length to 450 words and submit to editor@rockridge.org.

Children's Hospital Expansion Plans

The View from the ASI (Area of Secondary Importance)

by Bob Brokl

Children's Hospital and Research Center (CHRCO), is back at it, planning an expansion, addressing seismic issues with some of their buildings, and trying to weather the changes to the health care industry.

CHRCO's last expansion plan, which called for a 190-foot tower and a footprint extending well into the neighborhood, ended when voters soundly rejected the bond measure that hospital management had placed on the local ballot.

Now, CHRCO has launched its latest effort, with new administrators (the top four have all become UCSF employees in an evolving affiliation between the two health care providers), and new plans. There have been scoping meetings for the environmental impact report (EIR) before the Landmarks Advisory Board and the Planning Commission. CHRCO hired Page & Turnbull to do their historical analysis.

The hospital's main campus contains the original Baby Hospital from 1926, designed by Edward Cannon, an architect from the firm of Charles W. Dickey, better known for the Claremont Hotel, Temescal Library, and the Old Merritt College, now known as Children's Hospital Research Institute (CHORI), the complex that also houses the North Oakland Senior Center. The former school was the focus of a decades-long, ultimately successful, preservation battle.

The neighborhood directly north of the hospital, a street car suburb from the early 20th century, is zoned an Area of Secondary Importance (ASI*), and covers approximately 100 buildings in the area bounded by Martin Luther King, Jr. Way, Shattuck Avenue, 55th Street, and the hospital.

Phase 1 of CHRCO's plans includes a nearly 100,000 sq. ft., 6-story outpatient building north of the main campus and would remove four single-family homes. Phase 2 involves the removal of six more homes and construction of several new buildings within the hospital's main campus, the largest being a five-story, 125,000 sq. ft. acute care patient pavilion. The overall project would involve about 500,000 sq. ft. of new construction.

Neighbors are up in arms over the proposed new entrance to the outpatient building and the parking garage at 53rd and Dover, within the ASI. A helipad would be located on top of the building at 52nd and MLK, and would remain even though another would be reconstructed at the south end of the campus. [Medivac helicopter flights from Contra Costa County land on the existing

➧ **Children's Hospital Proposal, page 13**

**** Ed. Note:*** The author is referring to a part of the Oakland Planning Department's historical and architectural rating system that ranks structures in a given area of the city by level of importance.

1: In an Area of Primary Importance (**API**) or National Register quality district. Examples: Old Oakland, Downtown, Oakland Point (Prescott)

2: In an Area of Secondary Importance (**ASI**) or district of local interest. Examples: 23rd Avenue Commercial, Clawson Neighborhood, Bella Vista, Jingletown, Carrington Airplane Bungalows

3: Not in a historic district.

Find more information at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Historic/DOWD009155

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Library program details: See Calendar, page 15.

The Rockridge News

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

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RCPC Land Use Committee

The RCPC Land Use Committee meets Wednesday, November 27, Rockridge Branch Library, upstairs meeting room, 7:30 p.m. Topics will include an update on the College Avenue Safeway. **Agendas**: Please check with committee chair Stu Flashman, 652-5373, or e-mail stuflash@aol.com the week before the meeting for an updated agenda.

■ College Avenue Safeway Project (College & Claremont Avenues)

As previously reported, Safeway violated its settlement agreement with the three local community groups (including RCPC) by submitting a building permit application to the city without first meeting with the groups to discuss changes to its plans that differ from what the City Council approved last December. Those changes were considerable, and not for the better.

In subsequent meetings, the groups got Safeway to restore some portions of the earlier design, but on one major issue – building height – Safeway's current plans are still several feet higher than what the Council approved. Safeway remains firmly obstinate on this issue, claiming it had underestimated how thick some building structural elements needed to be. The groups have continued to negotiate, but, under the settlement agreement, Safeway might ask the city to move ahead with its current proposal and leave city staff to decide whether to hold the company to the Council-approved plans. Negotiations continue.

Safeway also provided revised plans for the retail shops building. There were some significant changes, although nothing as shocking as a five-foot height increase. Here, too, the community groups suggested changes to bring plans closer to what the Council had approved, some of which Safeway accepted. However, Safeway has also submitted a building permit application for this building.

The difference in Safeway's approach to the community in this project, and the Rockridge Shopping Center project, where Safeway representatives have been generally more cooperative, is like night and day.

■ Bourbon & Beef Restaurant, 5634 College Avenue

This new restaurant replaced the Water nightclub, after about a two year hiatus. While RCPC is happy to have that storefront space occupied and active again, some of the tenants who live above the restaurant have not been as overjoyed. It seems there have been noise and garbage problems with the new business. The Land Use Committee met with tenants and the building owner, and the building owner then met with the restaurant owner. It appears that remedies are in the works. RCPC is happy to have played a role in getting the problems resolved.

■ Bica Coffee Shop, 5701 College Avenue

This popular coffee shop and hang-out at the corner of Miles and College had planned to apply for a beer and wine license, but now has decided to apply to the city to be a full restaurant, which would require a conditional use permit. The Land Use Committee will be considering the application at its November 27 meeting. The committee will seek feedback from community members, especially nearby residents.

■ Residential Off-Street Parking Report

As part of its city-wide rezoning process, Oakland has been considering changes to its off-street parking requirements for residential and commercial buildings. A particular focus has been "transit-rich" areas, which include College Avenue and the area around the Rockridge BART station. In a small study of the relationship between transit accessibility and residential tenants' use of off-street parking spaces, the city looked at three areas: the Fruitvale BART station, Jack London Square, and Telegraph Avenue. The city had hoped to find that tenants in buildings with better transit access didn't use cars as much, so perhaps off-street parking requirements could be decreased. The results of the study were less than spectacular. The study was small to start with and participation was not strong.

As a result, although the study attempts to claim good transit access correlates with less auto use, the numerical results were unimpressive and not statistically significant.

RCPC intends to submit a comment letter pointing out the study's weakness. It might be that reduced parking requirements make sense, but this study doesn't justify that conclusion.





New Swings, Play Features Coming to Frog Park

Tell Us What Kind and Where

FROG continues to make progress on plans to add Toddler (bucket) and regular swings, along with other play features in Big Frog/Hardy Park.

- View the plans *and* take the survey to share your preferences: www.frogpark.org.
- Questions and comments? Interested in donating or volunteering? E-mail us at info@frogpark.org.

Frog Park Swings: You Can Help Fund the Next Stage

We're still collecting community input and have to coordinate with city hall, but the FROG Park committee hears loud and clear that folks want robust park enhancements.

Anticipating the need for a fundraising drive to realize that vision, we are seeking private and corporate donations to meet a $40,000 goal.

You can donate now at www.frogpark.org. Look for more details at the park and in this newsletter, coming soon.

— Carol Behr, FROG chair, and Annie Suttle

AC Transit Proposes Changes to 51 Line; Kills 21 Parking Spaces

by Ronnie Spitzer, Transportation Committee member, and Greg Pasqualli, RCPC boardmember and Transportation Committee member

AC Transit received a $10 million grant to design and implement infrastructure modifications along the entire Line 51 route to increase reliability and on-time bus performance, and improve safety for pedestrians and AC Transit riders.

According to plans presented at two recent public meetings, the modifications could delete up to 21 College Avenue parking spaces between Chabot Road and Broadway, and add additional northbound turning lanes, relocated bus stops, a right-hand dedicated bus lane between the Clifton and Broadway intersections, and substantial transit-friendly infrastructure upgrades such as transit-controlled signal lights. Detailed plans may be viewed at: http://bit.ly/line-51.

Relocating existing bus stops across the intersection – the "far side" location – generally serves to enhance pedestrian safety, reduce congestion, and correct sub-standard bus stall lengths along College Avenue, transit planners said. While in some cases, the net parking space count is reduced by one space, in other places substantially more parking spaces will be lost.

For example, the proposal to relocate the northbound Rockridge Library bus stop to just north of Manila, and to remove the parking spaces in front of the Rockridge Branch Library in favor of a left turn lane, with a net loss of six parking spaces, is unacceptable to RCPC. We believe retaining the existing Library bus stop location and not adding the turn lane better serves the community's needs without sacrificing bus travel time. Similarly, we are not in favor of the proposed left turn lane at Lawton with the accompanying loss of seven parking spaces. RCPC believes the city agrees with the organization's position about the undesirability of these changes.

A proposed bus-only curbside lane between Clifton and Broadway removes three to five parking spots, with the current light replaced by a transit-prioritized signal.

The Broadway/College intersection is scheduled for substantial reconfiguration in 2014 as an element of the Rockridge Safeway Shopping Center project. A left turn from southbound College Avenue to northbound Broadway

AC Plan Cuts Parking, page 13

Broadway 'Road Diet'

from page 1

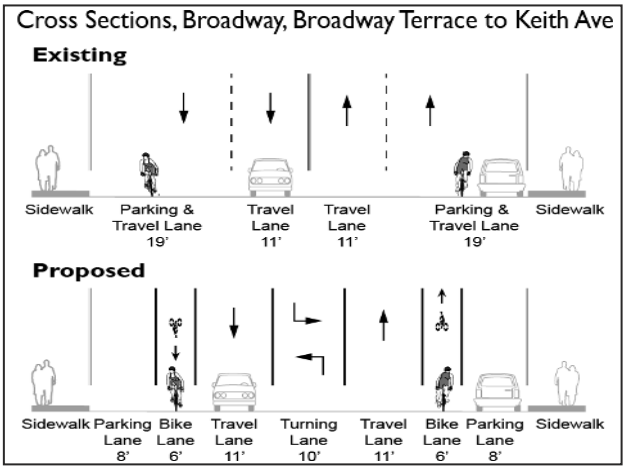
(See graphic, below.)

Similar lane reconfigurations have been implemented on other Oakland streets including Market Street, West Street and Lakeshore Avenue along Lake Merritt. They improve safety partly by allowing pedestrians to cross just two lanes of traffic instead of four, preventing "double jeopardy" whereby vehicles stopping for pedestrians block the view of vehicles in adjacent lanes. They would also reduce traffic speeds and provide a designated space for bicyclists.

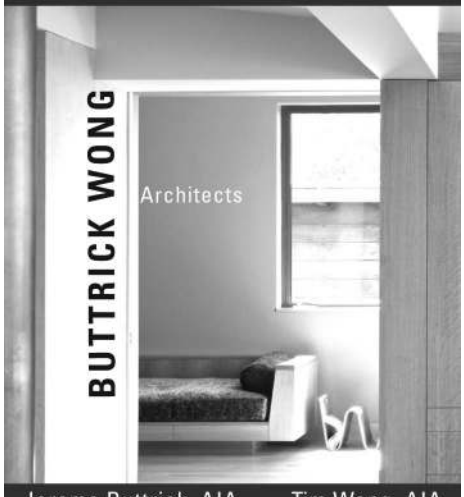
In addition to the Broadway road diet, city staff will present an approach to improving pedestrian crossings of the reconfigured street, as called for in the settlement agreement, particularly at Lawton Avenue and Ocean View Drive.

Staff will also present proposals for pedestrian crossing safety improvements at strategic locations between the three existing traffic signals at Keith Avenue, Manila Avenue and Broadway Terrace.

For more information, contact the city's Caldecott projects consultant, Victoria Eisen, at victoria@eisenletunic.com; 510/525-0220.



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College Avenue Presbyterian Church Tradition

Volunteers Make Church's Community Thanksgiving Day Meal an Enduring Success

by Reverend Monte McClain, Pastor

For nearly 25 years, the College Avenue Presbyterian Church community has hosted an annual Thanksgiving Day community meal. Begun as a way to build a deeper sense of community and to respond to concrete needs, the meal continues year in and year out to work towards those goals.

Rockridge today is an established, vibrant community. The Bible lifts up a definition of community as one in which those who are the least among us – the widow, the orphan and the foreigner – are not only not forgotten, but also have their place. Our annual meal is a way in which we serve each other, investing our time and resources to care for others, from the urban poor who live here, to the homeless who live in Oakland, to the elderly who are often alone at the holidays.

This Thanksgiving, the church hosts the meal on Thanksgiving Day, November 28, 11 a.m.– 1 p.m. at 5951 College Avenue. The meal is a joint project involving diverse members of our Rockridge community: congregational members, local merchants and local residents. An opportunity to gather as a community to respond to the needs of those struggling with hunger, solitude and joblessness, the meal generally is served to between 200-300 people by more than 50 volunteers gathered in the shared desire to make this event possible. The meal is open and free to everyone.

Donations of money and food are gratefully accepted. It's because of such donations that the meal takes place. You can also give of your time. Help is needed beginning Monday, November 25 through Wednesday the 27th to prepare and set-up and decorate the church gym for the meal. Significant help is needed the day of the event to set-up, cook, serve and also clean-up.



Thanksgiving Meal volunteer cooks in the College Avenue Presbyterian kitchen.

The latter requires the most work and often is the one the least amount of people want to do.

To volunteer, sign up online, or find a donation list, visit the Thanksgiving section on the church website at www.capcoakland.org or contact Kathryn in the church office: capc1@sbcglobal.net, phone 510/638-3665.

Friends of the Rockridge Library Looking for New Board Members

by Jennifer Alper, FORL boardmember

It's been a vibrant year in the Rockridge Library, as patrons from the neighborhood and beyond continue to enjoy our wonderful branch.

The Friends of the Rockridge Library (FORL) have played an important role in the programs that make our local branch thrive. In addition to supporting and funding the Summer Reading Program intern and key publications and periodicals, FORL has funded a variety of children's programs and workshops. Most recently, FORL agreed to purchase several new laptop computers to help visitors more easily access the Internet. All of this would not be possible without the strong support and donations from our community "friends" and the work of our board members.

FORL is looking to fill the role of secretary on our board. We are also looking for prospective board members with skills in marketing, communications and fundraising. Taking part in the Friends of the Rockridge Library leadership is a wonderful way to give back to our community, and work with a terrific group of people committed to our local branch library.

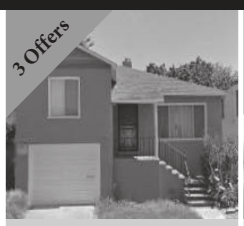
To learn more about the Friends of the Rockridge Library and ways to get involved, please e-mail Carol Bieri at cgbieri@gmail.com, or Kathy O'Neal, onealkathryn@gmail.com, for more information. Our website address is: www.friendsofrockridgelibrary.org/

We welcome your support.

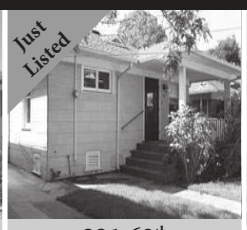
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Eyes on Rockridge

Three Guys Step Up to Help Deter Crime

by Judith Doner Berne

All of us who have signed on to one of the private security patrols recently proposed for large areas of Rockridge fervently hope that it will help stem the muggings, robberies, burglaries and car thefts that have hit the area over the last year.

But no matter what, many feel we owe our thanks to Paul Liu, Steve Kirsh and David Groves, and those who have worked with them, for providing us with a plan of action and listening to our concerns along the way.

It was Liu, a straight-talking economist at Google, who started the ball rolling. "He's the godfather," says Kirsh, a business development director for a digital agency, who describes himself as a foodie and a drummer.

Before Rockridge News editor Don Kinkead and I sat down with them in early October, the two had not met.

"I don't think there was a specific crime," says Liu, that spurred him to start calling security firms a few days ahead of the brazen armed robbery at the casual carpool pickup at Claremont Avenue and Hudson Street. (The suspects were later apprehended.)

Rather, it was the rat-tat-tat of incidents highlighted by the robbery of students outside Oakland Tech and the more recent mugging of his neighbor that prompted him to start calling security firms, he says.

"In the past six months, the criminals have stepped it up – the kids at Oakland Tech, the carpool …It's like they're saying you might as well mug eight or 10 people at a time," Liu says.

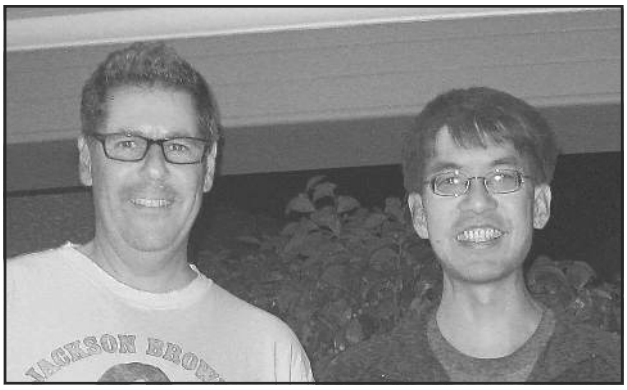
"I don't want to be a community organizer, an activist, or a politician," he says, rather emphatically. "I also didn't want to collect checks from people and then return them (if we didn't make our quota)."

So he trolled the Internet for a crowd-funding source "that focused on all or nothing." That turned out to be group funding platform Crowdtilt.com.

Kirsh and Groves didn't want to re-invent the wheel. They used Liu's model to inform their areas of Rockridge. That included using both the funding source and the security group, VMA, which he had vetted.

Liu had done his homework. He talked with Chris Jackson, operations manager for the Rockridge District Association (RDA), that uses the VMA Security Group to patrol businesses along College Avenue. He also checked with OPD Capt. Anthony Toribio, commander of Area 2 which includes Rockridge, who says he has a good working relationship with VMA.

"I was looking for a security service that would give us some street presence," Liu says. "Our hope is that there will be a visual deterrent effect. If they come across incidents in progress, when perpetrators are faced with a security officer, that they will run."



Steve Kirsh, left, and David Liu set up crowd-funding sites using Crowdtilt.com to measure community interest in hiring private security patrols in adjacent areas of Rockridge. David Groves, not pictured, started a third Rockridge area site. The Temescal NCPC is holding public discussions to gauge interest in a similar approach in that neighborhood. See details on page 7. /Judy Berne

As of the deadline for this column, approximately 20 percent of residents had signed up, more than $57,000 had been raised from more than 600 contributors and all three geographic areas were a go. "We're funded separately but we're all going to be in sync," Kirsh says. "VMA is going to have its officers collaborate."

Kirsh, Groves and Liu definitely fit Rockridge's family demographics – each is married with two young children.

For Liu, it was a choice of making a stand or moving away. "We had been living in Cambridge, Massachusetts," he says. "We picked Rockridge because we wanted that same feel – walkability, neighborliness, good transit. It's a unique combination. We like where we are."

Groves, a policy researcher with RAND Corporation, got involved "because we have too much to lose by doing nothing. We have a wonderful, diverse and walkable community. I believe that the recent crime spree is jeopardizing this. I consider myself an engaged community member."

I was impressed that Kirsh would take on the task of mobilizing his section of Rockridge even though, thus far, he is a renter. "We moved from Noe Valley," he says. "Rockridge is the perfect place. We're committed to the neighborhood. We're here to stay."

"I wouldn't say I'm an activist," Kirsh says. Instead, "I've been activated. Something picks you. This is a first step and a sensible approach. What we don't want to do is create a culture of fear."

Although their original plan included armed patrols, they heeded the concerns of those community members worried about adding more guns to the mix.

"We decided that it would be most appropriate at this time to try unarmed patrols, and while doing so assess if it meets our security needs," they explained in a recent e-mail.

So, starting this month, unarmed VMA personnel in cars marked with VMA logos will patrol our streets, and, for those who signed on, keep a watchful eye on our houses.

"Ninety-five percent of our staff lives in Oakland," says VMA general manager Elizabeth Caprini, who lives in the Oakland Hills. "It's important that the patrol officer know the area. We're out there to become part of the community.

"We don't profile anybody," she says, in response to some people's fears. "We're not out there to look for problems. We're there to prevent problems. We're all in this together."

The Rockridge area "is a relatively simple, small patrol," Caprini says, compared with the vast swath of her Oakland Hills area that signed on to have VMA patrol this past September. "I don't keep track of (crime) statistics, but it has brought a level of peace of mind."

Helping to Deter Crime, page 13

Temescal, Others Consider Private Security Patrols

Interest in private security patrols appears to be spreading throughout Oakland. A recent post on the Temescal Yahoo groups site (TemescalNeighborhood@yahoogroups.com) by Temescal Neighborhood Crime Prevention Council head Lee Edwards cites a meeting held in Temescal, and an "all-Oakland" meeting held at the Dimond Library to discuss patrol parameters.

Edwards wrote: "The Temescal meeting last week moved us further down the path toward private security patrols in our neighborhood. There were nearly 100 attendees at the meeting, representing all perspectives. We took their input and concerns regarding private security patrols and will incorporate this into our implementation and selection process.

"The Temescal leaders of this process to implement increased security attended an 'all Oakland' meeting in late October at the Dimond Branch Library. This forum was comprised of representatives from Oakland neighborhoods that have — or are in the process of implementing — private security patrols.

"Over 100 attendees discussed the processes, pitfalls and benefits of these patrols. The initial evidence, though still very current, is that the patrols have lowered the numbers of certain types of crimes, and, additionally, have made it so residents feel a bit more at ease walking their neighborhood streets.

"To all of our neighbors anxious to get private security patrols in the Temescal District, please bear with us. We want to make sure that we don't rush into this, and there is a ton of work to be done. These types of decisions take time and research. It took one neighborhood over two years to begin these patrols. Another neighborhood went from concept to near implementation in two months. Which way is best for us? Which method results in the best outcome?"

— Compiled by Don Kinkead, editor

Crime Stats Got You Down? You Are Not Alone: Join Your NCPC

What Is NCPC?

A Neighborhood Crime Prevention Council (NCPC) is made up of you and your neighbors working together and in partnership with the Oakland Police Department (OPD) and other city agencies to address ongoing problems in your neighborhood.

NCPCs generally choose three priorities for the Oakland Police Department Problem Solving Officers (PSO). The Neighborhood Services Coordinator, PSOs, beat officer, and other city agencies work together and with the NCPC to develop and implement a strategy to address the priorities. OPD reports back to the NCPC about progress on the priorities until the problems are resolved or changed.

Throughout the city, NCPCs are organized on the basis of their area's police beat. Rockridge is covered by beats 12Y and 13X. Residents in the beat area staff and run the group. All neighborhood residents are invited to attend its meetings.

Meetings of the Greater Rockridge NCPC (GRNCPC) are held on the second Thursday of each month at the Rockridge Branch Library, 5366 College Avenue.

The November NCPC Meeting

- The Greater Rockridge NCPC (GRNCPC) meets on the second Thursday of each month.

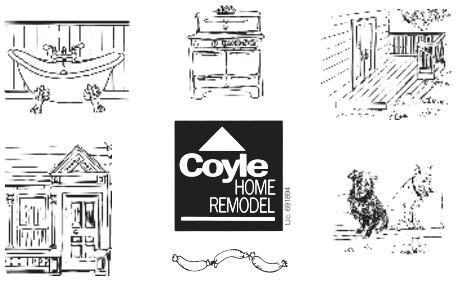
Date: November 14, 2013
Time: 7 p.m. - 8:30 p.m.
Location: Rockridge Library, 2nd floor meeting room, College and Manila
E-mail the NCPC at chair@rockridgencpc.com if you have items you'd like to add to the NCPC agenda.

- **November Agenda Topics**

(List subject to change)
1. Presentation on the Logitech camera discount program, followed by Q and A.
2. City public survey on what the citizens want in a police chief. Our Neighborhood Services Coordinator, Patricia Rose, will hand out cards for people to enter their thoughts.
3. Crime Statistics: NCPC Chair Frank Castro
4. OPD Status Reports, beats 12Y and 13X, and neighborhood issues discussion.

Find more NCPC information at: http://www.rockridgencpc.com/





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Rockridge Cornucopia

Barry A. Kaufman

Mangia – Buon Appetito

Readers of this column know of my conviction that there are only three great world cuisines: French, Chinese and Italian.

Of the three, Italian cuisine is the most ubiquitous. Wherever you travel, you can always find a restaurant that serves pasta or pizza. Some of the best Italian food I've ever had was on our recent trip to Buenos Aires. It is estimated that one-third of the population of Buenos Aires has Italian roots. I've found good Italian fare in Istanbul, Marrakesh, and Saigon. For most American parents, pizza, pasta or macaroni and cheese is the go-to meal for their children. I grew up with Chef Boyardee spaghetti out of a can – hard to imagine!

When I arrived in the Bay Area, I went to San Francisco's North Beach to experience traditional Italian food. From the first bite, I was disappointed. This was not what I learned authentic Italian food was in New York and Brooklyn. Where was the rich and deeply flavored marinara sauce and thin crust pizza? What was with the cream sauce? I soon found out that the Italian immigrants that settled San Francisco came from northern Italy, mainly Genoa, Trieste and Liguria, whereas in New York and Brooklyn, and even Boston, Italian immigrants came mainly from Sicily and southern Italy.

As with all great world cuisines, there are regional differences. Our own Rockridge A16 restaurant is steeped in southern Italian coastal food particular to the region of Puglia that combines its seafood tradition with the seasonal bounty of Northern California harvest.

Market Hall's Pasta Shop, as we know, is the Bay Area's destination for all things Italian. However, when it comes to old-school Italian fare, Genova Delicatessen in the Temescal Triangle is the real deal. Established in Oakland in 1926 by Italian immigrants from Genoa, Genova has become a community institution. The welcoming display cases offer a vast variety of traditional Italian meats, cheeses and condiments. The frozen entrees, sold throughout Northern California, include ravioli with meat sauce, meatballs and sausage and lasagna. I never mind waiting in the ever-present long line. The customers reflect the diversity of Oakland; but when you're at Genova, everyone is Italian.

In the U.S., Italian cooking is not only differentiated by regions of origin in Italy but also by American cities where immigrants settled. The most recognizable example of this is Zachary's, that serves Chicago-style deep-dish pizza and also New York-style thin crust.

One of the most interesting Italian influences on American regional cuisine is found in New Orleans. When we think of New Orleans, our thoughts go to Creole or Cajun cuisines. It turns out that New Orleans was the first site of immigration of Italians and Sicilians into America in the 19th century. Within one generation, Italian cooking was fully integrated into traditional New Orleans cooking. Many of New Orleans' most beloved foods are actually Italian in origin, such as the *muffuletta* sandwich or barbecued shrimp created at Pascal Manale's.

From pizza to pasta to gelato, the Italian influence on contemporary American cuisine is pervasive. Restaurants with wood burning ovens cooking unique thin-crust pizza are popping up everywhere; and the lines for homemade gelato seem endless. One could say that Italian cuisine is now as American as apple pie.

This month's recipe is an Italian riff on French crudités. *Bagna cauda*, translated as "hot bath," is an antipasto of raw sliced vegetables dipped in a hot olive oil, garlic and anchovy bath. *Bagna cauda* is easy to prepare and is a perfect pre-dinner snack.

Bagna Cauda

Ingredients

1/3 cup extra virgin olive oil
¼ stick of unsalted room temperature butter
3-4 anchovy fillets, minced
3 large garlic cloves, minced
Assorted fresh crunchy vegetables, cut into bite-size pieces
Loaf of crusty Italian bread

Preparation

- Whisk oil, butter and garlic in a small bowl. Transfer to small saucepan. • Cook over low heat 15 minutes, stirring occasionally. • Pour sauce into a flameproof ceramic bowl. Set bowl over alcohol burner to keep warm. • Dip vegetables into bagna cauda and serve with bread.

Barry Kaufman is a graduate of the California Culinary Academy. Barry is available for cooking classes and tours of East Bay ethnic markets. His e-mail address is kaufman42@comcast.net.

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Scenes in Rockridge

Ill Wind in October Blows No Good for Kales Avenue Resident



During the windstorm in early October, a 35-year-old redwood tree next door to M.C. Haug's home snapped off near the top, which then plunged through the roof of a backyard cottage, injuring no one.

Desertification of BART Station Landscaping: Costly Plants Wither and Paint Chunks Fall



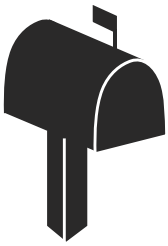


Following a two-year seismic retrofit of the columns supporting the overhead tracks at the Rockridge station, BART relandscaped the grounds with attractive plantings and an automatic watering system, completing the project in early spring, 2011. Less than three years later, the plants are dying and the protective paint on the columns is falling off.

Right Turn, Left Turn; I Just Want to Drive on Your (Smoothed) Street



Restriping work on newly-paved Claremont Avenue between Telegraph and Hudson finishes a job the neighborhood wanted done for a long time: Banishing pot-holes. Now, smoother rides. Thank you, Public Works.



Letters to the Editor

The Rockridge News welcomes letters to the editor. Your name, address, phone number, e-mail address and city/neighborhood must be included for verification. Only your name will appear with your letter. Letters may be edited for clarity and brevity at the editor's discretion. Views expressed in any letter are the writer's own, and may not necessarily be shared by the editor, or by RCPC.

Avoid Costly Undergrounding

Editor:

The September issue of The Rockridge News carried an op-ed piece calling for the undergrounding of utilities in Rockridge.

The expense for undergrounding utility lines is high. If the task can be classified as one that PG&E would cover, financial hardship for members of the community would be avoided.

If, however, the expense is not covered by PG&E, I think the neighborhood should not elect to underground utility lines on their own. The high cost of undergrounding for the affected households is not adequately balanced by the esthetic benefit.

The neighborhood needs to closely consider everyone's ability and desire to pay for something that imposes an expense as high as that proposed to underground the lines.

— Gary Barg

Two Ways People Behave Poorly

Editor:

I have noticed a trend of bicyclists (with and without children) running stop signs and motorists double parking all around the neighborhood.

My concern is that these two actions have potential for accidents or unneeded stress. I would like to ask cyclists to NOT run stop signs.

As for double parking on College, it is plain rude. There may not be parking on College itself, but double parking on adjoining streets causes traffic problems as well. Even people who double park in front of day care centers or schools need to find a better system.

I would just like these two issues to be voiced in The Rockridge News so that your readers are aware that the community is aware.

— Jesse Humberto Ortega

Specializing in Rockridge Real Estate

Most real estate transactions in Rockridge from 2011 – 2013*

The winter season traditionally comes with a reduced number of active homes on the market in Rockridge, beyond our already low inventory. More folks can be distracted with the holidays, possibly creating opportunities with less competition. It is also a great time to plan for an early spring marketing of your home if you plan to sell. Feel free to call if you'd like a home valuation.

*personally represented over 30 transactions valued at over $30 million in Rockridge in just the 2011-2013 time period (out of over 75 total transactions valued at over $50 million from 2011-2013)

For Lease: 3BD 2BA home, Chabot Dist - $4,300/mo **Just Leased:** 1BD 1BA apt - $2,095/mo
Just Sold: 3BD 2.5BA condo home, Sold @ $950,000 - 432North.com
COMING: 4+BD 2.5 BA homes, Chabot District, 3BD 2BA in Peralta District

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In Touch With Tech

Compiled by Ronnie Spitzer

Oakland Tech Call for Student D.C. Trip Fundraising Support

Every other spring, the Paideia program leads a trip to Washington, D.C. and New York City for seniors to study the American government close up, not out of a textbook. The tour, arranged by the non-profit Close Up Foundation, provides opportunities for Tech students to meet with government officials, lobbyists and news people, and interact with students from all over the country.

The Paideia teachers must raise $30,000 for 23 exceptional students whose families cannot afford the entire cost of the trip. Thank you in advance to community members and businesses for their generous support of these students.

Two ways to donate have been arranged. Checks may be written to the Close Up Foundation and sent to: Oakland Technical High School, c/o Maryann Wolfe, 4351 Broadway, Oakland, CA 94611. Online contributions can made at www.closeup.org through the "support a school" donation option. Fill out your information, the amount you want to donate and then "submit". Please copy Ms. Wolfe at maryannwolfe@comcast.net so she can track the fundraising progress.

Tech's School ID is SF093 (that is a zero before the 93).

For further questions, contact Ms. Wolfe at Oakland Tech, 510/879-3050, ext. 103 (1:30-3:30 p.m.)

Oakland Tech Rep's Upcoming Performance

Oakland Tech's award-winning student theatre company will perform Tarell Alvin McCraney's "In the Red and Brown Water" from November 14 through 16, in the Oakland Tech Auditorium, with 7 p.m. performances on Thursday, Friday, and Saturday, plus a Saturday 2 p.m. matinee. Tickets are $8 youth/$10 adult at the door.

"In the Red and Brown Water" is set in rural Louisiana with characters whose personalities reflect the mythical gods of the Yoruba religion. The play follows the journey of Oya, a young runner who turns down a track scholarship to take care of her sick mother, only to find herself faced with deep questions about the meaning of family and happiness.

Oakland Tech Offers School Tours to Future Students, Parents

Oakland Tech offers prospective students the nationally renowned Paideia program, rigorous "schools within a school" academies centered on different career fields, special academic programs, AP courses, the comprehensive Performing Arts program, athletics and more.

There are many ways for families considering Oakland Tech to learn more about the school. Oakland Tech offers the community a first introduction at its annual Information Night/Open House on November 7, starting at 6 p.m.

A series of two-hour tours beginning November 19 offers prospective parents and students an opportunity to visit the facility and classrooms during a typical school day.

"Shadow days" are available to 8th grade students whose families have already visited Oakland Tech and who have decided they're interested in seeing more. The visiting student spends a day or part of a day with a Tech student, following the Tech student host's schedule.

Sign-up for a Tour or Shadow day on the Oakland Tech Web site at http://bit.ly/OT-tours.



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OUSD Implements Common Core Standards

An Informational Meeting

School Board Director Jody London will host an informational meeting on the new Common Core State Standards and Math. Learn why the U.S. is moving to the Common Core Standards, and how the math is rolling out in Oakland.

- **New Math Standards Monday, November 18, 7 - 8:30 p.m., Claremont Middle School, 5750 College Avenue. Light refreshments will be served.**

For more information and to RSVP: jody.london@ousd.k12.ca.us

We look forward to seeing you.

Jody London
Director, District 1, Board of Education
Oakland Unified School District
510/459-0667

Open House, School Tours for Future Claremont MS Families

A special open house for prospective students and their families is scheduled **Saturday, November 16, 1 to 4 p.m**. Families are invited. Questions? Contact the Claremont Middle School office, 654-7337.

College Avenue Security

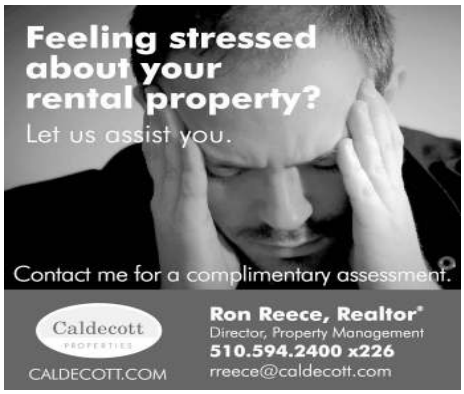
from page 1

in Rockridge.

Much of my own time is dedicated to many of these community and security issues and we do our best to keep all Rockridge businesses informed.

I hope to see you all out enjoying our neighborhood and shopping here on College Avenue, helping to keep Rockridge the vibrant neighborhood we work so hard to maintain.







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Rockridge Prices Level Off in October

Closing date	BR	BA	Address	Original price	List price	DOM	Selling price
10/4/13	3	2	455 Clifton Street	$749,000	$699,000	54	$683,900
10/9/13	2	2	5400 Broadway Terrace	$721,000	$721,000	8	$718,000
10/9/13	2	1	348 Glendale Ave	$679,000	$679,000	12	$736,000

- *Median sold price $718,000 vs. $875,000 in 2012*
- *Price per square foot is $512.91 vs. $519.74 in 2012*
- *Original list to sell is 99%*

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2013 RCPC Kitchen Tour a Success



Tour visitors ready to enter a popular home.



A docent describes the features of a home's kitchen to a Tour visitor.

Tour photos/Ellen Popejoy

Thanks to gracious home owners, innumerable volunteer hours, extensive press coverage, beautiful weather, and the generous support of our local businesses, nearly 500 people enjoyed the 2013 Rockridge Kitchen Tour. Key trends and features of the tour included:

• Vintage stoves and refrigerators refurbished to provide decades more use to their owners and classic style to their kitchens;

• Diverse eat-in kitchen options including banquettes, peninsulas, islands, and floating tables that provide owners and guests comfortable space for lingering;

• French doors, accordion doors, skylights, and generous sized windows that bathe kitchens in natural light and connect them to the beautiful outdoors;

• Special features including art, collections, and family heirlooms incorporated into kitchens to reflect the personalities of their owners.

RCPC would like to extend special thanks to our premier sponsors: Lawton Associates for underwriting event posters and postcards, and Red Oak Realty for sponsoring all of the refreshment stations. As always, RCPC will use the funds raised during this event to continue investing in our community for the benefit of all. For more information, please see the Tour website at www.rockridgekitchentour.org.

— *Natalie Mehta, chair*



Kitchen Tour planning and support: Elizabeth McLeod, left; Ronnie Spitzer ; Don Kinkead; Natalie Mehta; Nancy Sale and Keziah Moss. Not pictured: Kelly Patrick Dugan and Annette Floystrup.

Photo: Liz Monaghan

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AC Plans Cut Parking

from page 4

will be added. The reconfigured Broadway/College intersection is one element identified in the 1993 Rockridge Area Plan to reduce cut-through traffic in neighborhoods by completing roadway connections.

RCPC believes maintaining parking is critical to support College Avenue businesses, and that parking must be balanced with enhancing pedestrian safety and transit speed and reliability. RCPC wants College Avenue and the Rockridge neighborhood to be places people can come to on foot, by bike, by bus or BART and by car.

We will continue to watch this intersection, and the other proposed changes, to ensure changes occur with maximum benefit and minimal impact.

Contact the RCPC Transportation Committee with your questions and comments by e-mail: transportation@rockridge.org

Safety Survey

from page 1

4. Using street design to reduce crime

Other issues identified as areas of interest can be addressed in 2014:

- The relationship between the likelihood of prosecution and crime rates
- The perspective and experience of OPD
- Who is committing the crimes?
- Actions Rockridge residents can take that improve options for at-risk kids
- Measure Y renewal

What's next? Our goal is to provide Rockridge residents with useable information. This may simply mean more proactive circulation of existing material, or public forums to explore and discuss an issue together.

Let us know what you think. E-mail chair@rockridge.org.

Also, be sure you are on the RCPC E-News list: e-mail your request to info@rockridge.org.

Helping to Deter Crime

from page 6

However, Rockridge residents will want statistics. "I've told a few folks I will do what I can in terms of data," Liu says, during the four-month trial period. The hope, of course, is that it will be obvious from the police crime reports and from our own experiences.

None of the three regard this as a permanent solution. "This is a kind of Band-Aid on the whole societal question of how we can solve crime in this city as a whole," Liu says. "It's not about building a gate around Rockridge," Kirsh says. "I want to protect myself; but we need to find a way to have a bigger conversation."

Judy Berne welcomes your comments and column ideas. She can be reached at judyberne@att.net.

Children's Hospital Proposal

from page 2

single pad after following Highway 24 to avoid flying directly over residential areas. – Ed.] In all, 10 houses would be demolished; neighbors that remained would then endure more than seven years of construction.

The Page & Turnbull analysis examined only the doomed residences and two nearby holdouts, not the ASI. The Baby Hospital survives this most recent expansion, but CHRCO challenged the city's rating of the structure as a "B," requiring California Environmental Quality Act (CEQA) analysis as part of the EIR. The 150-year-old McElrath family magnolia would go.

Commissions, neighbors, even the state Office of Historic Preservation have all advised CHRCO to build up at the southern end of the main campus, allowing for future expansion and not chewing up the neighborhood.

There is more to come; the EIR process is just beginning. Heather Klein, the city's case planner, can be reached at 510/238-3659, or e-mail hklein@oaklandnet.com.

Robert Brokl lives in a "street car suburb" near the CHORI project neighborhood.

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Love Your Surroundings?

(The Rockridge News apologizes for posting the wrong phone number in earlier editions.)

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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; learn about unique food varieties and cooking tips; and listen to live music. **Bring your own reusable bags.** 5300 Claremont Ave. (off Telegraph) at DMV parking lot. More about Certified Farmers' Markets at urbanvillageonline.com.

There's a new broker in town.

Susan Bernosky
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INSURANCE SERVICES, INC.

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

Neighborhood Crime Prevention Council (NCPC)

Residents and business members engage in discussions about crime and public safety with representatives of OPD. 2nd Thursday each month. Rockridge Library, upstairs meeting room, 5366 College Ave. Info at www.rockridgencpc.com or chair@rockridgencpc.com.

Rockridge Branch Library

5366 College Avenue, 597-5017

** **Free computer help & tutoring (for all ages)** ** Tuesdays 4-6pm and Saturdays 1-3pm. See Vicky Chen.

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.

SPECIAL EVENTS:

- **PeopleOlogie Native Crafts Workshop:** Thurs, Nov 14, 4- 5:15pm. Celebrate Native cultures of Central & South America. Make plaques like those made by the Olmec, Maya, & Aztecs. Sign up in advance at the Children's Desk, or phone Erica at 597-5017.
- **Junior Center of Arts & Sciences "In The Style Of..." Workshops:** Attend one or both sessions, Thursdays, 12/ 5 and 12/12, 4 to 5:15pm. Learn more about an artist and create your own art in the style of one of their masterpieces. Andy Warhol's painting "Silverspot Butterfly" will be the inspiration on 12/5 and Faith Ringgold's collage-painting "Aunt Harriet's Underground Railroad in the Sky" will be the inspiration on 12/12. Phone or stop by the Children's Desk to reserve a spot.

FOR TEENS

- **Teen Advisory Board (ages 14-18):** Advise the library how to better serve teens. Get community service credit for school. **Snacks provided**. 1st Saturday each month, 1 to 2pm.
- **Rockridge Ninjas:** watch Anime, 5-6:30 pm; 2nd Tues. each month.
- **Teen 'Scape:** Join other teens each Wed. after school, 2:30 - 4:15pm. Play video & board games, make crafts, enjoy light snacks.
- **International Games Day at Your Library:** Compete with players from other libraries on Super Smash Bros. Brawl. Nov 16, 11am to 2pm. **Light refreshments provided**.

FOR ADULTS

- **Rich Harwood of the Harwood Institute for Public Innovation:** Be an active citizen and an agent for positive change. Discuss how residents can work together towards common goals that improve our community. Wed, 11/20, 7:30pm - 9:00pm. More info: http://www.oaklandlibrary.org/events/rockridge-branch/join-together-positive-change-rich-harwood-harwood-institute.
- **East Bay Chronic Pain Group:** First and Third Tues. each month, 3-5pm. Info: Susan Malley, 655-3278 or susanmalley@yahoo.com.
- **Writers Support/Critique Group:** All writers welcome. Bring 17 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 Saturday each month; 1 to 5pm. Sponsored by the California Writers Club, Berkeley branch. Info: 420-8775 or Writefox@aol.com.
- **Lawyers in the Library: Free legal advice and referrals**. First Tues. each month, 5 to 7pm. (Advance sign-up starts 4:45pm at adult reference desk). Volunteer lawyer leaves before 7pm if no more people present.

ART EXHIBITS (subject to change; call to confirm)

GALLERY:

Nov: **Darril Tighe:** Abstract Paintings

Dec: **Darril Tighe:** Abstract Paintings (extended)

LOBBY DISPLAY CASE:

Nov: **Peter Langenbach:** whimiscal sculpture.

Dec: **Peter Langenbach:** whimiscal sculputure (extended).

Dec: **Kwanza Display**.

LIBRARY HOURS

Tues, 12:30 to 8pm.

Wed., Thurs. and Sat. 10am to 5:30pm.

Fri., 12 to 5:30pm.

Closed: Sundays and Mondays.

Also: Tues,11/12 for Veteran's Day, and Thurs & Friday, 11/28 & 11/29 for Thanksgiving.

Diesel Book/Poetry Readings, Events

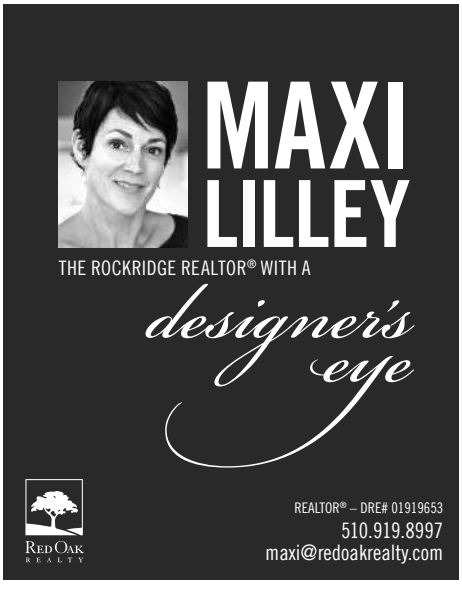
All FREE and open to the public.

- Wed., 11/6. 7pm. **David Henry** and **Joe Henry**: *Furious Cool: Richard Pryor and the World That Made Him*.
- Sat., 11/9, 7pm. Local author **Daniel Alarcón**: *At Night We Walk in Circles*.
- Mon., 11/11, 7:30pm. **Amnesty International Meeting (2nd Mon. each month)**: All invited to exchange ideas on action.
- Sun., 11/10, 3pm. **Poetry Flash** with **Amber Flora Thomas** and **Sholeh Wolpé**

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

Book Signing/Food Tasting

Mollie Katzen presents her new book, *The Heart of the Plate: Vegetarian Recipes For a New Generation.* Sunday, Nov 10, 1 to 3pm. The Pasta Shop, Rockridge Market Hall, 5655 College Ave. Info: 250-6005 or www.rockridgemarkethall.com.



New Rockridge News Routes Open Up

We have two new paper routes so, volunteers, take your pick. Lynn Crosby is stepping down from her Eucalyptus route and Eileen Marrinan from her Rockridge Boulevard South route and we thank both of them for their service to the community. If you live close to either of those routes and wish to begin the Rockridge News monthly exercise regimen please let us know:

- **Route 03C: Along Eucalyptus in Oakland boundaries. Odd numbers along Eucalyptus from 33-99; Even numbers along Eucalyptus from 32-100.**
- **Route 06D: Both sides of Rockridge Boulevard South from 6101 to 6184.**

Email smontauk@gmail.com or call 510/547-3855 and name your route.

Calif. College of the Arts (CCA)

Holiday Fair: Shop for one-of-a-kind, affordable gifts made by students, alumni and staff: ceramics, hand-blown glass, jewelry, clothing, photos, textiles, paintings and more. **Live jazz and holiday treats**. Saturday, Nov 23, 11am to 3pm. CCA campus, 5212 B'way, main walkway. Info 594-3678 or www.cca.edu/.

Jazz at the Chimes

The VNote Ensemble: fusion of Venezuelan folk music with adventurous jazz explorations. Sunday, 11/17, at 2 pm, followed by artists' reception and refreshments. Tickets at the door (cash only) beginning 12:30; doors open 1:30pm: $15 general; $10 seniors (60+) and students. Hear selections at www.vnoteensemble.com. The concert series features Bay Area jazz musicians in a landmarked Julia Morgan venue. Chapel of the Chimes, 4499 Piedmont Ave. Wheelchair accessible. **Free parking**. Info: www.jazzatthechimes.com, chimesjazz@gmail.com or 654-0123.

Wisteria Ways House Concert

Panacea: eclectic blend of 5 Bay Area musicians performing Baltic, Celtic and Medieval music. Saturday, Nov 23, 8pm (house opens 7:30). **Inside venue; not wheelchair accessible**. See and hear them at: http://www.folkloric.net/panacea.htm. $15-20 donation for musicians (cash only at the door). 383 61st Street. For reservations (highly recommended), RSVP to info@WisteriaWays.org or 655-2771.

North Oakland Senior Center

Programs include: Arts/crafts; health counseling; dancing and exercise; trips, tours and theater outings; Alzheimer's Caregivers support groups, computer classes/more.

- **BART Tickets on sale for $9 (a $24 value)** for seniors 65 and over.
- **New Zumba Gold for Seniors:** Thursdays,1-2pm ($5/class); through Dec. 19th.
- **Flu Shots:** Nov 12, 9-11am

Annual $12 membership entitles seniors 55 + to discounts on activities and trips. Mon. – Fri., 9am to 4:30pm. 5714 Martin Luther King, Jr. Way. Subscribe to "The North Oakland Senior Times" for full schedule of classes/events, lunch menus, and volunteer opportunities. Info: 597- 5085.



Terry Kulka & Julie Bartlett

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We Need More Rockridge Homes to Sell

As of press time, there were **only 6 Homes** for Sale in Rockridge. Normally there would be approx. 24 Homes actively on the market right now in Rockridge. Sellers are seeing multiple offers and over asking offers because of the continued tight supply of homes for sale. If you had thought about selling in the past, but thought prices were too low, you might be surprised as prices have increased significantly. Call me for an evaluation of your home and its value in today's seller's market

FOR SALE IN ROCKRIDGE

5625 Broadway*
3+ Beds/ 2+ Baths
Amazing New Home
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www.5625Broadway.com

5532 Vicente Bungalow + Studio $795,000
Charming Craftsman Bungalow
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COMING SOON IN ROCKRIDGE

Above Broadway A 2+Bed /1 Bath Craftsman Bungalow
With new kitchen & bath. Killer original detailing
Award Winning Chabot Elementary School

*NOTE: Because of Rockridge Newsletter lead time, all prices are not available at print deadline.

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