THE Rockridge News
www.rockridge.org
VOL 38 • NO. 4 • ISSUE NO. 385 • APRIL 3, 2021 CIRCULATION: 5,800 RESIDENCES; 200 BUSINESSES
Sponsored by the Rockridge Community Planning Council (RCPC) • 4900 Shattuck Ave., PO Box 22504, Oakland 94609

RCPC SAVE THE DATE April 15: Annual Board Meeting & Election

On Thursday, April 15, 2021, from 7-9 pm, the Rockridge Community Planning Council (RCPC) will hold its Annual Meeting, including the election of six (6) candidates to fill seats on the Board of Directors for terms ending in 2023. The meeting will take place at the Rockridge BART parking lot by the intersection of Forest Street and Shafter Avenue, in an area that will be cordoned off from cars. **Candidate Statements can be found on Pages 3 & 4** of this issue.

For the health of our community, the meeting will be held out-of-doors, with hygiene protocols including physical distancing and facemasks. Hand sanitizers will be available in dispensers. For safety and to avoid crowding, the scheduled business will be limited to the call-to-order, preliminary announcements, and voting. All voting will be by written ballot. Residents are welcome to use their own pens. Disposable pens will also be provided.

Any person with principal residence in the area of the City of Oakland contained within RCPC boundaries (see www.rockridge.org/boundaries), and who is at least 18 years old, is eligible to vote in the election. Voter identity and eligibility will be confirmed at the time of voting by photo ID and proof of residency. A current driver's license or California ID card can fulfill both requirements if the listed address is within the boundaries. A full list of acceptable documents is available at www.rockridge.org/elections.

Residents who cannot attend on Thursday, April 15, will have an additional opportunity to vote on **Saturday, April 17, between 4pm and 7pm**, in the Rockridge Library parking lot at 5366 College Avenue. All activities will be out-of-doors and will follow the health protocols described above. ■

Candidates' Forum: April 8

Hear from RCPC Board candidates and pose questions in a Candidates' Forum, on Thursday, April 8, from 7-9pm, via Zoom ***(see Candidate Statements on pages 3 & 4)***.

Register for the forum at http://bit.ly/RCPC2021CF. A video of the forum will be posted on YouTube at bit.ly/RCPCYouTube. ■

A Little School That's Big on Community

by Skip Fogarty



Holly Gold at her school's College Avenue location, founded in 2004.

Sixteen years ago, we were looking for a preschool situation for our daughter. That's when we spotted a sign in front of the College Avenue Presbyterian Church. "Rockridge Little School. Opening Soon. Taking Applications."

In the years since, owner Holly Gold gradually expanded the operation to three campuses serving 100 families, but the pandemic forced her to adapt and downsize.

"At first, we had no idea how long

RLS, *see page 14*



The pandemic was a catalyst for Bekah Cotter and Simeon Duong, pictured with their dog Zoey, to buy their first home.

Rockridge Home Sales Rocket During Pandemic

by Judith Doner Berne

Despite the Covid pandemic, or maybe partly because of it, for the first time in the nearly ten years I have lived in Rockridge two houses were up for sale at the same time on my block in January. One was a 2,680-square-foot house built on the grounds of a teardown, with only the original fireplace remaining.

Eyes on Rockridge, *see page 12*

RCPC News:

Let's Welcome Our New Rockridge Neighbors

by Casey Farmer, RCPC Co-Secretary

This past December, the City of Oakland announced that it had purchased Clifton Hall to utilize as affordable, transitional housing. The building, at the corner of Broadway and Clifton, is a former dormitory for the California College of the Arts. Governor Newsom's "Project Homekey," through California's Department of Housing and Community Development, made funding for this possible.

At the announcement of this housing partnership, Oakland City Councilmember and Rockridge representative Dan Kalb said "I'm thrilled that dozens of our unhoused families and seniors will have housing thanks to the hard work of Oakland City Staff and our nonprofit partners. There continues to be a dire need for more affordable housing, and I'm committed to making that a top priority for North Oakland and our entire city in 2021."

The property will be home to two types of housing units operated by two very reputable providers. East Oakland Community Project began managing the transitional shelter for 20 families this past December.



Clifton Hall now provides affordable housing for seniors and families.

Satellite Affordable Housing Associates (SAHA) will operate 40 units of permanent housing for senior citizens who previously experienced homelessness; they are scheduled to move in later this spring. The building's ground floor will house the offices of Family Front Door which serves as the hub for the Coordinated Entry System for homeless families in Northern Alameda County.

The pandemic precludes hosting our new neighbors with a proper block party, so to welcome them, Rockridge Community Planning Council invites all interested neighbors to pitch in for a welcome gift. At the suggestion of SAHA management, RCPC will be purchasing dishes and utensils for the two shared kitchens in the building, and will match all donations made, up to $600, through our Community Grants Program Fund.

To make a donation of any amount on our GoFundMe Page, visit https://bit.ly/2QlRhw0. ■

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.

The Rockridge News

The Rockridge News was founded March 1986 by Don Kinkead, 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 ..... Eyes on Rockridge

RCPC Board of Directors, 2020-21

Leonora Sea ..... Chair
Robin McDonnell ..... Vice-Chair
Casey Farmer ..... Co-Secretary
Michelle Boyd ..... Co-Secretary
Ronnie Spitzer ..... Treasurer

David Garcia, Stuart Flashman, Annette Floystrup, Matt Levy, Eric Lombardo, Andrew Masalin, Kirk Peterson

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?

Articles submitted for consideration should be emailed to the editor. All submissions are limited to 600 words max (300 words for letters), and must include the author's name, email address, and city or neighborhood of residence.

All submissions are subject to editing for clarity and brevity. To submit content, or for reprints of an article, contact: editor@rockridge.org.

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, 94609

Display Advertising

Deadline for May 2021 issue: **April 22**

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.

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

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

ELECTION 2021: RCPC Board Candidates

Michelle Boyd
Dana Street



I am running for re-election to the RCPC Board to continue to help Rockridge grow and thrive. My family has rented on Dana St for six years, and I am proud to bring a renter's perspective to the board. We live on an incredible block and count many of our neighbors as close friends. I now serve as RCPC's Co-Secretary and work with the executive committee to streamline board processes and ensure our activities remain accessible to working parents like myself. I have also helped lead community events, including co-running our recent ADU Town Hall and planning an upcoming celebration of new bike lanes on College. There are important conversations we need to have as a community around housing, change, and inclusivity, and tensions we need to balance as we consider the future of our neighborhood in unprecedented times. I'd be honored to continue to serve Rockridge for another term.

Stuart Flashman
Ocean View



My wife and I have raised our family here since 1992. I've also spent 30 years as a solo attorney doing environmental and land use law. I was appointed to the RCPC Board in 2007, ran in three elections, termed out in 2014, and was elected again in 2017 and 2019. I've chaired RCPC's Land Use Committee since 2008. I ask one more term to complete two important tasks. One is the Rockridge Housing Study. Most Rockridge residents would agree that Rockridge needs more affordable housing. We need a few more months investigating incentives to affordable housing before presenting the final report. The other is a hard look at College Avenue's zoning. That zoning, designed by Rockridge residents, has served us well for almost 50 years. However, times have changed. Should the zoning change too? If so, how? That study has just begun, but should be completed within two years.

Matt Levy
Claremont Ave



Greetings! My cat Buffy and I are seeking to retain my board seat to continue serving our fabulous Rockridge community. My spouse and I have two fur babies and have been fortunate to call Rockridge home since 2018. When not tripping over fake mice, I'm RCPC's Transportation Chair, managing our Safeway settlement agreement to fund traffic mitigation projects. By day, I am a data scientist and project manager, running First Place for Youth's Evaluation & Learning department. There, I drive a culture of data and impact that informs organizational strategy and innovation. At RCPC, I seek to apply that same skillset to benefit our community. I served on the three-member committee organizing RCPC's first-ever pandemic election and am spearheading our transportation efforts, from speed humps to repaving to informing Rockridge about ongoing OakDOT projects. I'm seeking your vote to continue serving you in the two years ahead. Thank you.

Eric Lombardo
Lawton Ave



It is a privilege to serve my neighborhood as an RCPC board member and community advocate since I lucked into moving across Oakland to Rockridge three years ago. I am a nonprofit fundraiser by trade, and my partner and I rent half of a duplex on Lawton. As young renters, we appreciate the neighborhood for all its present charms and benefits, while also being thoughtful about the future so that the neighborhood is affordable, welcoming, and easily accessible. I want to co-create solutions that add more homes across price-levels to ensure our community, schools, parks, and businesses can thrive for years to come. I currently serve as the RCPC Parks Chair and, in this capacity, I host service events and build relationships with the City and stakeholders to ensure our parks are resilient spaces for kids and adults to have positive nature-based experiences. I also helped run the previous RCPC election and bolster our board's internal capacity to function at a high level for our community. I would be honored to serve in these roles, and new roles, for another term.

Andrew Masalin
63rd Street



I joined the RCPC board in 2017 because I wanted to make an impact in the community. I'm excited about the opportunity to continue to do so. My relationship with Rockridge started back in 2005 when my wife and I had one of our very first dates on College Ave. We fell in love with Rockridge…and each other. Ten years later, we bought our first house in Rockridge and are proud parents of an OUSD student. That has deepened our love and commitment to Rockridge. As a parent, I care deeply about the community my children grow up in. My goal as a member of the RCPC board is to continue to help keep Rockridge thriving socially and economically. I want to ensure that College Avenue remains the vibrant, local, and transit-oriented center that it is today. I also want to make sure that all of the residential houses remain diverse and able to keep communities safe. I'm committed to preserving the long-term health and prosperity of this community we call home.

****

Candidate Statements
continued on next page

RCPC CANDIDATES' FORUM:
Thursday, April 8, at 7pm

(Go to http://bit.ly/RCPC2021CF)



Candidate Statements
continued from previous page

Jennifer McElrath
Rockridge Blvd



My immediate family has lived in Rockridge since 2001, though the family has roots in Oakland dating from the 1850s, a time in which they were pillars of the community. I plan to come full circle by continuing to contribute to the greater good of Rockridge and Oakland. Besides previous volunteer commitments to education and the neighborhood, for the past two years, I have actively led projects for Upper Broadway Advocates to find the balance and style of growth that will remake College Avenue as a destination and continue Rockridge as a distinguishable and desirable place to call "Home." My career as a business executive and entrepreneur, with success across functions, enables me to deeply evaluate and act on short and long-term, multi-variable, multi-constituent projects, such as those facing Rockridge. Enough of the hearsay and unsupported mantras — Rockridge needs facts and a strong community presence in RCPC to influence Oakland officials…NOW.

Ken Rich
Manila Ave



I lived previously in Rockridge and loved the neighborhood so much I was thrilled to move back here in 2019 to a beautiful bungalow on Manila Avenue. The main reason I moved back to Rockridge is that it's the most "neighborhoody" neighborhood I've lived in, and how better to get involved and give back than running for RCPC Board? I have 24 years of professional experience with real estate and city planning issues. I truly believe Rockridge needs to add housing and do its part, and I'm very confident we can do this in a way that makes the neighborhood even better. Our beloved College Avenue needs more nearby residents to keep the businesses afloat, especially after Covid, which has challenged many of our neighborhood shops and restaurants. On housing and other topics, I look forward to bringing my reasonableness, negotiation skills, and passion as an urbanist to this amazing place.

Diana Mitchell-Chavez
Shafter Ave



Rockridge has been my home since 1979 and I love it. It's a neighborhood of diversity, energy, and acceptance. I'm originally from Connecticut and was fortunate to be able to use my degrees in Fine Arts from NYU and Journalism from Columbia to work in Marketing for Cosmopolitan Magazine. I came from New York to California to open, staff, and manage offices in both L.A. and San Francisco. Later, while working as P.A. to a senior partner at Skidmore, Owings, and Merrill, I used my computer degree from Berkeley to participate in the design and building of some of San Francisco's great buildings. I have a long history of volunteerism (Glide, Salvation Army) and want to use it effectively to help Rockridge continue to be a place where "everyone wants to live."

Ronnie Spitzer
Kales Ave



I'm a physicist, who moved to Rockridge in 1993 for its walkability and wonderful sense of community. I've worked in industry and national research labs across the Bay Area, and lecture at UC Berkeley. Since my first term on the RCPC Board in 1994, I've been elected numerous times. Rockridge is a wonderful neighborhood that can be even better. I believe the RCPC needs to balance change with maintaining and improving the characteristics of the neighborhood that attracted us to live here. Everyone's voice needs to be heard, for success. During my RCPC board terms, I have interfaced with the city, the community, and Caltrans on numerous Rockridge development projects and transportation improvements. My activities have included: RCPC Treasurer and past Chair; past Transportation Committee Chair; Fourth Bore Coalition Vice-Chair; Halloween Parade organizer; and Kitchen Tour Co-Chair. I hope to continue my service for the neighborhood for another term.

Hear the candidates on Thursday, April 8, at 7pm:
Go to http://bit.ly/RCPC2021CF

Ashley Pandya
Benvenue



After many months of looking for a home in Rockridge, my husband and I bought our first home on Benvenue in late 2019, just a few months before the birth of our son and the onset of the pandemic. On our many walks through the neighborhood, we've been inspired by the creative ways in which our neighbors show support for frontline workers, teachers, and local restaurants. As we move towards resuming regular life, I believe we can reinvigorate our community through increased housing, public green space, and local business growth. I work in construction technology and have bounced between the private and nonprofit sectors throughout my career. In recent years, I've volunteered as a tax assistant for low-income communities and as a design advisor for emergency housing assistance programs. I look forward to fusing my private sector experience with my appreciation for the complexities of public policy design on the RCPC board.

Myrna Walton
Rockridge Blvd



Rockridge was my first home when I came to California in the 1960s. I returned in 2018 to live in an ADU next to my family. I love it here. As former Director of HR Information Systems at UC's Office of the President, I defined issues, researched all possible solutions, and advocated the best outcomes. The most important questions are, "who benefits?" and "what are the unintended consequences?" My volunteer work included several terms as President of the California Shakespeare Theater as we overcame daunting environmental, political and financial challenges to survive and grow. The amphitheater we built serves the entire Bay Area. Currently, I volunteer with Upper Broadway Advocates on North Oakland's land use opportunities and assist formerly unhoused residents at Clifton Hall. I endorse human-scale, well-designed, seven-story buildings, minimum 20 percent affordable units and a public park at the CCA site, and revitalization efforts for College Avenue.

RCPC Rockridge Community Planning Council — Land Use Committee

The April Land Use Committee meeting will be held on **Monday, April 26, at 7:30pm**, via Zoom. Please check the RCPC Facebook page the week before for details. The meeting is open to the public. **Send an email to landuse@rockridge.org or call (510) 652-5373 to receive a web link or phone number to attend.**

RCPC Land Use Committee Update — April 2021

by Stuart Flashman, RCPC Land Use Committee Chair

The Land Use Committee held its March meeting on March 22nd via Zoom, with a quorum of members present.

CCA Oakland Campus Redevelopment Project

Marc Babsin of the Emerald Fund, along with John Clawson of Equity Community Builders, presented an update on the plans for redeveloping the California College of the Art's (CCA) Oakland campus, located along the east side of Broadway just north of Shops at the Ridge.

Babsin said that plans for the project have not changed significantly from the last presentation to the community, in the Fall of 2020. He emphasized that the developers intend to build a maximum height of eight stories (90 feet). Although a presentation to the Design Review Committee included a 190-foot tower "variant," the developer later decided to remove it from the application (and EIR) "in the interest of working together [with the community] collaboratively."

Questions were once again raised about the project's proposed parking ratio — one parking space for every two units. Some expressed concern about excess cars spilling out onto neighborhood on-street spaces. Babsin said that instituting residential permit parking, with project residents ineligible for permits, could address that concern. Babsin said, however, that he felt the parking would be adequate, given the project's urban setting.

While the project has not changed, Babsin said that economic conditions are even more unfavorable now than they were last fall. Housing and office prices have dropped by as much as 20 percent, while building costs have held steady, making the project unfinanceable, at least for the moment. Nevertheless, project plans for the largest of the three current options still include ten percent moderate-income units. (The remaining 90 percent would be market rate.) Rather than adopt a historic area-zoning overlay, as originally proposed, the plans now call for establishing permanent design guidelines for the area. These would apply even if the current project is not built.

The Future of College Ave. Retail

The chair commented briefly on progress in talking to leaders in other neighborhood business districts in Oakland. The results thus far indicate optimism that local businesses will recover from the pandemic-induced slump. District leaders were generally opposed to loosening zoning for neighborhood commercial (CN-1) districts. Further consultations are planned.

Frosted Glass Storefronts

At the request of some College Avenue businesses, the committee discussed a recent trend, especially among exercise studios, to block storefront windows with frosted glass so that passers-by wouldn't see the activity inside. Some committee members felt this detracted from

***Land Use,** see next page*



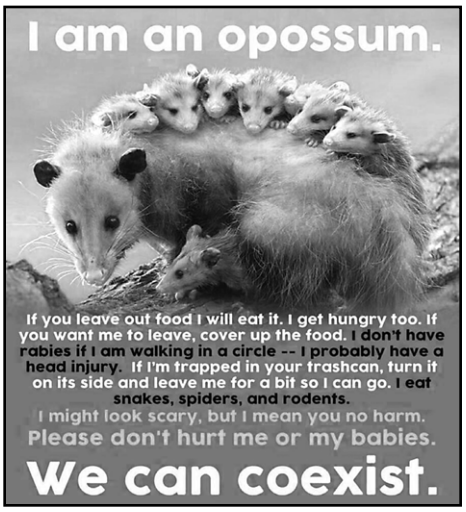


Land Use, from previous page

the attractiveness of the commercial district, as it made the storefronts uninteresting to passing pedestrians. Other members felt that since exercise studios attracted people to the area, it was worth any loss in visual interest.

A motion was made recommending that the Board of Directors write to the Planning Department to express concern that allowing opaque storefronts ran counter to the purpose of CN-1 zoning. The committee voted 5-3 (committee members Farmer, Garcia, and Mehta voting no) to approve the recommendation. ■

FRIENDS OF THE OAKLAND PUBLIC LIBRARY
http://oaklandlibrary.org





Damaged Sidewalk? In Oakland, Homeowners Must Take Charge

by Michael Rosen

Wander down a given Rockridge street, and chances are you'll see a chunk of misaligned concrete, a deep divot, or an entire paving stone jutting upward from one of the neighborhood's sidewalks. These hazards litter the pedestrian routes from Colby to Claremont and beyond; and in most cases, filing a repair ticket won't get you very far. In Oakland, unless the damage was caused by an official City street tree, the responsibility for maintaining and repairing sidewalks is up to adjoining property owners. This has been the rule since July 2019, when the Oakland City Council passed a new sidewalk ordinance.

Before the recent ordinance, property owners in Oakland had a general duty under State law to maintain the safety of sidewalks adjoining their property, but unless they were actively negligent, they were not liable for injuries caused to pedestrians by unsafe conditions. Any liability was borne by the City, as the owner of the sidewalk. Oakland's 2019 ordinance makes the new rule crystal clear: if someone trips on a hazardous stretch of sidewalk, is injured, and then sues, the adjoining property owner can be held at least partly liable.

Ever since a State appeals court ruled in 2004, in the case of *Gonzales v. San Jose*, that a city ordinance can shift liability in trip-and-fall cases to adjoining property owners, California municipalities have gotten busy limiting their exposure. According to Oakland's Department of Transportation (OakDOT), at least 20 cities in the state have enacted such ordinances, including our neighbors in Berkeley and San Francisco.

Oakland joined this club a little less than two years ago. In his report to the City Council at the time, OakDOT director Ryan Russo outlined the logic of the move. In 2018 alone, the City paid out more than $1.1 million as a result of trip-and-fall lawsuits. Meanwhile, thousands of sidewalk repair tickets remained outstanding. According to Russo, passing some of the responsibility of sidewalk maintenance to Oakland homeowners would lead to safer streets, especially for residents with disabilities, and a more walkable city.

There is cause to believe the ordinance will succeed in one sense. In the 2019 report, Russo referred to a 2011 City ordinance that made it mandatory to repair one's sewer laterals upon the transfer of title. After the ordinance was passed, applications for sewer lateral repair permits skyrocketed.

"Adjacent property owners are often in the best position to quickly identify and address potentially dangerous sidewalk conditions," Russo wrote. "Without the ordinance, abutting property owners have little incentive to maintain sidewalks or to report or eliminate tripping hazards." (Low-income homeowners, who may find it difficult to carry out sidewalk repairs, can seek assistance from the City, if they are already enrolled in another means-tested program.)

What makes Oakland's ordinance unique is an indemnity provision, which would give the City the right to sue the adjoining property owner to recoup the cost of any damages assessed to the City. This provision could relieve the City of Oakland from "tort liability for any sidewalk injuries," as Jonathan Varnica, a premises liability expert for the San Francisco law firm Vogl, Meredith and Burke, wrote in 2019.

"In a nutshell, Oakland goes beyond just creating a duty for adjacent landowners in which the City would share liability," Varnica told this writer. "It tries to shift all liability off of the City." But whether Oakland's indemnity clause will be upheld by the courts, or be found to conflict with general State law, remains to be seen. ■

Oscar-Nominated *Crip Camp* Gets Rave Reviews from Rockridge Neighbors



Rockridge residents Neil and Denise Jacobson (pictured above at Sundance) are stars in an Oscar-nominated documentary, *Crip Camp*. The film traces the disability rights movement during the late 1960s with a focus on Camp Jened in upstate New York, a camp for disabled kids that both Neil and Denise attended in their youth.

But that wasn't the first time they met. They first met at a Saturday recreation program for people with disabilities in Manhattan when Neil was just 8 years old. They met again at Camp Jened, and were reunited decades later by mutual friend and *Crip Camp* star, Judy Heumann, who invited them over for a pot-luck dinner in Berkeley in 1982. A year later they got married and moved to Rockridge where they raised their son, David.

The film premiered at Sundance last year (see *Rockridge News*, May 2020) where it won the Audience Award. It was released on Netflix shortly thereafter. It has now been nominated for an Oscar for Best Documentary Feature...tune in on April 25. ■

Denise can also be seen on YouTube with a panel of activists:

"Crip Camp, President Barack Obama Moderates A Conversation on Disability Rights."

Rockridge News readers loved it so much that they sent the following responses:

A huge congratulations to Denise and Neil for the wonderful film! There's a new "Virtual Crip Camp" webinar series that builds on the energy, ambition, and knowledge from Camp Jened, and features disability rights activists. I attended the first one, and it was terrific.
Sarah Anne Minkin

Denise, you and Neil should be extremely proud. I'm proud to have heroes like you as my neighbors. I had never heard this story before and I was deeply moved by it. That's the America I want to remember and hope to see again.
Ron Rowell

I am so thrilled to live so close to movie stars! I think Neil and Denise should charge for autographs. And when you see this great documentary, you will find that Neil has the best line in the show. Seriously, this work is excellent and tells an important story. Really enjoyed it in so many ways.
Thomas Vitek

An Anecdote from Denise

I wanted to share a little tidbit regarding the title. I had a meeting with the filmmakers very early on at the Rockridge Café. When we were bantering back and forth about a title, off-the-cuff, I threw out "Crip Camp." It seemed to stick. A few weeks later, I voiced some reservations, but everyone felt it was a way to take back a piece of a derogatory word and turn it into power by owning it! Stay well all. ■

NCPC MEETING

The Greater Rockridge NCPC will hold its next meeting on **Thursday, April 8, at 7pm**, via Zoom (*click here for link*). Visit https://rockridgencpc.com for additional details.

The February 2021 minutes are available on the NCPC website, at this link: https://tinyurl.com/y7r5qmbz

Neighbors are encouraged to attend and participate.

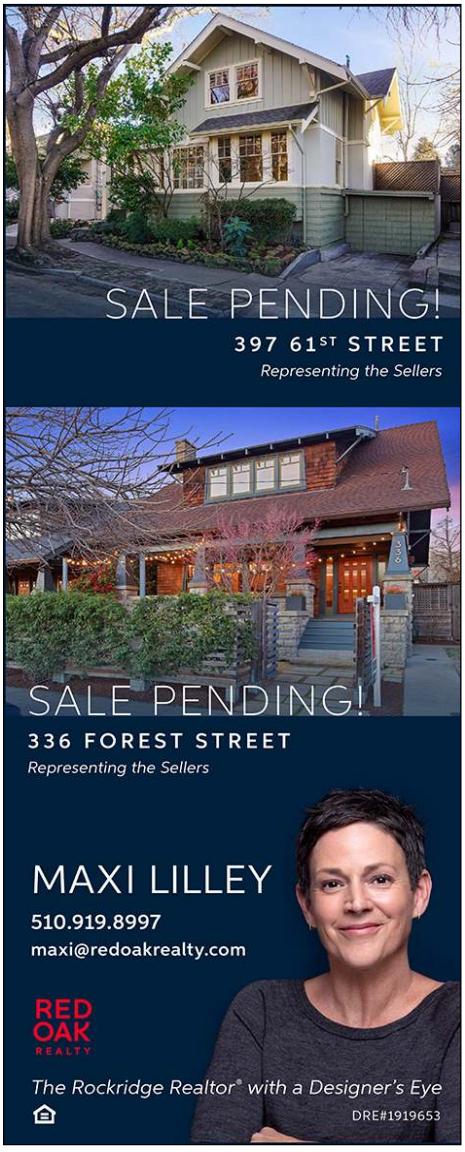


CollegePrep
A private high school in Oakland

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

COLLINS ROOFING
Family Owned & Operated
(510) 444-2220
www.collinsroofing.com
Quality Work • Free Estimates
Lic # 695711



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

Repaving College Avenue: Phase Two Begins

After some delays to other work on the project, the current start date for the pavement slurry seal from Shafter to Alcatraz has now been confirmed for April 26. The work should take several weeks, which includes a week of preparation prior (including temporarily removing parklets) and a week of finish work that includes reinstalling parklets and painting the traffic striping on the pavement. In the meantime, this corner will be open for pedestrian use, with safety barricades around incomplete sidewalks

Work at the corners of Shafter and College has also begun. The sidewalk, curb and gutter work will take 2-3 weeks to complete. The contractor will distribute 72-hour notices to nearby businesses prior to start of work. ■



All-Door Boarding on AC Transit

AC Transit is excited to announce the roll-out of a six-month, all-door boarding pilot program on lines 6 and 51B (Rockridge BART to Berkeley Marina). As of last month, Clipper® cardholders are welcome to use rear doors and pay fares by tagging upon boarding. Riders using cash, paper pass, or mobile payment options should continue to board at the front. It is anticipated that all-door boarding will provide an optimal riding experience by providing faster boarding due to shorter lines; faster service to final destinations; and better social distancing with less crowding at stop areas. For more information, visit: www.actransit.org. ■

Oakland Prohibits Combustion Engine-Powered Leaf Blowers and String Trimmers

Combustion engine-powered leaf blowers and string trimmers are those powered by an internal combustion or rotary engine fueled by gasoline, alcohol, or other volatile liquid. These devices pose significant health hazards to equipment operators and Oakland residents, including the discharge of particulate matter, carbon monoxide, unburned fuel, and ozone depletion.

They also contribute to climate change by emitting carbon dioxide, a greenhouse gas, and generate significant noise pollution, a paramount concern for Oakland residents.

The Oakland City Council unanimously adopted an ordinance in October 2020 prohibiting any person, gardening business, or owner or tenant of property from operating any combustion engine-powered leaf blowers or string trimmers in Oakland in either public or private settings. The City is urging users to replace combustion engine-powered tools with zero-emitting electric and/or non-motorized alternatives. Penalties will be imposed starting this month. ■

In Memoriam

Rich Yurman

(Jan 1937 – Dec 2020)

by Claudine Jones



Rich grew up in Manhattan and Queens and was delighted to make his home far from those environs. After graduating MIT and Boston U., and leaving the East, teaching creative writing and algebra, he lived in Seattle, Honolulu, and for many years San Francisco and finally retired to Rockridge. When asked the typical question, "so what do you do?" he answered, "I'm a poet." Many of his poems are firmly rooted in the New York of his childhood, living with his parents and grandparents in Forest Hills. He leaves behind his partner Claudine, loving family, friends, and the *Rockridge News* crew who miss him greatly.

The Beauty Part

Chicken feet
What the butcher
should have thrown
away
like feathers and
the heads with beaks

Nails, yellow bumpy skin
and gristle
a little fat

My grandmother
boiled them
neatly sucked on the toes

'Don't be foolish
Try one'
she offered
'It's the beauty part'

Oakland Schools Spring Back, Slowly

by Sam Davis, OUSD Vice President and Director, District 1

I am very glad the Oakland Unified School District (OUSD) and the Oakland Education Association (OEA) were able to reach an agreement that will give the majority of students the option to be back in classrooms this spring.

As a result, in-person instruction has begun as of March 30 for our most vulnerable students (such as English language learners, unhoused students, and foster youth) and all students in grades TK through 2nd grade who wish to attend. There will also be an option to remain in distance learning for those families that chose to do so.

On April 19, all students in grades 3 through 6 will also have the option to come back for in-person learning. There are still a lot of details to work out, so unfortunately the number of hours of in-person instruction will likely be limited at first.

However, what we accomplish over the final two months of the school year should not be seen as predictive of what will happen in the coming fall session, just as the first attempts at distance learning a year ago looked nothing like the structure that online learning has evolved into for this year.

As your new school board director, I am learning every day and making my share of mistakes as I go, but working as hard as I can to learn about the issues, make good decisions, and communicate with the public about these issues.

I urge everyone to approach the process of returning to in-person instruction with patience, cooperation, good humor, and grace. Our children are watching and learning from how we adults handle this crisis, including resolving our strong disagreements, managing setbacks, and embracing new experiences. Let's work together to make this successful and safe for everybody. ■

Who Will Be the Next *Rockridge News* Marshal or Block Captain?

by Susan Montauk, Rockridge News Business Manager

Many of you know Jo and Ken Ellis, our stalwart volunteers who have opened their home the first Friday of each month for the last couple of decades to the volunteers who come to bundle and box the newsletters. If you live in their neighborhood, between Colby and Hillegass, you may also be aware that they have been the Marshals who have delivered bundles to their local Block Captains for a long time.

The time has come for them to pass the torch on to another civic-minded volunteer. That may be you. The Marshals pick up the box at the bundling venue on the weekend of publication and deliver them to ten houses in the Colby/Hillegass neighborhood.

Many thanks to Coley Florance's teenage boys who have been delivering the paper for the past several years. They are both soon off to college, and Coley and her spouse will be splitting their time between Oakland and Utah. They hope someone from the 5400-5500 block of Lawton, or nearby, will take their place as Block Captain.

The 10A/Block Captain Route: The route goes from the apartment building at 5530 College, south to corner of Lawton, up to 5540 Lawton, across the street to 5541 Lawton, every house back down Lawton to College, and around the corner and south down the street to 5488 College (currently, Hello Vintage clothing shop). Call (510) 547-3855 or email Susan at smontauk@gmail.com to volunteer. ■

Rockridge Community Planning Council
2020 Financial Statement

RCPC General Fund	
Income	
Contributions	$740
Rockridge News	$39,140
Kitchen Tour	$1,300
Interest Income	$11
Merchandise Sales	$0
Total Income	**$41,191**
Expenses	
Rockridge News	$34,402
Contractors	$8,544
Insurance, Permits, Sales Tax	$1,447
Misc Administrative & Program Expenses	$2,420
Events	$686
Total Expenses	$47,499
Net Receipts (RCPC)	**-$6,309**
BALANCE SHEET	
Assets	
RCPC Assets, Savings/Checking	$88,395
Locksley Gardens Assets, Checking	$746
Total Assets	**$89,141**
Equity & Liability	
KF Community Improvements Prgm	$5,618
Legal Fund Reserve	$55,000
Equity	$34,832
Net Income	-$6,309
Total Equity & Liability	**$89,141**



New Eateries Open on College Avenue

Foodie alert — College Avenue welcomes newcomers to the block. **Casa Barotti** spizzacheria opened in the former Extreme Pizza space at 3204 College near Alcatraz, serving up a selection of pizza-based snacks and drinks. **Namastey Patio** opened in the former La Boulangerie location at 5500 College. They serve standard Indian fare and have a dog-friendly, outdoor dining space. The former location of Cream, 6300 College, will soon be home to **pressed juicery**. Lastly, the former Dreyer's ice cream shop will soon be home to **Boba Guys** milk tea. ■

Peralta Elementary Online Auction

The annual community event, hosted by the Peralta Parents Teachers Group (PPTG), will be held online on Saturday, April 17, from 3:45 to 5:30pm. The Virtual Auction & Magic Show is open to the public and is free to attend with registration.

For more information and to contribute auction items, visit https://www.peraltaschool.org/auction. ■



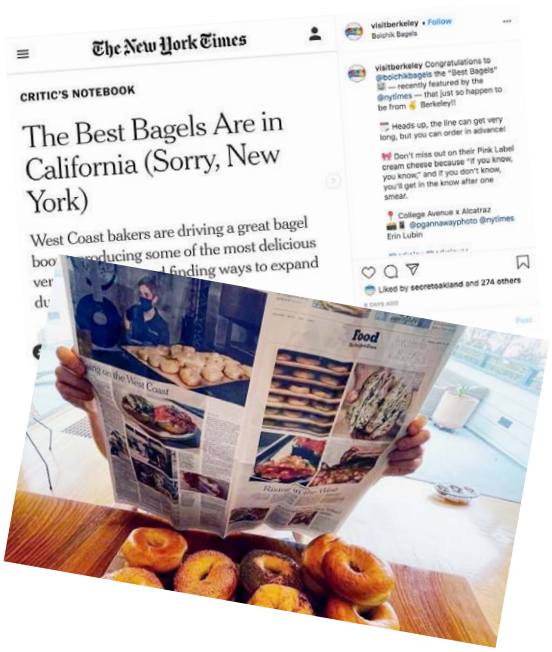
Rockridge Dining Guide

Contact these local restaurants for pickup and delivery — and ask about outdoor dining options.

A16
A Coté
Ain't Normal Cafe
Barney's Gourmet Hamburgers
Becky's Chinese Restaurant
Beer Baron
Belotti Ristorante
Cactus Taqueria
Casa Barotti
Cole Coffee
Crepevine
Enoteca Molinari
Filippo's
Flavors of India
Great Wall Chinese
High Peaks Kitchen
Holy Basil Pho
Hudson Bay Cafe
Ike's Love & Sandwiches
Khana Peena
Kitchen Story
La Farine
Marica
Millennium
Mitama
Momo Ramen
Namastey Patio
Noodle Theory
Oliveto Restaurant
Philz Coffee
Ramen Shop
RareTea
Redfield Cider Bar & Bottle Shop
Rikyu Japanese Restaurant
Rockridge Cafe
Smitten Ice Cream
Soi 4 Bangkok Eatery
Southie's
Sukho Thai
The Burrito Shop
The Chocolate Dragon
The Golden Squirrel
Uzen
Wood Tavern
Yimm
Zachary's Chicago Pizza

Look Out New York, NYT Says The Best Bagels Are Right Here

If you haven't been following Boichick Bagels on Instagram, you may have missed how the recent *New York Times* article impacted the little Rockridge shop. Once the story broke, customers came from more than 30 miles away to wait well over an hour to learn for themselves if what the article stated is true… that the best bagels are in California. Owner Emily Winston has received a flood of national attention, saying, "It's like the Bagel Judgment of Paris." Get in line early, they stay open until they sell out. ■



COLOR CONSULTING
home interiors + exteriors
SAMANTHA MOSS
Now offering video & e-consulting during shelter-in-place
(510)717-9197
samanthamosscolor.com

STEA REALTY GROUP
DANIEL STEA
DRE # 01452156
510.843.6400
5947 KEITH
3 BED/2 BATH/1,432 SF
OVERSIZED LOT OF 4,480 SF
Call for details!



***Eyes on Rockridge,** from front page*

The other, a 1,094-square foot Craftsman bungalow, was left by its long-time owners in the hands of the real estate agent to update. Within two weeks of being on the market, "Sale Pending" signs were posted in front of both houses, selling for well over their asking prices.

Rockridge home sales data from January 1 through March 17 saw the average sales price shoot up 18 percent to $2.07 million compared with the same period a year ago, according to the Oakland-Berkeley Association of Realtors. (A house that recently sold for $5.5 million was not included so as not to skew the average).

"Every agent I know is doing a full sprint right now," Realtor Maxi Lilley said in mid-February. "Last year in early March (right before the first Covid-19 shutdown) I had three listings. Now I have seven. "There is just loads of demand." March, she said, is usually the beginning of the equivalent of retailers' holiday sales — the high point of the house-hunting season. The weather warms and parents who want children in new schools in time for fall begin looking.

eyes on Rockridge

"But Covid has changed people's relationship to their houses, their jobs," Lilley said. With so many people working from home, a trend that may well carry over into non-pandemic time, there is a need for more home office space. People are assessing "how many places can you partition off in a house?" And, at least for the present, that includes children who are distance learning.

It's not just a suburban family profile, she said. Rockridge attracts young but well-compensated buyers who may or may not have children, middle-aged and single parents, as well as downsizers. The rock-bottom mortgage rates, as well as the passage of Prop 19, give further impetus to both buyers and sellers.

Prop 19, which took full effect as of April 1, may have encouraged some sellers. It allows anyone 55 years or older, or those with severe disabilities, to transfer their tax assessment to another home up to three times over their lifetime, up from the previous one-time only. The tax assessments can now be transferred to more expensive homes, subject to certain limits.

Broker Dan Stea said he has listed more houses this year than in any of the prior four years. A significant percentage of those who purchased his listings "are moving up from within the neighborhood." They had been renting or had a smaller house. Now working from home, they want more space. As for the sellers, several of his clients have been transferred out of the country – to France, Switzerland, Shanghai, Australia. And three separate families headed to Denver. The ability to work from home "offers a lot more options," he said.

For the bungalow Stea listed on my block, he had eight offers within the standard 14-day bidding period.

***Eyes on Rockridge,** see next page*

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



MOTLEY TEAM
DRE 01265873 | 01798658

Competition Drives Price in March

Closing date	BR	BA	Address	Original price	List price	DOM	Selling price
3/1/2021	4	1	408 60Th St	$799,000	$799,000	31	$1,140,000
3/2/2021	2	2	6413 Hillegass Ave	$1,595,000	$1,595,000	5	$2,200,000
3/3/2021	2	2	5340 Broadway Ter	$595,000	$595,000	14	$691,000
3/8/2021	2	1	5208 Desmond Street	$1,098,000	$1,098,000	3	$1,345,000
3/12/2021	4	2.5	6429 Regent St	$2,950,000	$2,950,000	13	$3,200,000
3/15/2021	3	2	397 61st St	$1,395,000	$1,395,000	8	$1,667,000

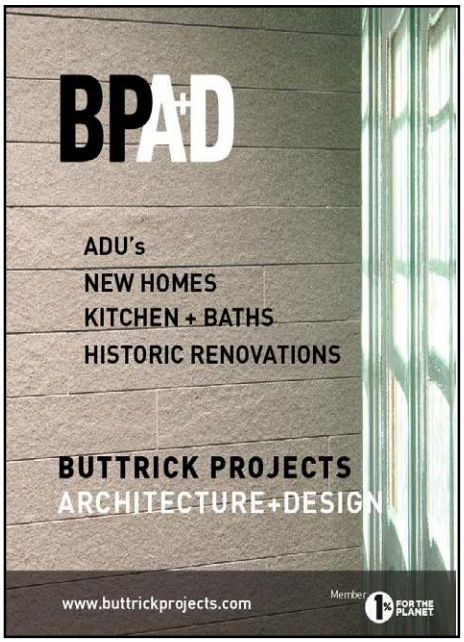
Homes sold in March closed 21.5% over the asking price on average.

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 footage are approximate.



Eyes on Rockridge, from previous page

But essentially gone are the "love letters" designed to woo the seller with an emotional plea. The real estate industry now frowns on that, he said, thinking that it can be seen as discriminatory.

A desire for more space, "wonderfully low" interest rates, and access to their workplaces is what drew Bekah Cotter and Simeon Duong to buy their newly constructed house in Rockridge. During the lockdown, Duong moved into the Castro Valley apartment Cotter shared with three of her fellow nurses. "My home office situation was 4 or 5 feet from the bed," the Pinterest product manager said, which became somewhat old. "We were spending so much time at home," Cotter added.

Duong called house hunting during the pandemic "a very interesting experience." At one point, they were among 24 buyers vying for one property. Already familiar with the area, Cotter graduated from U.C. Berkeley and is a neonatal intensive care nurse at Alta Bates Summit in Berkeley. Duong used to house sit "for colleagues who live on Shafter."

"This neighborhood has the right intersection of convenient commuting, walk-to commerce, and great restaurants," Duong said. Plus, "I really like the people."

For buyers, such as Cotter and Duong, "this walking thing" continues to be a huge selling point for Rockridge, even if access to BART and the casual carpool, at least temporarily, "have lost their shine," said broker Ron Kriss of Lawton Associates.

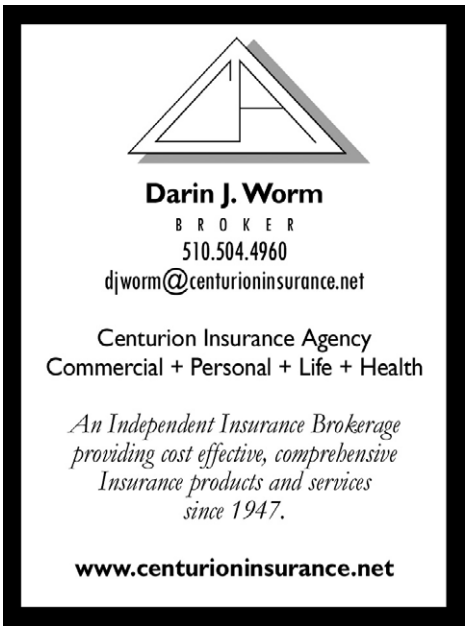
Pre-Covid, houses were mostly staged to show the third bedroom as a children's room, Kriss said. "Now that third bedroom is set as an office. Wherever there's a nook or cranny, they're showing a desk. I even put in monitors and keyboards.

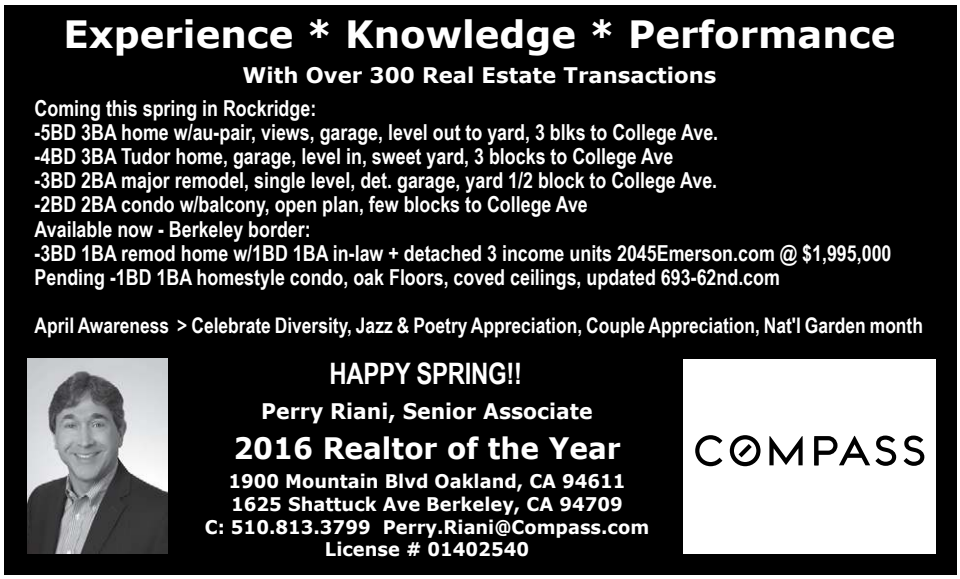
"Low-interest rates (a 15-year fixed mortgage is currently below 2 percent) have created their own hyperactivity. Sellers can afford to charge more for their property. Sellers are fueled by prices and now prices are crazy high." And what he terms "the 3 D's" — death, divorce, dis-employment — continue to prime the real estate pump.

"What if one of us gets Covid?" was the reason Norm and Norma Bedford decided to sell the house they had lived in for 40 years and move back to Whidby Island, Washington, where they had raised their children. "We felt we needed to be near family," she said a few months after moving.

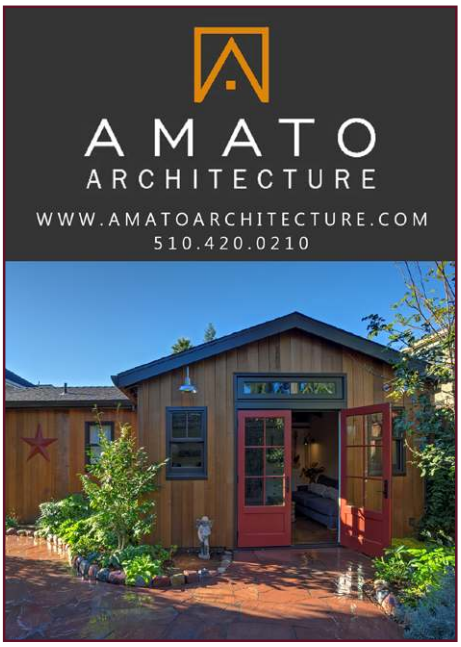
Norma retired years ago from nursing, and Norm more recently retired as a professor at Saint Mary's College of California. "If anything, we would have stayed in California," she said. Although thankful that they are back in a familiar setting, they miss what Rockridge allowed them even during the pandemic: "Seeing people walk by." ■













RLS, from front page

the stay-at-home order would last or how we'd operate upon returning," Gold recalls. "Some families were very supportive and wanted to help us keep our teachers on payroll. Others wanted Zoom instruction which we weren't prepared for. Everyone was stressed and scrambling to make alternate arrangements."

But Gold has persevered. Presently, Rockridge Little School (RLS) teaches about 50 kids, roughly half of the pre-COVID enrollment. The school's over-arching philosophy is that kids learn by doing. "We encourage kids to investigate, create and discover," Gold says. "We draw from different approaches — Montessori, Reggio-Emilia, Waldorf — we don't adhere rigidly to any single system."

Before she opened RLS, Gold worked in nonprofit management and in the daycare field — "before they called it preschool," she jokes. She also worked with homeless kids at the Larkin Street Youth Center in San Francisco and later served as executive director of Big Brothers, Big Sisters.

"I always loved working with kids, but in my administrative roles I wasn't really close enough to them," she recounts. "I knew I needed a change." Looking for support in her career transition, Gold was awarded a Eureka Fellowship for community leaders looking to expand their impact. Through this program, "I came to see there were other ways to make a significant community impact outside of the nonprofit field." (The program is now known as LeaderSpring.)

Her eureka moment was the realization that she wanted to run her own preschool. So she set out to find a suitable facility and got a tip that space was available in the beautiful College Avenue church complex designed by Julia Morgan. "It was an empty room when we first saw it," she remembers, "but I saw the potential." In 2012, she took out a Small Business Administration loan to purchase what was previously the Rainbow School on Taft.

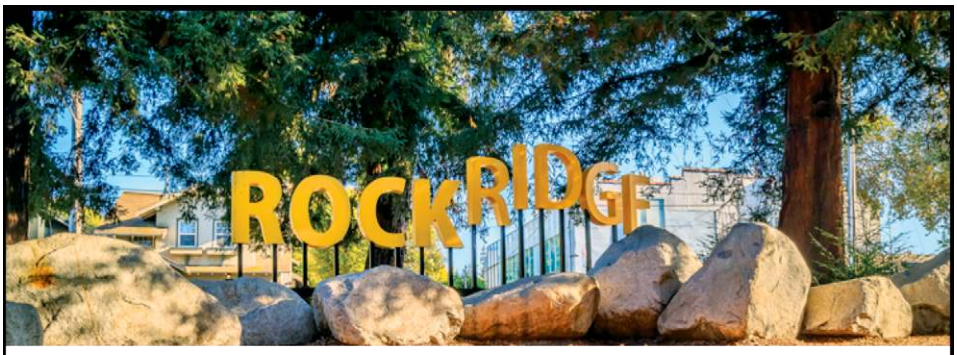
Just as COVID restrictions hit, Gold was finishing another ambitious renovation project on a third site. Adjacent to the Taft campus, the new property fronts on Broadway and it used to house the Musically Minded Academy. "It's such a great space that I wanted to share it with our whole community. I envisioned a gathering place for our neighborhood. I'd run the school in the back of the property to help fund it."

Gold refurbished the main space to include a kitchen, lounge areas, and meeting space. It has a distinctly modern, clubby feel. "Someday, we can host art shows, community meetings, receptions…we'll see."

To keep her vision alive while the community space sits idle, Gold created the Kindergarten Club to serve kids who were homeschooling. There are about a dozen kids and two teachers on site.

"This last year has been really tough," she says. "One of the hard parts is not being able to be with the kids. I can't read them stories or give them hugs. I need to stay around the edges for now. I do find hope in our kids. We've seen so many of them grow up and it's a thrill to hear of their accomplishments and successes. Rockridge is such a special place and I like to think we're part of that."

Visit *www.rockridgelittleschool.com* to learn more. Got a tip for Skip? Email *editor@rockridge.org*. ■



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

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 Classified Ad" in the memo line.

Mail to: RCPC, 4900 Shattuck Ave., PO Box 22504, Oakland, 94609-20131. The deadline for the May 2021 issue is April 22 – available on May 8. For more information, email Susan Montauk at smontauk@gmail.com.

Electrical Remodels & Repairs
Do you **really** need a power upgrade? I can give you advice. I've been doing electrical work in Oakland and Berkeley for over 35 years. Sutorik & Company. www.sutorikandco.com. Lic#397149 510/655-3677

Chabot Canyon Raquet Club
Your neighborhood Tennis Club is accepting new membership applications. Six new, lighted tennis courts. 7040 Chabot Road, Oakland. 510/652-6060 www.chabotcanyon.org

Get Coaching. Get Results.
•Want to exponentially grow your business? •Ready to fast-track your corporate job? •Considering starting a new career venture? Schedule a complimentary session now. Call 800/322-5610 or visit DaisukiCoaching.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. www.blwfloors.com.

Handyman for Hire
Multifaceted and well experienced. Hauling and towing available. No job too small. Reasonably priced. Lee Self. 707/223-1298-call and text.

House for Rent at 438 61 St in Rockridge
Large 3- bedroom can be used as 4-bedroom. Close to BART, shopping and more. $3,500 first/$3,500 last /$1,500 security. Please call Melissa 408/685-3550 Open 4/01/2021 from 4pm to 6pm.

UPWARD CELL PHONE REPAIR
Thank you for the warm welcome into the neighborhood. Is your screen cracked? Do you want to replace a non-functioning part of your phone? Upward is here to help. 5319 College Ave. 510/499-9700. taneg@sbcglobal.net

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. ■

CYDNEY ORTZOW painting
Interior • Exterior
Lead-Certified Painters
For a free estimate call Cydney
510 • 652 • 4034

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.

GARDEN CLEANERS
$5 FREE DRYCLEANING with garment orders over $28
or $3 OFF orders over $15
Dry Cleaning only ☛ Present with incoming order
EXPERT SHIRT LAUNDERING!
Garden Cleaners
5808 College Avenue, Oakland
601-1188
Mon – Fri 7 – 7 • Sat 8 – 6
Across from Trader Joe's and Zachary's Pizza

AARP® Auto Insurance Program from The Hartford[1]
AARP Auto Insurance Program from THE HARTFORD
SEE HOW MUCH YOU COULD SAVE!
STRAHAN INSURANCE SERVICES INC
5940 College Ave., Ste A
Oakland, CA 94618
CA License # 0D34069
Susan Bernosky
510-450-9050
susan@strahaninsurance.com
The AARP Automobile Insurance Program from The Hartford is underwritten by Hartford Fire Insurance Company and its affiliates, One Hartford Plaza, Hartford CT 06155. CA license number 5152. Paid Endorsement. The Hartford pays royalty fees to AARP for the use of its intellectual property. These fees are used for the general purposes of AARP. AARP does not employ or endorse agents, producers or brokers. AARP and its affiliates are not insurers. You have the option of purchasing a policy directly from The Hartford. Your price, however, could vary, and you will not have the advice, counsel or services of your independent agent.
[1] In Texas, the Auto Program is underwritten by Southern County Mutual Insurance Company, through Hartford of Texas General Agency, Inc. Hartford Fire Insurance Company and its affiliates are not financially responsible for insurance products underwritten and issued by Southern County Mutual Insurance Company.
PLA033-1 TX

Please support local Rockridge Merchants

(including Real Estate Brokers)

Ron

COMING SOON ROCKRIDGE

- 4+ Bedrooms
- 2+ Bathrooms
- Located Next To A Slow Street
- Close to 61st Park
- Peralta Elementary
- Giant 2 Car Garage
- Liveable Home That Will Benefit From Your Vision
- Possible Office for a Non-Profit! Call for Details

LAWTON ASSOCIATES REAL ESTATE BROKERAGE

DRE# 00784235

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

KEVIN BROWN
Broker
654-8707 or 593-4780

Providing
Professional,
Full Service
Real Estate Brokerage
To Rockridge Clients
For Over 26 Years.

Specializing In
- *Residential Sales*
- *Income Property*
- *Commercial*
- *Property Management*

Better Homes Realty

Better Homes Realty
5353 College Avenue
Oakland

COME VISIT US AT THE CORNER OF LIFE & CHANGE



The GRUBB Co. REALTORS

OMNI PAINTING & WATERPROOFING Inc.
COMMERCIAL AND RESIDENTIAL

INTERIOR-EXTERIOR LEAD CERTIFIED PAINTERS

Professional preparation.
Many local references.
All work guaranteed.

(510) 654-3339



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

PIPE SPY

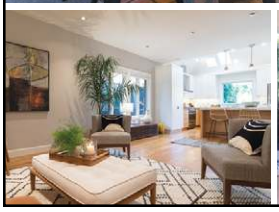
BBB ACCREDITED BUSINESS

AMERICA'S #1 TRENCHLESS PIPE EXPERTS
$15 Off Video Inspection

- COVID-19 Safe Operations & Contactless Service
- Sewer Line Video Inspection & Testing
- Trenchless Sewer Line Replacement
- Sewer Compliance Certification

LICENSE: #754966 TEL: 510.465.3000
www.pipespy.com







Golden Gate | Sotheby's INTERNATIONAL REALTY

5850 Romany Rd | Rockridge
$1,795,000 | **5850Romany.com**

CLAUDIA MILLS REAL ESTATE TEAM

www.ClaudiaMillsRealEstateTeam.com



Claudia Mills
510.350.6419
c.mills@ggsir.com
Lic.#01881682

Each Franchise Is Independently Owned And Operated.